



## **Metro West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** 18 March 2019, 2:00pm  
**Meeting Number:** MWJDAP/226  
**Meeting Venue:** City of Vincent  
244 Vincent Street  
Leederville

### **Attendance**

#### **DAP Members**

Ms Francesca Lefante (Presiding Member)  
Mr Clayton Higham (A/Deputy Presiding Member)  
Mr John Syme (A/Specialist Member)  
Cr Joshua Topelberg (Local Government Member, City of Vincent)  
Cr Susan Gontaszewski (Local Government Member, City of Vincent)

#### **Officers in attendance**

Mr Mitchell Hoad (City of Vincent)  
Ms Joslin Colli (City of Vincent)

#### **Minute Secretary**

Mr Kylie Tichelaar (City of Vincent)

#### **Applicants and Submitters**

Mr Trent Durward (Megara)  
Mr Andrea Scavalli (Matthews and Scavalli Architects)

#### **Members of the Public / Media**

Nil

### **1. Declaration of Opening**

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

### **2. Apologies**

Mr Jarrod Ross (Deputy Presiding Member)  
Mr Jason Hick (Specialist Member)  
Cr Dan Loden (Local Government Member, City of Vincent)

### **3. Members on Leave of Absence**

Nil



**4. Noting of Minutes**

Signed minutes of previous meetings are available on the [DAP website](#).

**5. Declarations of Due Consideration**

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

**6. Disclosure of Interests**

Member	Item	Nature of Interest
Mr Jarrod Ross	8.1	Direct Pecuniary Interest - The applicant, Megara, are current clients of the town planning firm, Taylor Burrell Barnett, of whom Mr Ross is an employee.

**7. Deputations and Presentations**

**7.1** Mr Trent Durward (Megara) presenting in support of the application at item 8.1. The presentation will provide a summary of the planning context and key opportunities and constraints for the site.

**7.2** Mr Andrea Scavalli (Matthews and Scavalli Architects) presenting in support of the application at item 8.1. The presentation will provide a summary of the design brief and architectural response and description of the design.

The City of Vincent may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

**8. Form 1 – Responsible Authority Reports – DAP Applications**

**8.1** Property Location: No. 14 (Lots 7 and Y271) and 16A (Lot 12)  
Florence Street, West Perth  
Development Description: 11 Grouped Dwellings  
Applicant: Megara  
Owner: Megara  
Responsible Authority: City of Vincent  
DAP File No: DAP/18/01547

**9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval**

Nil

**10. Appeals to the State Administrative Tribunal**

Current Applications		
LG Name	Property Location	Application Description
City of Vincent	Lot 10 (125) Richmond Street, Leederville	Modifications to the external façade of a Three Storey Multiple Dwelling Development





<b>Current Applications</b>		
<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>
City of Vincent	Lot 1 (308) and Lot 2 (310) Oxford Street, Leederville	Five Storey Mixed Use Development
Town of Cambridge	Lot 2 (130) and Lot 3 (132) Brookdale Street, Floreat	Child Care Centre
Town of Cambridge	Lot 587 (264) Selby Street, Wembley	Child Care Centre
Town of Cambridge	Lot 181 (61-69) Cambridge Street, West Leederville	Redevelopment of Abbotsford Private Hospital
Town of Claremont	Lot 508 (3) Shenton Road, Claremont	Eight Storey Mixed Use Development
Town of Claremont	Lot 510 (58-62) Bay View Terrace, Claremont	Third storey additions and refurbishment of commercial tenancies and illuminated large format LED signage

#### **11. General Business / Meeting Closure**

In accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.



## Form 1 – Responsible Authority Report (Regulation 12)

<b>Property Location:</b>	No. 14 (Lots 7 and Y271) and 16A (Lot 12) Florence Street, West Perth
<b>Development Description:</b>	11 Grouped Dwellings
<b>DAP Name:</b>	Metro West JDAP
<b>Applicant:</b>	Megara
<b>Owner:</b>	Megara
<b>Value of Development:</b>	\$2.4 million
<b>LG Reference:</b>	5.2018.481.1
<b>Responsible Authority:</b>	City of Vincent
<b>Authorising Officer:</b>	Joslin Colli A/Manager Development and Design
<b>DAP File No:</b>	DAP/18/01547
<b>Report Due Date:</b>	13 December 2018
<b>Application Received Date:</b>	5 March 2019
<b>Application Process Days:</b>	90 days
<b>Attachment(s):</b>	1 – Location and Consultation Plan 2 – Development Plans 3 – Applicant’s Report and Technical Appendices 4 – City’s Response to Summary of Submissions 5 – Applicant’s Response to Summary of Submissions 6 – Design Review Panel Minutes

### Officer Recommendation:

That the Metro West JDAP resolves to:

1. **Approve** DAP Application reference DAP/18/01547 and accompanying plans A0.10, A1.00-A1.01, A2.00-A2.02, A2.10, A3.00-A3.02, A3.10 and A3.11 dated 27 February 2019 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Vincent Local Planning Scheme No. 2 subject to the following conditions:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. Visual Privacy
  - 2.1 The major opening to the terrace on Lot 12 Unit A shall be provided with screening with a minimum of 1.6 metres in height in accordance with the requirements of the Residential Design Codes and to the satisfaction of the City. The screening is to prevent overlooking on the adjoining and opposite properties

2.2 The screening shall be shown on the plans submitted for a building permitted and installed prior to the occupation of the dwelling.

3. Boundary Walls

3.1 The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls in a good and clean condition prior to occupation or use of the development. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City.

3.2 Prior to the commencement of development, a schedule of materials and colours for the two storey boundary walls on the eastern and western boundaries of Lot 7 and Y271 shall be submitted to and approved by the City. This shall include a minimum of three different materials, with the finishes to be applied to all of the two storey boundary walls prior to the use or occupation of the development.

4. Schedule of External Finishes

Prior to the commencement of development, a detailed schedule of external finishes (including materials, colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.

5. Street Walls and Fencing

All fencing within the front setback area shall be a maximum height of 1.8 metres and be provided with a minimum 50 percent visual permeability above 1.2 metres measured from natural ground level.

6. External Fixtures

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City.

7. Car Parking, Access and Bicycle Facilities

7.1 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development.

7.2 All vehicle driveway/crossover levels shall match into the existing Right of Way levels to the satisfaction of the City.

7.3 All visitor bays shall be marked and permanently set aside as such, as required by the Residential Design Codes.

7.4 A minimum of 2 bicycle racks shall be designed in accordance with AS2890.3 and installed in accordance with the approved plans to the satisfaction of the City.

8. Stormwater

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City.

9. Landscaping

9.1 A landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- Specifications for the 'trafficable landscaping' indicated on Lot 271;
- The provision of a minimum of 12.5 percent of deep soil zone on Lots 7 and 12 and 10 percent deep soil zone on Lot Y271, as defined by the City's Policy No. 7.1.1 – Built Form; and
- The appropriate selection of tree species (consistent with the City's Tree Selection Tool) to be located within the deep soil areas to maximise the provision of canopy coverage on Lots 7, 12 and 271.

9.2 All works shown in the plans as identified in Condition 7.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

10. Clothes Drying Facilities

Each grouped dwelling shall be provided with a clothes drying area that shall be adequately screened in accordance with the Residential Design Codes, or with mechanical drying, prior to occupancy or use of the development and shall be completed to the satisfaction of the City.

11. Waste Management

11.1 A Waste Management Plan shall be prepared to the satisfaction of the City shall be submitted and approved by the City, outlining that the waste generated by the development shall be collected by a private contractor at the expense of the applicant/landowner.

11.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan.

12. Construction Management Plan

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City prior to the commencement of

the development. The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- Public safety, amenity and site security;
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Details of any Dilapidation Reports of nearby properties (if undertaken by the applicant);
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Consultation plan with nearby properties; and
- Compliance with AS4970-2009 relating to the protection of trees on the development site.

13. General

Conditions that have a time limitation for compliance, and the condition is not met in the required timeframe, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

**Advice Notes**

1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. An Infrastructure Protection Bond together with a non-refundable inspection fee of \$100 shall be lodged with the City by the applicant, prior to commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including reserve and verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
4. The City accepts no liability for the relocation of any public utility and/or any other services that may be required as a consequence of this development. The applicant/owner shall ensure that the location of all services is identified prior to submitting an application for a building permit. The cost of relocated any services shall be borne by the applicant/owner.

5. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
6. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and right of way levels to the satisfaction of the City.
7. With respect to stormwater, no further consideration shall be given to the disposal of stormwater 'off-site' without the submission of a geotechnical report from a qualified consultant. Should the approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
8. With respect to vehicle parking permits, the applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
9. With respect to waste, the applicant/landowner is advised that should the private waste collection cease and the City be required to collect the waste generated on-site, the applicant/landowner is to liaise with the City in respect to the City's requirements and specifications. Any alterations made in order to meet the City's specifications may require an amendment to this approval.
10. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
11. An applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

**Background:**

Zoning	MRS:	Urban
	LPS2:	Residential R50
Use Class:		Dwellings (Grouped)
Strategy Policy:		N/A
Development Scheme:		Local Planning Scheme No. 2
Lot Size:		2,720 square metres
Existing Land Use:		Lot 7 – Unlisted Use (Short Term Accommodation) Lot 271 – Light Industry (non-conforming use) Lot 12 - Vacant

The subject site is zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2) and consists of No. 14 (Lots 7 and 271) and No. 16 Florence Street (Lot 12). A location plan is included as **Attachment 1**.

The subject site is located within the Residential Built Form area in the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The subject site is also affected by Clause 32(1) of LPS2 which does not permit Multiple Dwellings.

The subject site is landlocked and is surrounded by existing residential development to the north, south, east and west. The property abutting the western boundary of Lot 7 consists of a Single House which is listed as Category B on the City's Municipal Heritage List (MHL). This dwelling has been approved by Council as an Unlisted Use (Short Term Accommodation). Surrounding development consists generally of Single Houses and Multiple Dwellings. The subject site does not have a frontage to a street and vehicle access is achieved by Sheridan Lane.

Lot 7 and 271 previously consisted of a Light Industry use, which existed on the subject site prior to the gazettal of City's previous Town Planning Scheme No. 1 (TPS1) in 1998, and was afforded non-conforming use rights under TPS1 and LPS2. The building has since been removed from the subject site and the land is now vacant.

### Previous Determinations

#### *Development Applications*

On 8 December 2017 a development application for 15 Multiple Dwellings on Lot 271 was submitted. On 8 March 2018 this application was refused by the Metro West JDAP. Following this, the applicant sought a review of the decision to the State Administrative Tribunal (SAT). On 14 November 2018 the applicant withdrew the review from SAT.

On 23 November 2017, a development application for five Grouped Dwellings was lodged across Lot 7 and 12. Following the City's assessment of the proposal the application was put on hold at the request of the applicant to await the outcome of the SAT review of the Multiple Dwellings determination. On 12 December 2018 the applicant withdrew the proposal from the City with no determination being made.

#### *Subdivision Applications*

On 22 December 2017, the Western Australian Planning Commission (WAPC) approved a subdivision application (reference 155748) to create Lots 7 and 271. This subdivision provided for an extension of Sheridan Lane to provide access to Lot Y271 and excised Eddington House so it could remain in freehold ownership of the current owners.

On 23 February 2018, the WAPC approved a survey strata application (reference 980-17) for the creation of five lots across the lots now referred to Lots 7 and 12. Three of these lots had an area of 120 square metres, with the remaining lots being 161 square metres. The lot sizes approved applied an increased dwelling density under subclause 20(2)(a) of the City's TPS1. This was applied on the basis the subdivision would affect the discontinuance of the Light Industry engravings workshop, which was considered a non-conforming use.

On 16 November 2018, the WAPC approved a survey strata application (reference 631-18) for the creation of six lots on Lot 271. These lots varied in size between 169.5 square metres and 218.4 square metres.

### **Details: outline of development application**

The application is seeking approval for the construction of 11 Grouped Dwellings across the subject site. Details of the development are as follows:

- 11 two-storey Grouped Dwellings across the subject site in the following configuration:
  - Lot 7 – 7A to 7C (all 'Type W02') with single garages;
  - Lot 12 – 12A and 12B (both 'Type W01') with double garages; and
  - Lot 271 – 271A and 271B (both 'Type E01'), 271C and 271D (both 'Type E02'), 271E ('Type E03') and 271F ('Type E03B') All of these have double garages.
- Common property access to these dwellings from extension of Sheridan Lane, via Sheridan Lane East to provide access to Lot 271, and Sheridan Lane West to provide access to Lots 7 and 12; and
- One visitor car parking bay provided at the end of the Sheridan Lane Extension, which is within the common property of Lot 271 under subdivision approval 631-18.

The applicant submitted amended plans and information to address some of the concerns raised by the City following its assessment of the proposal, Design Review Panel (DRP) comments and the community consultation period. The changes to the proposal include:

- The provision of additional landscaping and deep soil areas across the subject site;
- The reduction of fencing, relocation of entries, and use of translucent panels on garage doors to increase the interaction with the street;
- Reduction of some of the dwelling heights;
- Increased set back to the upper floor bedrooms on the southern façade of Lot 271 and including an additional seven windows to increase articulation; and
- Reviewing finishes and renderings for the sections of two-storey boundary walls.

The development plans the subject of this application are provided in **Attachment 2**. The applicant's updated written submission and technical appendices following the above changes are included in **Attachment 3**.

### **Legislation and Policy:**

#### Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Planning and Development (Development Assessment Panel) Regulations 2011*
- City of Vincent Local Planning Scheme No. 2

#### State Government Policies

- State Planning Policy 3.1 – Residential Design Codes



## Local Policies

- City of Vincent Policy No. 4.1.5 – Community Consultation
- City of Vincent Policy No. 7.1.1 – Built Form
- City of Vincent Policy No. 7.5.23 – Construction Management Plans
- City of Vincent Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

### City of Vincent Policy No. 7.1.1 – Built Form

The City has undertaken community consultation for amendments to the existing Built Form Policy. The community consultation period concluded on 11 December 2018.

The development has not been assessed against the proposed amendments to the Built Form Policy. The amendments to the Built Form Policy are in draft form and do not reflect the outcome of any changes stemming from the community consultation period. The amendments to the Built Form Policy are not considered to be 'seriously entertained' as they have not received approval from Council following community consultation and they are not certain or imminent in coming into effect in the form they were advertised in. The amendments to the Built Form Policy are expected to be presented to Council in the first half of 2019 to consider its acceptability following community consultation and with the release of State Planning Policy 7.3 – Residential Design Codes Volume 2 - Apartments.

### **Consultation:**

#### Public Consultation

Community consultation was undertaken by the City for a period of 21 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* from 29 January 2019 to 19 February 2019. The method of advertising included 625 letters being mailed to all owners and occupiers with a 150 metre radius of the subject site (as shown in **Attachment 1**), a sign being erected on-site, a newspaper advertisement and notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the consultation period, a total of 53 submissions were received, comprising of six in support, 41 objecting, and six expressing concerns with the proposal but not specifically supporting or objecting.

The main issues raised in the submissions received related to the following matters:

- The impact of reduced setbacks and increased height on the amenity of adjoining properties, including overshadowing and visual privacy;
- The impact of the departures sought adversely impacting on the amenity of existing residents; and
- Concerns over non-compliance with relevant requirements of the planning framework.

A summary of the submissions received and the City's comments with respect to these are provided in **Attachment 4**. The applicant has also provided a response to these submissions which is included in **Attachment 5**.

## Consultation with other Agencies or Consultants

### *Design Review Panel (DRP)*

The proposal was referred to the DRP on 23 January 2019. The DRP comments are summarised as follows:

- Consider changing garage doors to a translucent/transparent material to achieve a more active entry. This would also be assisted by reducing the 1.8 metre high fence at the pedestrian level.
- Consider further articulation the facades, specifically the southern elevation. This could include relocation of bedrooms to break up the long and flat façade.
- Consider how landscaping can be improved to meet the Built Form Policy requirements.
- Type E and W dwellings have good solar passive design. Type E should be reviewed to consider overshadowing impacts from the upper floor overhang. Consideration should also be given to opportunities to improve cross ventilation and minimise solar gain in summer. Suggested to conduct preliminary NatHERS ratings to determine construction specifications.

The minutes of the DRP meeting are included in **Attachment 6**, while the applicant's response to these is included within written submission included in **Attachment 3**.

The applicant provided amended plans on 15 February 2019. The City referred these plans to the Chair of the DRP, seeking advice on the acceptability of the development in light of the modifications, including the landscaping, articulation and activation of the ground level of the dwellings. On 26 February 2019, the Chair of the DRP advised that the revised plans had addressed the DRP's comments. It was also noted that given the constrained nature of the site, further consideration should be given to tree sizes and the use of a variety of tree species to increase the amenity of the development. Further consideration to this comment is given in the Officer Comment section of this report.

### **Planning Assessment:**

Requirements applicable to the development under the planning framework are contained within the Residential Design Codes (R Codes) and the City's Built Form Policy. The table below summarises the planning assessment of the plans against these requirements. In each instance where the proposal requires a design principle assessment, the relevant planning element is discussed in the Detailed Assessment section following from this table.

<b>Planning Element</b>	<b>Use Permissibility/ Deemed-to-Comply</b>	<b>Discretion Required</b>
<b>Land Use</b>	✓	
<b>Site Area</b>	✓	
<b>Building Height/Storeys</b>		✓
<b>Street Setback</b>		✓
<b>Lot Boundary Setbacks (R Codes)</b>		✓
<b>Boundary Walls (R Codes)</b>		✓
<b>Open Space</b>	✓	
<b>Setback of Garages and Carports</b>		✓

Planning Element	Use Permissibility/ Deemed-to-Comply	Discretion Required
Garage Width		✓
Street Surveillance		✓
Street Walls and Fences		✓
Outdoor Living Areas		✓
Landscaping (R Codes)	✓	
Car Parking		✓
Bicycle Parking	✓	
Sightlines	✓	
Design of Car Parking Spaces	✓	
Vehicle Access	✓	
Pedestrian Access		✓
Site Works		✓
Retaining Walls		✓
Visual Privacy		✓
Solar Access	✓	
External Fixtures	✓	

#### Detailed Assessment

Building Height/Storeys	
Deemed-to-Comply Standard	Proposal
<p><b>Clause 5.6 of Built Form Policy</b> <u>Skillon Roof</u> 6.0 metre maximum roof height on low side and 7.0 metre maximum roof height on high side.</p> <p><u>Concealed Roof</u> 7.0 metre maximum roof height.</p>	<p><u>Lot 7</u> Unit B – 6.07 metre skillon roof on low side. Unit C – 6.13 metre skillon roof low side.</p> <p><u>Lot 12</u> Unit A – 6.17 metre skillon roof low side. Unit B – 6.47 metre skillon roof low side.</p> <p><u>Lot 271</u> Unit F – 7.3 metre concealed roof height.</p>
Street Setback	
Deemed-to-Comply Standard	Proposal
<p><b>Clause 5.2 of Built Form Policy</b> No deemed-to-comply standard. A design principles assessment is required.</p>	<p><u>Lot 7</u> Unit A to C - 4.6 metres to dwelling.</p> <p><u>Lot 12</u> Unit A and B – 1.9 metres to dwelling.</p> <p><u>Lot 271</u> Unit A – 7.5 metres to dwelling. Unit B – 6.0 metres to dwelling. Unit C – 2.2 metres to dwelling. Unit D – 3.7 metres to dwelling. Unit E – 2.0 metres to dwelling. Unit F – no frontage to communal street.</p>
<p><b>Clause 5.1.2 of R Codes</b> 1.0 metre setback to secondary street.</p>	<p><u>Lot 271</u> Nil setback to secondary street.</p>

<b>Lot Boundary Setbacks (R Codes)</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<p><b>Clause 5.1.3 of R Codes</b></p> <p><u>Lot 7 – South</u> Unit A – C – 1.2 metres to upper floor</p> <p><u>Lot 12 – West</u> Unit A – 1.3 metres to upper floor.</p>	<p><u>Lot 7</u> Unit A – C – 0.85 metre upper floor setback.</p> <p><u>Unit 12</u> Unit A – 1 metre upper floor setback (terrace to master bed).</p>
<b>Boundary Walls (Built Form Policy)</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<p><b>Clause 5.3 of Built Form Policy</b></p> <p>Boundary wall permitted to two side boundaries to a maximum height of 3.5 metres with an average height of 3.0 metres, to maximum length of two-thirds the lot boundary (21.7 metres) behind the front setback.</p>	<p><u>Lot 7 Unit A – C - South</u></p> <ul style="list-style-type: none"> <li>• Length – 26.3 metres.</li> <li>• Average height – 3.1metres.</li> <li>• Maximum height – 3.7 metres.</li> </ul> <p><u>Lot 7 Unit A - West</u></p> <ul style="list-style-type: none"> <li>• Average height – 6.3 metres.</li> <li>• Maximum height – 6.7 metres.</li> </ul> <p><u>Lot 271 Unit F - East</u></p> <ul style="list-style-type: none"> <li>• Average height – 7.2 metres</li> <li>• Maximum height – 7.4 metres</li> <li>• Three side boundaries.</li> </ul> <p><u>Lot 271 Unit F - West</u></p> <ul style="list-style-type: none"> <li>• Average height – 5.9 metres</li> <li>• Maximum height – 6.1 metres</li> <li>• Three side boundaries.</li> </ul> <p><u>Lot 271 Unit F - South</u></p> <ul style="list-style-type: none"> <li>• Three side boundaries.</li> </ul>
<b>Setback of Garages and Carports</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<p><b>Clause 5.7 of Built Form Policy</b></p> <p>Garages set back 0.5 metres behind the building line of the dwelling.</p>	<p><u>Lot 7</u> Unit A to C – garage aligned with dwelling.</p> <p><u>Lot 12</u> Unit A and B – garage aligned with dwelling.</p> <p><u>Lot 271</u> Unit A to F – garage forward of dwelling line.</p>
<b>Garage Width</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<p><b>Clause 5.2.2 of R Codes</b></p> <p>When located in front of or within 1.0 metres of building, permitted to be a maximum width of 50 percent of the frontage.</p>	<p><u>Lot 271</u> Unit A – 53 percent of frontage. Unit B and Unit C – 55 percent of frontage. Unit D and E – 54 percent of frontage. Unit F – 55 percent of frontage.</p>

<b>Outdoor Living Areas</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.3.1 of R Codes</b> Outdoor living area to be provided behind street setback. As there is no deemed-to-comply street setback a design principles assessment is required.	<u>Lot 7</u> Unit A to C – all within street setback.  <u>Lot 271</u> Unit A to F – all within street setback.
<b>Car Parking</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.3.3 of R Codes</b> Two visitor parking bays.	One visitor parking bay
<b>Vehicular Access</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.3.5 of R Codes</b> Driveways for grouped dwellings where the number of dwellings is five or more shall be: <ul style="list-style-type: none"> <li>• A minimum width of 4.0 metres; and</li> <li>• Designed to allow vehicles to pass in opposite directions at one or more points.</li> </ul>	<u>Lot 271</u>  Driveway for Lot 271 is 3.5 metres wide and no dedicated passing space is provided.
<b>Pedestrian Access</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.3.6 of R Codes</b> Pedestrian paths to be provided connecting entries with parking areas.	No pedestrian paths provided along common property access legs.
<b>Site Works</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.3.7 of R Codes</b> No more than 0.5 metres of site works within 1.0 metres of the lot boundary	<u>Lot 271</u> Northern boundary – maximum 1.12 metres of fill. Eastern boundary – maximum of 0.92 metres of fill.
<b>Retaining Walls</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.3.8 of R Codes</b> Retaining walls to be no greater than 0.5 metres high within 1.0 metres of lot boundary.	<u>Lot 271</u> Northern boundary – maximum 1.12 metre high retaining wall. Eastern boundary – maximum of 0.92 metre retaining wall.
<b>Visual Privacy</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Clause 5.4.1 of R Codes</b> <ul style="list-style-type: none"> <li>• Major openings to bedrooms to be setback 4.5 metres within cone of vision; and</li> <li>• Unenclosed outdoor active</li> </ul>	<u>Lot 12</u> Unit A – setback 1.8 metres to terrace.  <u>Lot 271</u> Unit F – master bedroom setback 1.4

habitable spaces to be setback 7.5 metres from lot boundary.	metres in lieu of 4.5 metres.
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It is noted that the advertising of the application identified two departures incorrectly:

- The lot boundary setback to the southern boundary of Lot 7 was advertised with a requirement for a 3.0 metre setback, where a setback of 1.2 metres is required; and
- A departure to the deemed-to-comply open space requirement of 40 percent was identified for Units C and D of Lot 271, where these units proposed 42 and 44 percent respectively and are compliant.

**Officer Comments**

Building Height

The Built Form Policy permits a maximum concealed roof height of 7.0 metres. Where a skillion roof is proposed the high side is permitted to be a maximum of 7.0 metres and the low side a maximum of 6.0 metres. The development proposes departures to these requirements as outlined above.

In addition to the Built Form Policy requirements, the City’s Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy) requires height of new buildings to be compatible with the adjacent heritage listed building. The building adjoining the western boundary of Lot 7 is included on the City’s MHI.

The City received submissions raising concerns with the building height and its impact on the adjoining properties, including the overshadowing of and restriction of sunlight to the communal areas and units to the adjoining property to the south of Lot 271. Comments were also received regarding the impact of the additional height to the properties to the north of Lot 271.

The applicant provided amended plans which reduced the heights of some of the units, resulting in some units meeting the deemed-to-comply requirements or reducing the extent of the departures.

The applicant’s justification for these departures is summarised as follows:

- The buildings have been setback from the northern boundary 6.0 metres to the ground floor and 10.0 metres to the upper floor to minimise the impact on the Janet Street properties;
- The subject site is located at the end of a laneway and is surrounded by a mix of one, two and three storey developments. The proposal is two storeys which ensures it does not dominate or overwhelm the existing development;
- The proposed two storey height provides a transition between two storey developments to the west and north and three storey developments to the south and east; and
- The minor variations accommodate minimum ceiling heights of 2.7 metres, providing amenity to residents and responding to the natural topography of the subject site which slopes from west to east.

In determining the suitability of the building height, the following is noted:

- The subject site is not visible from the existing streetscape as it is surrounded by existing development on all boundaries. The proposal will create its own

streetscape in this regard, with the buildings being of a similar height and will not impact the character of the streetscape;

- The design of the buildings is complimentary to existing developments surrounding the subject site, as the two storey proposal provides a transition between existing single storey developments to the north and west and three storey developments to the south and east;
- The proposal generally follows the natural topography of the subject site, with the need for excavation or fill minimised. The fill proposed across the subject site facilitates vehicle access and will provide level pad heights given the natural slope of the land. The dwellings have been designed to generally respond to the existing slope without proposing excessive site works;
- The development is compliant with the visual privacy requirements of the R Codes, with the exception of Unit F the east of Lot 271, which overlooks a carpark, and to the west Unit 12A, which can be resolved through the imposition of a condition requiring screening. The development is also compliant with the overshadowing requirements of the R Codes which permits overshadowing of 50 percent of the adjoining site area. The additional height does not result in any visual privacy issues and minimises overshadowing; and
- The dwellings have been designed to provide articulated elevations through stepping back of the upper floor and the inclusion of highlight windows to minimise blank facades to adjoining properties. In regards to the two storey boundary walls to the east of Lot 271 and the west of Lot 7, these are proposed to be finished with a mix of materials and colours to mitigate the bulk and scale of these walls. The bulk and scale of the development does not impact on the existing streetscape given it is not visible from the public realm.

For the reasons outlined above the building height is consistent with the local housing objectives of the Built Form Policy.

### Street Setback

#### *Primary Street*

The Built Form Policy requires the primary street setback to be calculated based on the average setback of the five properties adjoining the development. The development proposes all of the dwellings to be orientated towards the communal street. As there is no deemed-to-comply standard applicable a design principle assessment is required.

The City did not receive any submissions relating to the primary street setback during the community consultation.

The applicant's justification for this departure is summarised as follows:

- The development significantly enhances an existing streetscape that is heavily constrained and in need of improvement;
- The existing dwellings adjoining Sheridan Lane have nil to 1.0 metre setbacks to the side or street, with most having full height front fencing or garages with solid walls to nil setbacks; and
- Landscaping is provided at the termination of Sheridan Lane along with open garages to the dwellings Lot 12 Unit A – C which are visible from the

vehicular approach. This will provide activation and passive surveillance to the public realm.

In determining the acceptability of the primary street setback, it is noted that the subject site is surrounded by existing development on all boundaries and is not visible from the existing streetscape. As a result, the proposed primary street setbacks do not impact on the visual character of the existing streetscape. Due to the configuration of the lots the development will create its own streetscape with setbacks that are consistent (in the case of Lots 7 and 12) or generally consistent (in the case of Lot 271).

For the reasons outlined above the primary street setbacks provided are consistent with the local housing objectives of the Built Form Policy.

### *Secondary Street*

The R Codes requires a 1.0 metre setback to the secondary street. Unit A on Lot 271 proposes a nil setback to the secondary street, being the Sheridan Lane Extension.

The City did not receive any submissions relating to the second street setback during the community consultation.

In determining the acceptability of the secondary street setback, it is noted that the subject site is not visible from the existing streetscape as outlined above, and the reduced setback would not impact on the established streetscape. The reduced setback accommodates adequate open space for the dwellings and provides for sufficient privacy for the dwelling as there are no openings proposed. There are no easements to be accommodated and the reduced setback accommodates sufficient landscaping and parking for Unit A.

For the reasons outlined above the secondary street setback provided is consistent with the design principles of the R Codes.

### Boundary Setbacks

#### *Lot Boundary Setbacks*

The R Codes require a setback of 1.2 metres to upper floor on the southern side of Unit A – C on Lot 7, where a setback of 0.85 metres is proposed. A setback of 1.3 metres to the upper floor on the western side of Unit A on Lot 12 is required, where a setback of 0.96 metres is proposed.

In addition to the deemed-to-comply requirements of the R Codes, the application has also been assessed against the lot boundary setback provisions of the City's Built Form Policy that establishes deemed-to-comply requirements. The deemed-to-comply boundary wall and lot boundary setback standards set out in the Built Form Policy have not yet been approved by the WAPC. As such, these provisions are given due regard in the assessment of the application.

The City received submissions raising concerns with the reduced setbacks and the potential impact on adjoining properties.

In determining the suitability of the boundary setbacks, the following is noted:



- In respect to the departure for Lot 7, the upper floor for Units A – C have been setback 0.85 metres from the southern boundary which provides for articulation and separation between the ground and upper floors. The façade also features highlight windows to break up the bulk and mitigate impacts of building bulk on the adjoining property (No. 12 Florence Street). Contrasting materials have also been used with the ground floor consisting of face brick and the upper floor consisting of render. The 0.85 metre setback provides for ventilation to the adjoining property, while the development satisfies the overshadowing requirements of the R Codes. While there is some increased overshadowing as a result of the reduced setback, the proposal still provides for adequate sunlight to the adjoining property. The southern elevation does not include any major openings and therefore does not result in impacts on visual privacy of the adjoining property; and
- In respect to the departure for Lot 12, the upper floor for Unit A has been setback 1 metre from the western boundary. Of the 8.2 metre section of wall, 4.8 metres is solid to the master bedroom with the remaining 3.4 metres open to the terrace. This assists in mitigating the impact of building bulk on the adjoining property at No. 16 Florence Street. It is also noted that the adjoining property has a patio built up to the boundary covering the outdoor area it is considered that this departure will not be visible to the adjoining residents. The 1.0 metre setback is sufficient to provide ventilation as the adjoining property is located on the western side of the subject site, adequate direct sun is maintained to the dwelling. The western elevation does not include any major openings and therefore does not result in impacts on visual privacy of the adjoining property.

For the reasons outlined above the lot boundary setbacks are consistent with the design principles of the R Codes and the local housing objectives of the Built Form Policy.

### *Boundary Walls*

The Built Form Policy permit boundary walls to two side boundaries to a maximum height of 3.5 metres with an average height of 3.0 metres, to maximum length of two-thirds of the lot boundary. The application proposes a number of departures to these requirements for the proposed dwellings on Lot 7 and Lot 271, including over height and over length boundary walls, as well as boundary walls to more than two lot boundaries. These departures are detailed in the table above.

In addition to the Built Form Policy requirements, the City's Heritage Management Policy requires side setbacks of new development to reflect those of the adjacent heritage listed place. The building adjoining the western boundary of Lot 7 is included on the City's MHI.

The City received submissions raising concerns with the departures sought and the potential impact on adjoining properties as a result.

The applicant's justification for these departures are summarised below:

- Building bulk is minimised by the lengths of the boundary walls as well as the proposed finishes;
- The landowners at No. 12 and No. 14 Florence Street have provided support for the proposed development;

- No two storey boundary walls are proposed to the southern boundary to minimise impact on direct sun. The boundary walls have been designed to minimise impact on access to sunlight;
- The boundary walls make effective use of space given the lot sizes and provide for useable outdoor living areas facing the northern aspect; and
- The subdivision approvals and associated development application have facilitated the removal of a metal factory with one and a half to two storey walls setback between nil and one metre. The proposed development is considered to be a more appropriate interface as a result.

In determining the suitability of the boundary walls, the following is noted:

- In respect to Lot 7, two boundary walls are proposed along the southern and western boundary. The southern boundary wall proposes a departure to the maximum length and average and maximum height requirements. The western boundary wall exceeds the average and maximum height requirements.

The southern boundary wall makes for an effective use of the small lot size approved by the WAPC, as it facilitates an outdoor living area of sufficient size and open to the northern aspect. The wall varies in height between 1.2 metres and 3.7 metres and rather than being a continuous length is provided with breaks. This reduces the impact of building bulk and amenity on the adjoining property at No. 12 Florence Street. The boundary wall does not result in any greater overshadowing than the two storey height of the development and maintains direct sun to the adjoining property and its open spaces. Ventilation is provided to the dwelling itself through the provision of openable windows and the outdoor living area. The boundary wall does not contain any major openings and does not result in any visual privacy impacts. The boundary wall is not visible from the existing streetscape and will not impact on the visual character as a result.

The western boundary wall makes for an effective use of the small lot size approved by the WAPC, as it facilitates privacy to the dwelling and adjoining property at No. 14 Florence Street. The wall is proposed to be finished with different material types, including face brick on the ground floor and two contrasting renders. The applicant has also provided an amended plan which includes a highlight window to the master bedroom which has been provided to further break up the appearance of the wall, mitigating its bulk and scale when viewed from the existing dwelling. These finishes and inclusion of a window result in a development which is of a scale and mass that respects the adjacent heritage listed building, rather than dominating it and diminishing its character. The boundary wall is located on the southern portion of the western boundary which provides for access to morning sun and does not result in any overshadowing in accordance with the R Codes. Ventilation is provided through the existing setback between the proposed dwelling and the existing dwelling on the adjoining property, and ventilation to the dwelling itself is provided through the north face openings. The boundary wall does not contain any major openings and does not result in any visual privacy impacts. The view of the boundary wall is obscured by the presence of the existing dwelling at No. 14 Florence Street, and the proposed finishes of the wall ensure that this will not impact on the visual character of the streetscape.

- In respect to the departures for Lot 271, the deemed to comply provisions permit boundary walls to two separate lot boundaries, the development proposes three boundary walls along the eastern, western and southern boundaries. The eastern and western boundary walls propose a departure to the average and maximum height requirements.

The two storey boundary wall to the eastern boundary abuts a carpark to a residential development at No. 161 – 173 Charles Street, with the building being approximately 15.0 metres from the affected boundary and makes for effective use of the lot to provide a terrace on the upper floor. The boundary wall is proposed to be treated with different materials, being face brick and render to reduce the scale and mitigate the bulk of the wall. When viewed from the east the scale is also reduced by the remainder of the dwelling design which provides a sense of articulation, rather than the appearance of a flat and solid wall. The boundary wall is located on the southern portion of the western boundary which provides for access to afternoon sun and does not result in any overshadowing in accordance with the R Codes. Ventilation is provided through the existing setback between the proposed dwelling and the existing building on the adjoining property, and ventilation to the dwelling itself is provided through the north face openings. The boundary wall does not contain any major openings and does not result in any visual privacy impacts. The view of the boundary wall is obscured by the presence of the existing dwelling at No. 161 – 173 Charles Street and will not impact on the visual character of the streetscape.

The two storey boundary wall to the western boundary abuts No. 12 Florence Street with the wall being setback approximately 35.0 metres from the affected boundary, and makes for effective use of the lot to provide a terrace with a northern aspect on the upper floor. The boundary wall is proposed to be treated with different materials, being face brick and render to reduce the scale and mitigate the bulk of the wall. When viewed from the west the scale is also reduced by the remainder of the dwelling design which provides a sense of articulation, rather than the appearance of a flat and solid wall. Access to morning sun is maintained as the wall affects a small portion of the boundary on the northern side and does not result in any overshadowing in accordance with the R Codes. Ventilation is provided through the existing setback between the proposed dwelling and the existing building on the adjoining property, and ventilation to the dwelling itself is provided through the north face openings. The boundary wall does not contain any major openings and does not result in any visual privacy impacts. The view of the boundary wall is partially obscured by the presence of the existing dwelling at No. 12 Florence Street and is setback approximately 65.0 metres which will mitigate any impact on the visual character of the streetscape.

The single storey boundary wall to the southern boundary abuts No 147 – 159 Charles Street with the wall being setback approximately 6.3 metres from the existing building, and makes effective use of the lot to provide an outdoor living area with a northern aspect on the ground floor. The boundary wall is compliant with the height and length requirements, and is proposed for a 5.3 metre section of the boundary which reduces the impact of building bulk on the adjoining property. The impact of building bulk is also reduced by the 6.3 metre separation incorporating landscaping on the adjoining property, reducing its visual prominence. The boundary wall does not result in any

greater overshadowing than the two storey height of the development and maintains direct sun to the adjoining property and its open spaces. Ventilation is achieved through the separation of the remainder of the development, and to the dwelling itself through the openings proposed on the northern and southern elevations. The boundary wall does not contain any major openings and does not result in any visual privacy impacts. The boundary wall is not visible from the existing streetscape and will not impact on the visual character as a result

For the reasons outlined above the boundary walls are consistent with the design principles of the R Codes and the local housing objectives of the Built Form Policy.

As noted above, the two storey boundary walls are proposed to be treated with combinations of face brick and render, which assists in mitigating the visual impact of the walls. Given the constrained nature of the site, additional consideration to the materials and finishes would further assist in reducing the bulk and scale of these walls and improve the amenity for the adjoining properties as a result. To achieve this, should the application be approved the City recommends the imposition of a condition requiring a schedule of materials, finishes and colours to be submitted which includes a minimum of three different materials, with this to be applied to the two storey boundary walls on the eastern and western boundaries of Lots 7 and 271.

#### Setback of Garages and Garage Width

##### *Garage Setbacks*

The Built Form Policy requires garages to be setback 0.5 metres behind the dwelling line. The garages proposed for Units A – F on Lot 271 are located forward of the dwelling line. The garages for Units A – C on Lot 7, and Units A and B on Lot 12 are level with the dwelling line.

The City received submissions raising concerns with the garage setbacks not meeting the deemed-to-comply requirements during the community consultation.

The applicant's justification for this departure is summarised as follows:

- The dwelling frontages on the ground floor have been designed to interact with the access way and the streetscape;
- Translucent garage doors have been provided to contribute to this activation; and
- All dwellings are provided with terraces, outdoor living areas and active habitable rooms to provide surveillance.

In determining the acceptability of the garage setbacks, it is noted that the subject site does not have a traditional streetscape when viewed from the public realm. The garages for Units 12A, 12B and 271A – F are provided with translucent garage doors, while no garage door is provided to Units 7A - C. This reduces the bulk and scale of the garages from dominating the created streetscape. The dwellings provide major openings and outdoor living areas on the ground floor, as well as major openings on the upper floor. Units 7A – C and 271A – F also provide terraces on the upper floors. These openings and outdoor areas contribute to ensuring that the garages do not detract from the appearance of the dwelling and providing surveillance of the street.

For the reasons outlined above the garage setbacks provided are consistent with the local housing objectives of the Built Form Policy.

### *Garage Width*

The R Codes require garages located in front of or within 1.0 metres of the dwelling to have a maximum width of 50 percent of the frontage. The garages for Units A – F on Lot 271 are proposed to have a width of greater than 50 percent of the respective frontages.

The City received submissions raising concerns with the garage widths not meeting the deemed-to-comply requirements during the community consultation.

In determining the acceptability of the garage widths, as discussed previously, the garage doors are proposed to be translucent to reduce the bulk and scale on the streetscape. The dwellings are provided with major openings and outdoor living areas on both the ground and upper floors to provide connectivity between the dwelling and the street, and to further mitigate the garages from being visually dominating.

For the reasons outlined above the garage widths provided are consistent with the design principles of the R Codes.

### Outdoor Living Areas

The R Codes require outdoor living areas to be located behind the street setback area. As there is no deemed-to-comply street setback a design principles assessment is required. The proposed outdoor living areas for all units on Lots 7 and 271 are located on the northern side of the dwellings adjacent to the driveways.

The City did not receive any submissions relating to outdoor living areas during the community consultation.

The applicant's justification for this departure is summarised as follows:

- The outdoor living areas have been designed to maximise the use of the northern side;
- Locating outdoor living areas on the northern side will also contribute towards creating an active and interactive street front which is assisted by the use of visually permeable fencing; and
- In respect to the outdoor living area for Lot 271, if these were to be located on the southern side these would potentially be impacted by overlooking from the existing development at No. 147 – 159 Charles Street, which is located on the southern side.

In determining the acceptability of the outdoor living areas, it is noted that the outdoor living areas are capable of being used in conjunction with habitable rooms, being the living room for Units 12A to C and the family/lounge rooms for Units 271A to F. The outdoor living areas are all located on the northern side of the units ensuring that these spaces are open to winter sun and the northern aspect of the subject site is optimised. In addition, the outdoor living areas are unenclosed which provides for adequate ventilation.

For the reasons outlined above the outdoor living areas provided are consistent with the design principles of the R Codes.

### Landscaping

In addition to the deemed-to-comply requirements of the R Codes, the application has also been assessed against the landscaping provisions of the Built Form Policy that establishes deemed-to-comply requirements. These landscaping requirements have not yet been approved by the WAPC. As such, these provisions are given due regard in the assessment of the application.

The Built Form Policy requires the following:

- The provision of 15 percent of the site area as deep soil zones; and
- The provision of 30 percent of the site area as canopy coverage at maturity.

The application proposes the following landscaping:

- Lots 7 and 12 – 12.5 percent (128.1 square metres) of deep soil zone and 27.5 percent (280.7 square metres) of canopy coverage. This includes the western portion of the Sheridan Lane extension; and
- Lot 271 - 10 percent (131.6 square metres) of deep soil zones and 13.5 percent (117.8 square metres) of canopy coverage. This includes the eastern portion of the Sheridan Lane extension.

A total landscaped area of 13.4 percent of Lot 271 is proposed, while a total landscaped area of 14.8 percent of Lots 7 and 12 is proposed.

The City received submissions raising concerns with the proposal not complying with the required amount of deep soil zones and canopy coverage during the community consultation. Comments were also received regarding landscaping being provided at a sufficient standard to maximise visual privacy, as well as being located adjacent to the properties fronting Janet Street.

Following advertising the applicant provided amended plans which increased the amount of deep soil zones and canopy coverage on Lots 7 and 12 from 10.7 percent (109.8 square metres) and 19.2 percent (196.1 square metres) respectively. The deep soil zones and canopy coverage on Lot 271 was also increased from 3.2 percent (42.2 square metres) and 9.6 percent (127.3 square metres) respectively.

The applicant's justification for these departures are summarised as follows:

- Impact on adjoining residential properties has been reduced by providing a setback and planting to the northern properties along Janet Street, as well as planters on upper levels;
- There is a significant increase to urban quality as a result of the development facilitating the removal of a light industrial use with nil vegetation; and
- Planters are provided to increase the landscape amenity for residents.

In determining the acceptability of the landscaping provided the following is noted:

- The landscaping incorporates planting and trees around the perimeter of the subject site to provide a soft green edge to the built form and reduce its visual impact on the streetscape;
- The subject site does not currently contain landscaping, and the proposed landscaping provides increased urban air quality. The landscaping has been located around the edges of the buildings, along the driveways, and within the

outdoor living areas to provide a sense of open space for the development. This also contributes to the landscaping amenity of the future residents;

- The landscaping includes a mix of large and small trees, being the Chinese Tallow to contribute towards the City's green canopy. At maturity each Chinese Tallow will have a canopy area of 28 square metres based on the City's tree selection tool. The landscaping also incorporates shrubs and ground covers to further assist with reducing the heat island effect from the paved surfaces.
- Notwithstanding this, there may be further opportunities for additional canopy coverage to be achieved across the subject sites, either through additional planting or providing further details in regards to species selection as noted by the comments received from the Chair of the DRP. To address this, should the application be approved, the City recommends the imposition of a condition requiring the preparation of a landscaping plan to include species to maximise the provision of canopy coverage; and
- The development proposes communal landscaping at the end of the Sheridan Lane extension. This landscaping improves the amenity of the existing ROW and provides activation through the inclusion of bike racks and seating.

For the reasons above the landscaping is consistent with the local housing objectives of the Built Form Policy.

#### Car Parking

The R Codes require 11 residents parking bays and two visitor parking bays. The development proposes tandem parking for Lot 7 and double garages for Lots 12 and 271. This is a total of 22 parking bays. One visitor bay is provided at the end of Sheridan Lane.

The City received comments concerned with the lack of visitor parking proposed.

The applicant's justification for this departure is summarised as follows:

- Each dwelling is provided with two permanent bays, providing a surplus to the 11 bays required. This means that each dwelling provides for its own visitor bay, with a surplus visitor bay being provided at the end of Sheridan Lane in common property; and
- The development provides adequate visitor parking for type, number and size of dwellings when considering its proximity to public transport, activity centres and the Perth CBD.

In determining the acceptability of the departure, it is noted that the subject site is well serviced by public transport. This includes the Leederville Train Station (approximately 700 metres to the south-west) and bus stops along Charles Street (approximately 100 metres to the north-east) and Cleaver Street (approximately 126 metres to the west). The subject site is also within 800 metres of the Leederville Town Centre and 1.2 kilometres from the Perth CBD. The development also provides for a surplus of 11 residents parking bays under the R Codes requirements, equating to one bay per dwelling. Given the sites proximity to facilities and the overprovision of on-site parking, the dwellings are capable of providing for visitor parking within the subject site, with the communal parking bay also serving the proposed dwelling.

For the reasons outlined above the visitor parking is consistent with the design principles of the R Codes. Should the application be approved, the City recommends an advice note be included advising the development provides for sufficient parking

and no parking permits will be issued for the residents. This will ensure that the development will not result in parking issues with the existing on-street bays along Janet Street.

### Vehicular Access

The R Codes require driveways for five Grouped Dwellings or more to be a minimum width of 4.0 metres and designed to allow for vehicles to pass in opposite directions at one or more points. The driveway for Lot 271 is 3.5 metres wide and does not provide a dedicated passing bay.

The City did not receive any submissions relating to vehicular access during community consultation.

In determining the acceptability of the vehicular access, it is noted that the common property is consistent with the width approved by the WAPC in subdivision application WAPC 631-18. The access leg is sufficiently wide to provide for safe and legible vehicle access and manoeuvring, and incorporates landscaping and planting on either side to reduce the visual impact. Although no dedicated passing bay is provided, the applicant has proposed to install trafficable landscaping between Lot B and C. The intent of this is to provide an opportunity for vehicles to pass should the need eventuate, but to also provide a landscaped area to improve the amenity while not in use. However further detail in respect to the landscaping as well as any reticulation is required to ensure that the landscaping does not restrict vehicle movement when needed. This is capable of being included within a condition of approval for submission of a detailed landscaping plan. Given the low speed nature of the development as well as the legibility provided, pedestrian safety is not compromised through the reduced driveway width.

For the reasons above the vehicular access is consistent with the design principles of the R Codes.

### Pedestrian Access

The R Codes requires the provision of pedestrian paths to service the dwellings. The proposal does not include a pedestrian path.

The City did not receive any submissions regarding pedestrian access during the community consultation.

In determining the acceptability of the non-provision of a pedestrian path, the access legs to Lots 7, 12 and 271 are low speed environments. Direct access from the visitor parking bay can be facilitated along the access legs, which also feature landscaped areas and paved dwelling entrances to provide relief for pedestrians as well as creating a legible environment.

For the reasons outlined above the pedestrian access provided is consistent with the design principles of the R Codes.

### Site Works and Retaining Walls

The R Codes permits a maximum of 0.5 metres of fill or associated retaining within 1.0 metre of the lot boundary. The development proposes a maximum fill and



associated retaining of 1.12 metres to the eastern portion of the northern lot boundary and 0.92 metres to the northern portion of the eastern boundary of Lot 271.

The City received submissions raising concerns with the site works and retaining and its impact on the adjoining properties.

The applicant's justification for the departure is summarised as follows:

- The retaining and associated fill responds to the topography of the subject site; and
- The retaining and associated fill has been minimised to ensure level entries to dwellings and compliant ramps for vehicles and pedestrians.

In determining the suitability of the site works and retaining the following is noted:

- The proposed fill and associated retaining responds to the natural features of the subject site, which slopes down generally from west to east. Lot 271 generally slopes down from the south-western corner to the north-eastern corner. the purpose of these site works is to provide for vehicular access, which has been designed to feature two ramps which follow the natural slope of the subject site, with the retaining and fill being minimised to the northern and eastern boundary where the ground level continues to slope down;
- The proposed fill and associated is not visible from the existing streetscape. The site works have been minimised where possible with the greatest amount restricted to the north-eastern corner of Lot 271, where the ground level slopes down the most. Given the siteworks follow the topography, the finished levels respect the finished level of the adjoining properties to the north and east; and
- The retaining facilitates the site works necessary to provide a level driveway and dwelling site. The retaining does not detrimentally affect the adjoining properties as it directly abuts an existing parking area to the east. The finished level follows the slope as it increases to the west to reduce the impact of the adjoining property to the north. The site works do not result in any visual privacy issues, which are discussed in further detail below.

For the reasons outlined above the site works and retaining are consistent with the design principles of the R Codes.

### Visual Privacy

The R Codes requires major openings to bedrooms to be setback 4.5 metres within the cone of vision, and unenclosed outdoor active habitable spaces to be setback 7.5 metres. Lot 12 Unit A proposes a 1.8 metre setback to the terrace in lieu of 7.5 metres, and Lot 271 Unit F proposes a 1.4 metre setback to the master bedroom in lieu of 4.5 metres.

The City received submissions raising concerns with the impact on visual privacy generally, as well as specifically at the property at No. 1 Janet Street, which is located on the northern side of Lot 271 Unit F. it is noted that Unit F is compliant with respect to the visual privacy requirements to the northern boundary, with the departure occurring to the eastern boundary.

The application was advertised with a nil setback to the master bedroom of Lot 7 Unit A in lieu of 4.5 metres. Following advertising, the applicant provided amended plans which modified this window to a highlight window to bring this into compliance with

the R Codes. The applicant has justified the departures on the basis that the remaining overlooking occurs onto either a carpark (in the case of Lot 271) or vegetation (Lot 12). The applicant has also indicated that a condition for screening or replacing these openings with highlight windows would also be acceptable.

In considering the suitability of the visual privacy in respect to Lot 271 the overlooking occurs onto an existing car park for the residential development at No. 161-173 Charles Street. There is approximately 15 metres of separation between the master bedroom window and the adjoining building. As a result of this setback and width of the opening, the overlooking does not occur directly onto the adjoining site, protecting the privacy of the existing occupants. This is consistent with the design principles of the R Codes.

In respect to Lot 12 the overlooking occurs onto the rear of No. 16 Florence Street to the west as well as the outdoor living area of Lot 7 Unit A on the subject site. The overlooking falls onto the outdoor living areas of both affected properties. Whilst it is noted that there is existing roof cover and landscaping at the rear of the property to the west, should these be removed by the owner this overlooking would occur into the outdoor living area. Given the direct overlooking falls onto outdoor living areas, this is not consistent with the design principles of the R Codes. The City recommends that a condition requiring fixed screening to this major opening be provided to ensure compliance with the R Codes.

#### Waste Management

The subject site has constrained access for service vehicles given the width of Sheridan Lane as well as restricted manoeuvrability. Based on this configuration, for the City's waste vehicles to service the subject site, the bins would need to be collected from Janet Street, approximately 35.0 metres to the north. This would also result in up to 22 bins needing to be collected from Janet Street, which would be undesirable from a practical perspective given the limited space available, as well as negatively impacting on the streetscape. Given this, the applicant has agreed to arrange for a private waste collection to service the subject site, with this to be incorporated into future strata agreements. The City recommends that a condition requiring a waste management plan being submitted and approved by the City, which outlines the details of the private waste collection.

#### **Conclusion:**

On 11 December 2018, the City received a Form 1 DAP application for 11 Grouped Dwellings across No. 14 and No. 16A Florence Street, West Perth.

The proposed departures to the deemed-to-comply requirements of the R Codes and the Built Form Policy have been assessed and are consistent with the relevant design principles and local housing objectives. The DRP has provided its support for the development. It is recommended that the JDAP approve the application subject to conditions.



**CITY OF VINCENT**

# ATTACHMENT 1

DEVELOPMENT ASSESSMENT PANEL MEETING

Location and Consultation Plan

**CITY OF VINCENT  
LOCAL PLANNING SCHEME NO. 2  
SCHEME MAP 5 - MT HAWTHORN**

**LEGEND**

**METROPOLITAN REGION SCHEME RESERVES**

*Note: The Western Australian Planning Commission and the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.*

- PARKS AND RECREATION**
- R Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- OTHER REGIONAL ROADS RESERVATION**
- RAILWAYS**
- PUBLIC PURPOSES**  
Particular use denoted as follows:
- H Hospital
- HS High School
- TS Technical School
- CP Car Park
- U University
- CG Commonwealth Government
- SU Special Use
- WSE Water Authority of Western Australia
- P Prison

**CITY OF VINCENT LOCAL SCHEME RESERVES**

- PUBLIC OPEN SPACE**
- R Restricted
- PUBLIC PURPOSES**  
Particular use denoted as follows:
- PS Primary School
- CP Car Park
- CU Civic Uses
- HS High School
- I Institute for the Deaf
- W Water Supply Sewerage and Drainage
- TS Technical School

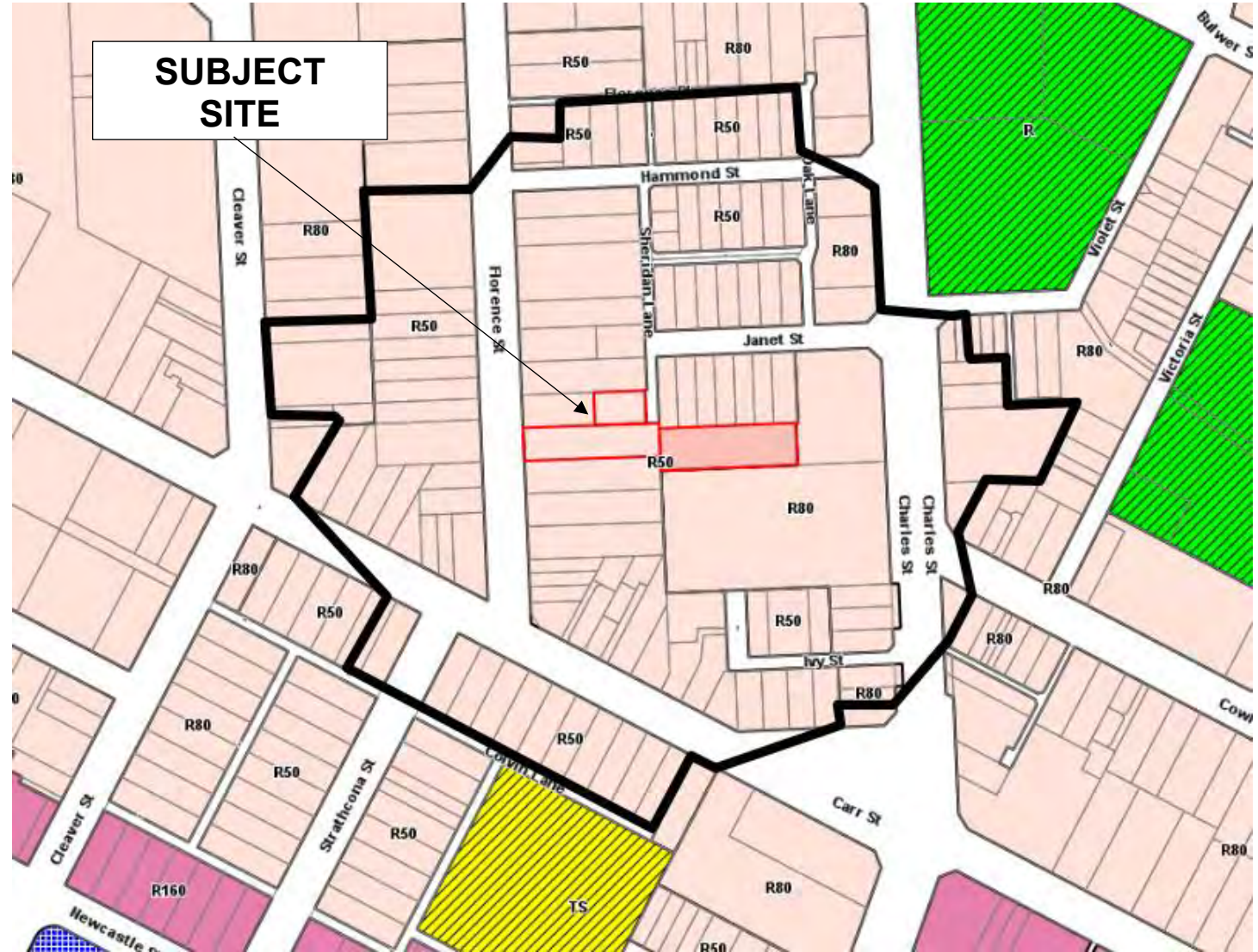
**CITY OF VINCENT SCHEME ZONES**

- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**  
Particular use denoted as follows:
- CP Car Park
- CU Community Use
- FC Function Centre
- HC Hall and Non Residential Club
- H Hotel
- PW Place of Worship
- S Service Station

**ADDITIONAL USE**

**ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES**

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



**CITY OF VINCENT**

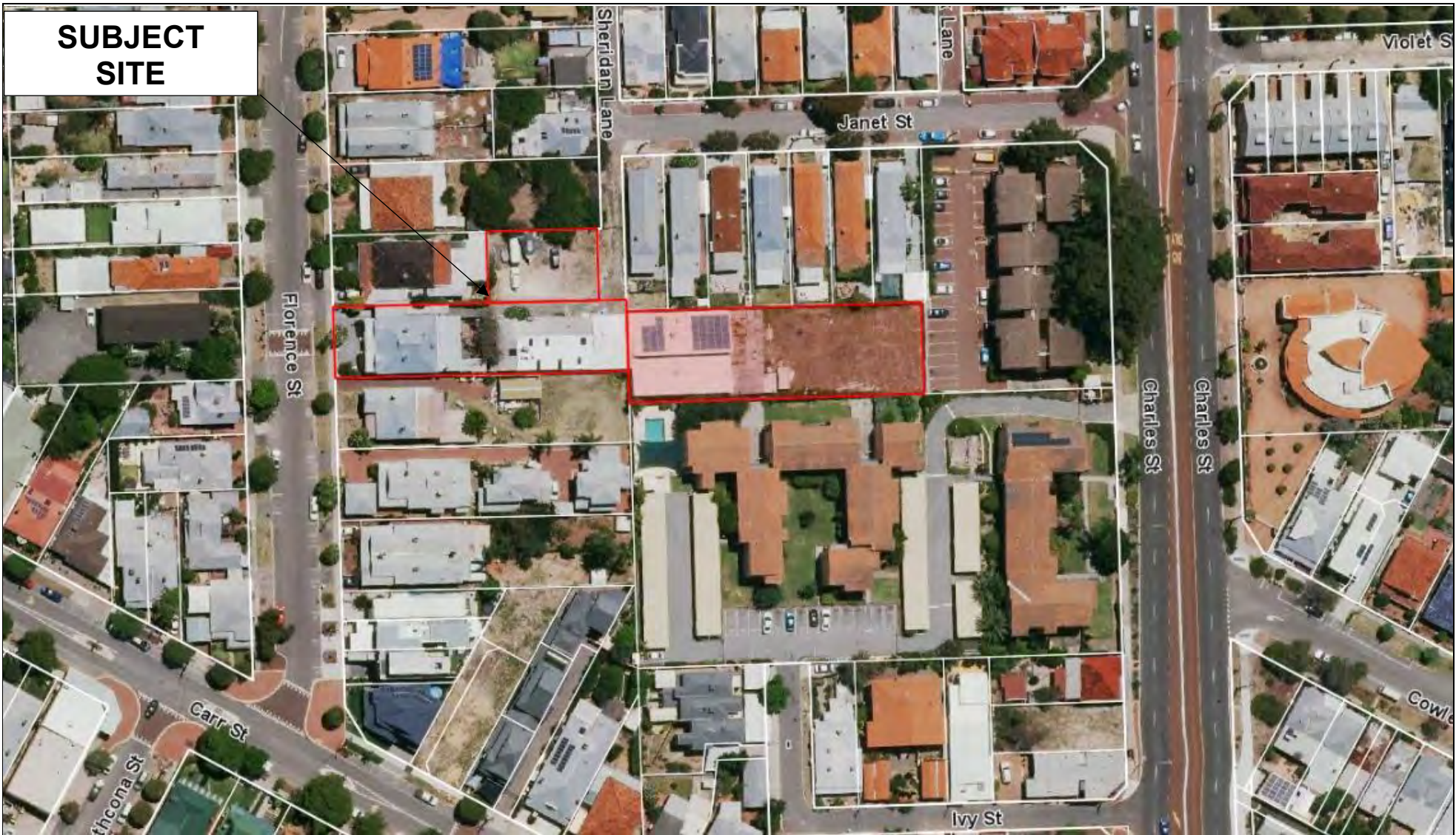
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**Consultation and Location Map**  
Nos. 14 and 16A Florence Street,  
West Perth

Extent of Consultation







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Nos. 14 and 16A Florence Street, West Perth





**CITY OF VINCENT**

ATTACHMENT 2

DEVELOPMENT ASSESSMENT PANEL MEETING

Development Plans



# 14 FLORENCE STREET, WEST PERTH

## GROUPED DWELLING DEVELOPMENT



DWG	NAME
A0.00	COVER PAGE
A0.10	SURVEY
A1.00	CONTEXT
A1.01	SITE PLAN
A2.00	EAST GROUND PLAN
A2.01	EAST LEVEL 01 PLAN
A2.02	EAST ROOF PLAN
A2.10	EAST ELEVATIONS
A2.20	EAST LANDSCAPE PLAN
A3.00	WEST GROUND PLAN
A3.01	WEST LEVEL 01 PLAN
A3.02	WEST ROOF PLAN
A3.10	WEST ELEVATIONS
A3.11	WEST LANEWAY ELEVATIONS
A3.20	WEST LANDSCAPE PLAN

DA

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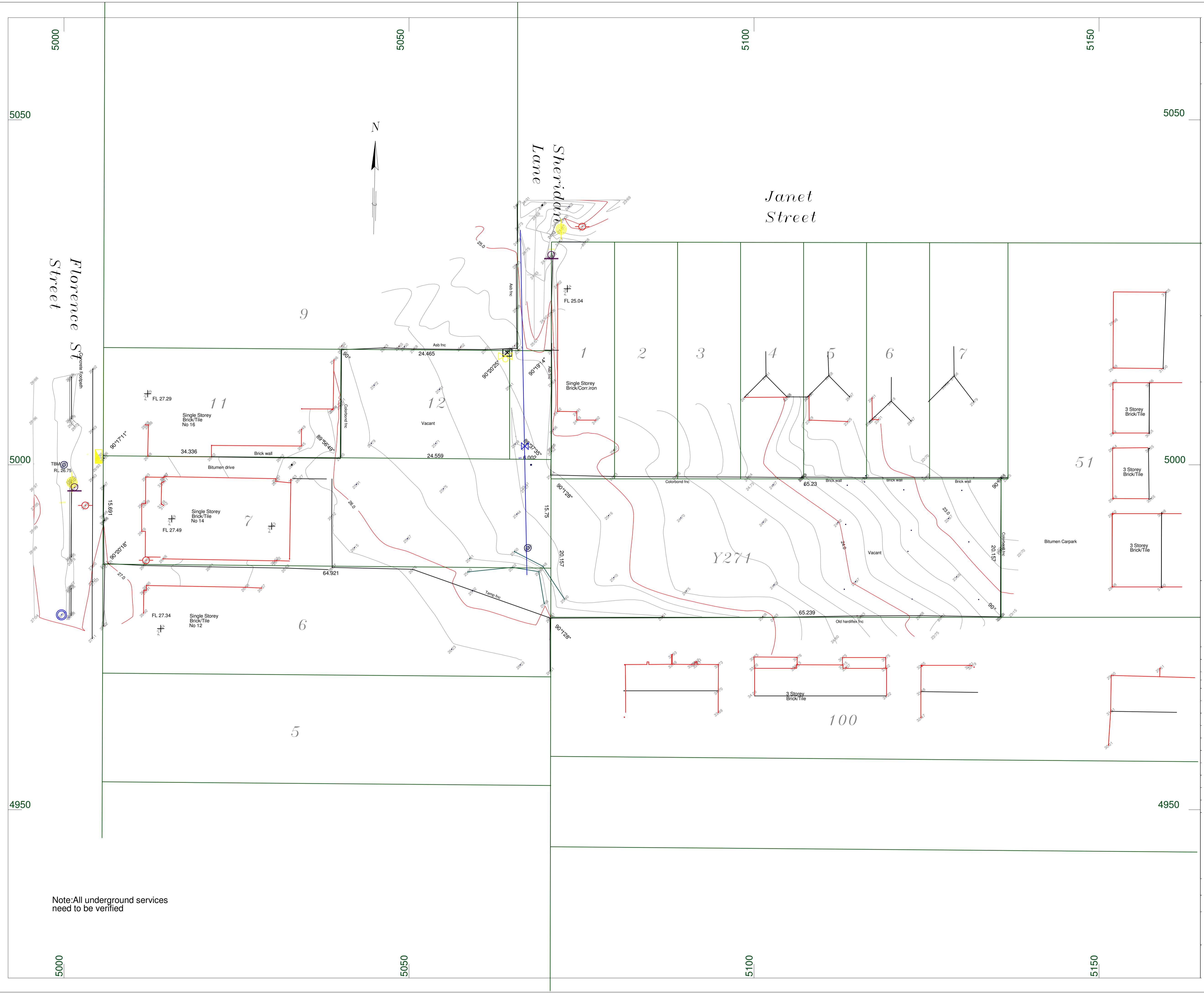
Project 14 Florence Street  
Client Megara

Drawing Title  
COVER PAGE

designed	drawn	checked	approved
-	M-S	-	-

project no	scale	drawing no	rev
18016	1/64	A0.00	B





Note: All underground services need to be verified

**Feature Survey**  
Lots 7/12 and Y 271  
Florence Street West perth

Scale 1:500 @ A3  
Key Features  
Telecom  
Water meter  
Power Pole  
Power Dome  
Sewer M/H  
Hydrant  
Water Main  
Datum AHD  
Contour Interval 0.2m



Scale 1:500 @A3  
Issue Date: 29/10/18

Revisions	
No.	Description
1	29/11/17 Additional levels -abutting properties
2	29/10/18 Re-survey Lot cleared Amend boundaries-Cadastral survey



Project Number: 646-32  
Designed By:  
Drawn By: DB  
Checked By:

Sheet Title:  
**FS646-32B**

Sheet Number:  
**FS646-32-01A**

DA

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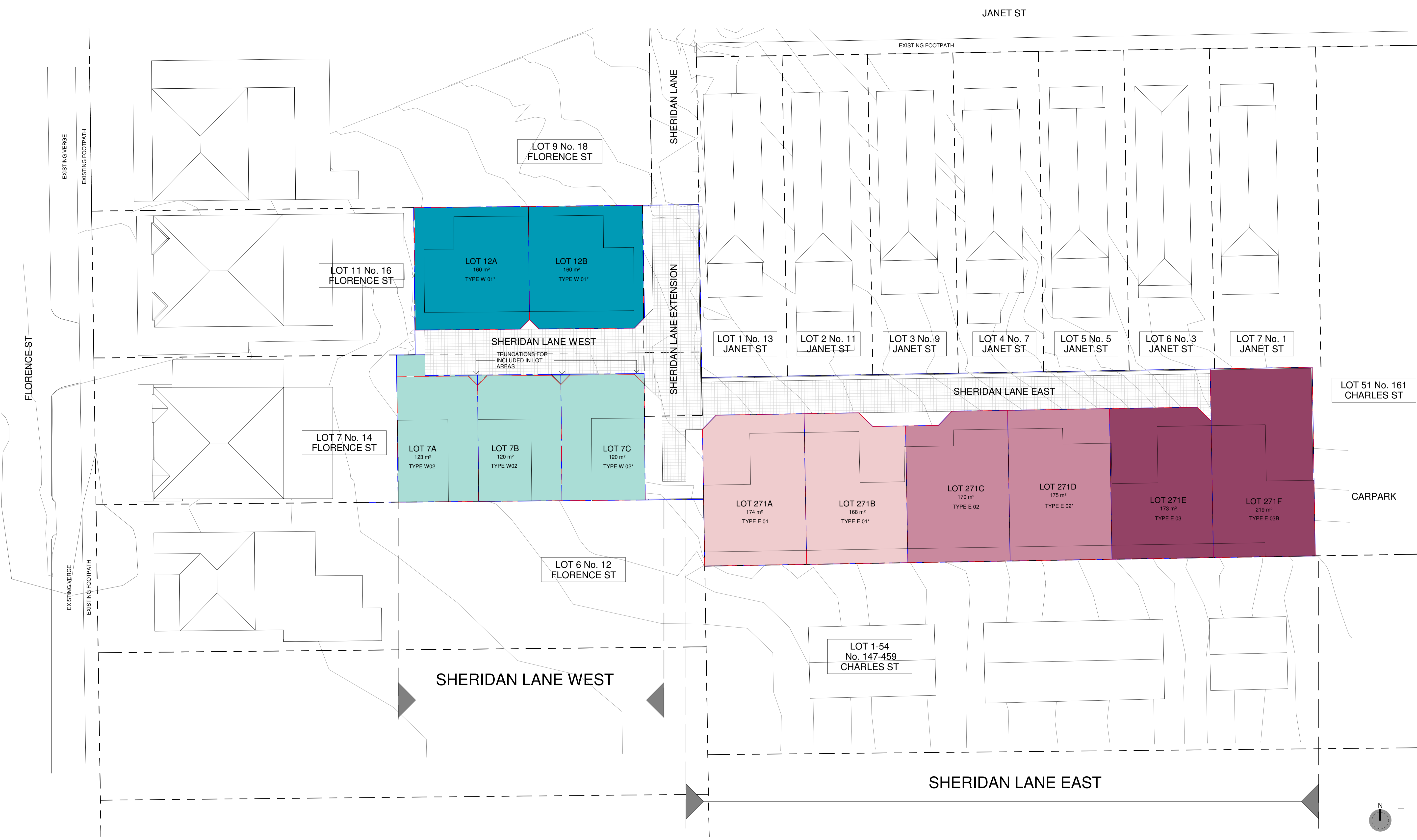


Project 14 Florence Street  
Client Megara

DESIGNED		DRAWING NO	
DESIGNER	AUTHOR	NO	REV
		18016	1

Scale 1:250 @A1  
Drawing no A0.10  
Rev A





1 Context Plan  
Scale @ A1: 1 : 200

<b>Property Area</b>	2308 m <sup>2</sup>
<b>Common Strata Area</b>	546 m <sup>2</sup>
<b>Deep Planting Zone</b>	321m <sup>2</sup> or 13.9%

Lot Areas	
Name	Area
LOT 7A	123 m <sup>2</sup>
LOT 7B	120 m <sup>2</sup>
LOT 7C	120 m <sup>2</sup>
LOT 12A	160 m <sup>2</sup>
LOT 12B	160 m <sup>2</sup>

Lot Areas	
Name	Area
LOT 271A	174 m <sup>2</sup>
LOT 271B	168 m <sup>2</sup>
LOT 271C	170 m <sup>2</sup>
LOT 271D	175 m <sup>2</sup>
LOT 271E	173 m <sup>2</sup>
LOT 271F	219 m <sup>2</sup>

Open Space	
Area	Comments
1150 m <sup>2</sup>	49.8% of Total Site



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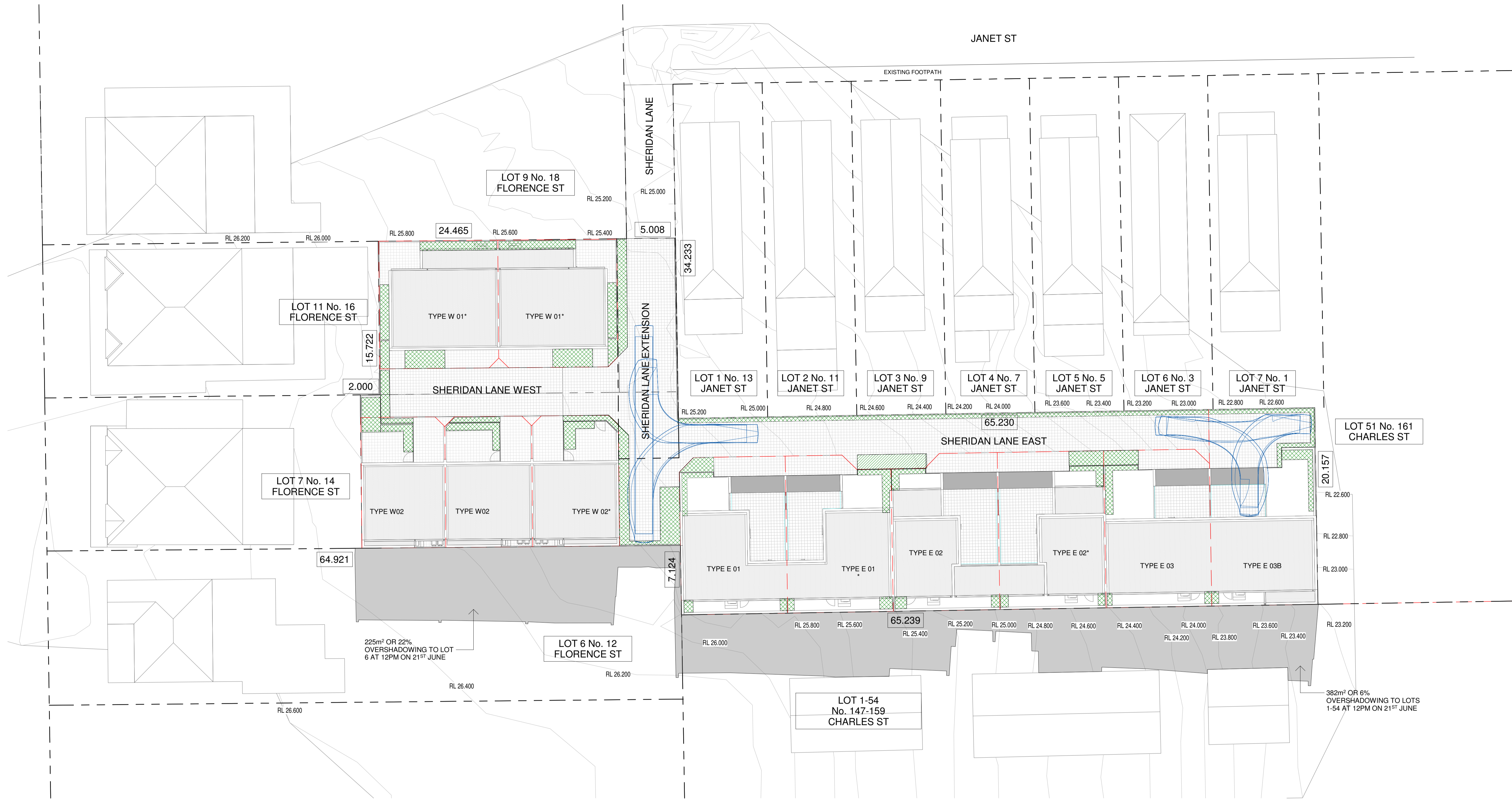
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Project 14 Florence Street  
Client Megera

CONTEXT				
designed	date	scale	drawing no	rev
M&S		1 : 200 @A1	A1.00	B





1 Site Plan  
Scale @ A1: 1 : 200



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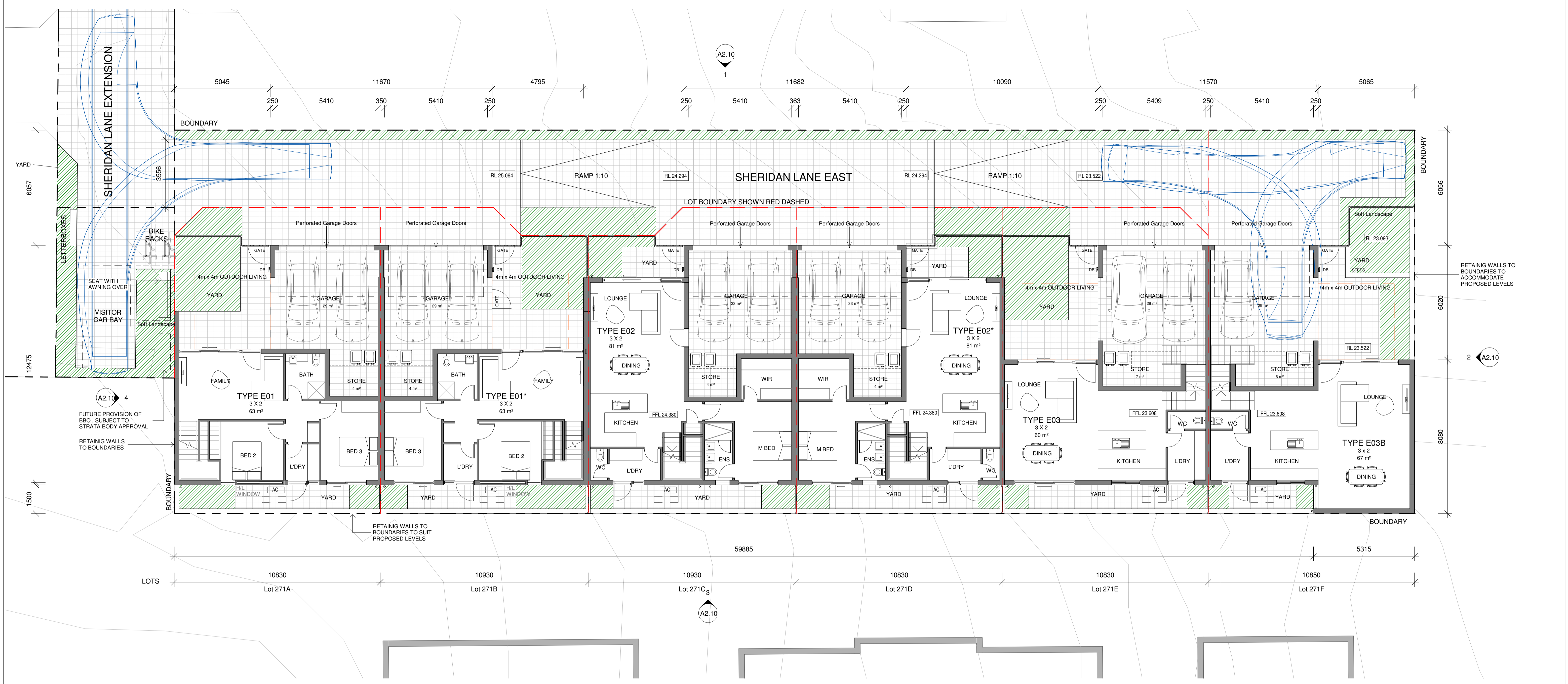


Project 14 Florence Street  
Client Megara

Drawing Title: SITE PLAN

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 200	A1	A1.01	B	





**1** Ground Floor Plan  
Scale @ A1: 1 : 100

Lot 271A - Type E01		Lot 271B - Type E01		Lot 271C - Type E02		Lot 271D - Type E02		Lot 271E - Type E03		Lot 271F - Type E03B	
Name	Area	Name	Area	Name	Area	Name	Area	Name	Area	Name	Area
Ground Floor	63 m <sup>2</sup>	Ground Floor	63 m <sup>2</sup>	Ground Floor	81 m <sup>2</sup>	Ground Floor	81 m <sup>2</sup>	Ground Floor	60 m <sup>2</sup>	Ground Floor	67 m <sup>2</sup>
Level 01	65 m <sup>2</sup>	Level 01	65 m <sup>2</sup>	Level 01	49 m <sup>2</sup>	Level 01	49 m <sup>2</sup>	Level 01	69 m <sup>2</sup>	Level 01	68 m <sup>2</sup>
Garage	30 m <sup>2</sup>	Garage	30 m <sup>2</sup>	Garage	31 m <sup>2</sup>	Garage	31 m <sup>2</sup>	Garage	29 m <sup>2</sup>	Garage	29 m <sup>2</sup>
Terrace	28 m <sup>2</sup>	Terrace	28 m <sup>2</sup>	Terrace	34 m <sup>2</sup>	Terrace	34 m <sup>2</sup>	Terrace	18 m <sup>2</sup>	Terrace	18 m <sup>2</sup>
Yard	45 m <sup>2</sup>	Yard	44 m <sup>2</sup>	Yard	26 m <sup>2</sup>	Yard	26 m <sup>2</sup>	Yard	48 m <sup>2</sup>	Yard	8 m <sup>2</sup>
Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	6 m <sup>2</sup>	Store	6 m <sup>2</sup>
	107 m <sup>2</sup>		106 m <sup>2</sup>		95 m <sup>2</sup>		95 m <sup>2</sup>		101 m <sup>2</sup>		62 m <sup>2</sup>

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LOCATED ON GARAGE WALLS



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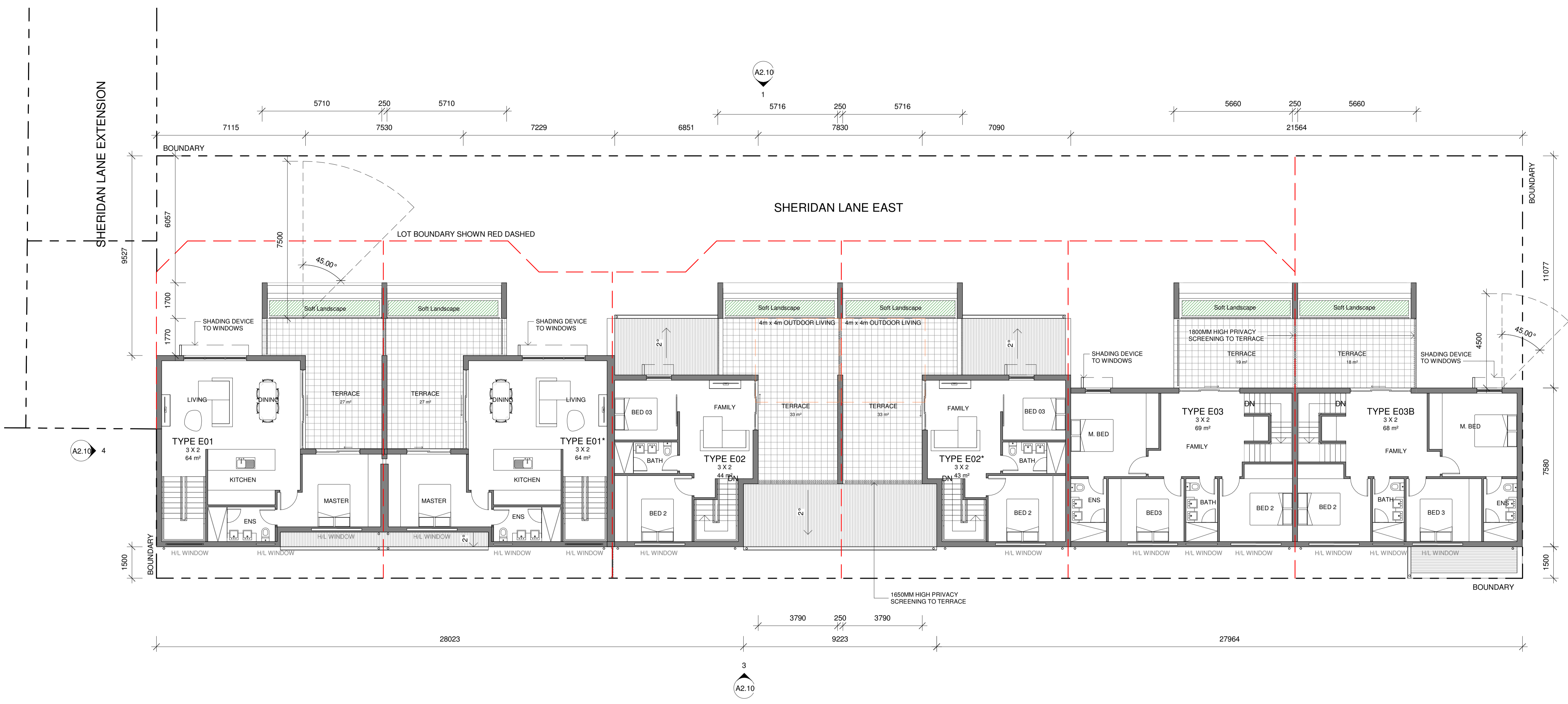
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Client Megera

Drawing Title: Ground Floor Plan

designed	Designer	date	Author	scale	drawing no	rev
18016				1 : 100	A1	A2.00

**SHERIDAN LANE EAST**



**1** Level 1 Plan  
Scale @ A1: 1 : 100



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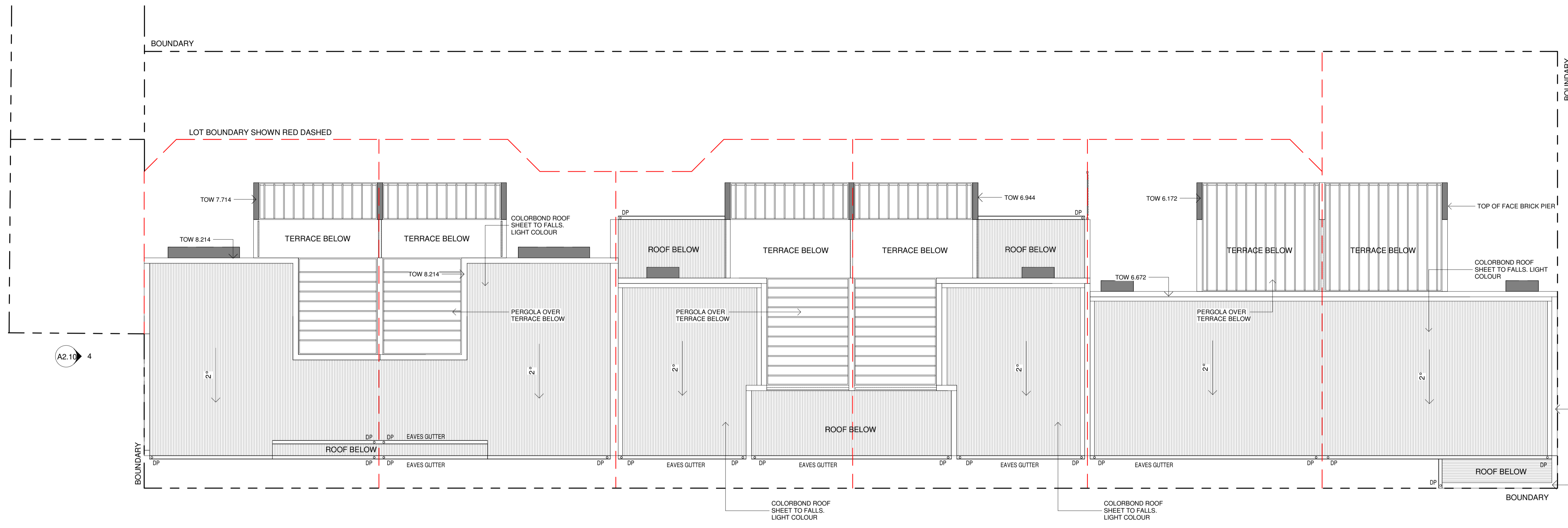
Drawing Title: Level 1 Plan

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 100	A1	A2.01	C	

**SHERIDAN LANE EAST**



A2.10  
1



**1** Roof  
Scale @ A1: 1 : 100

A2.10  
2

A2.10  
3

DA

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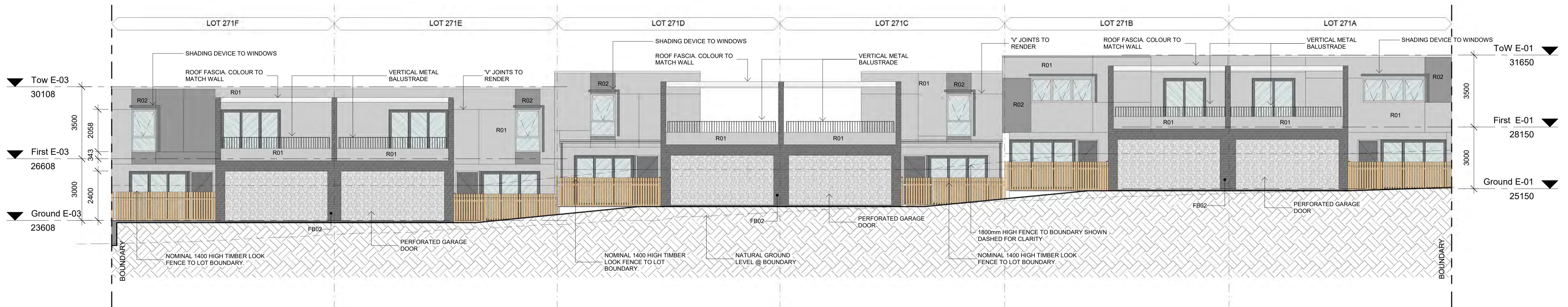
Project 14 Florence St, West Perth  
Client Megera

**SHERIDAN LANE EAST**

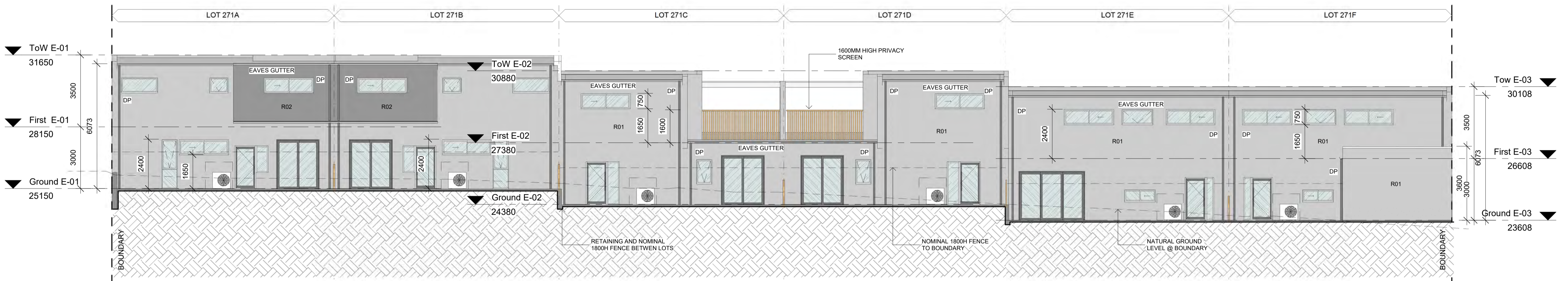
Drawing Title: Roof Plan

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 100	A1	A2.02	C	

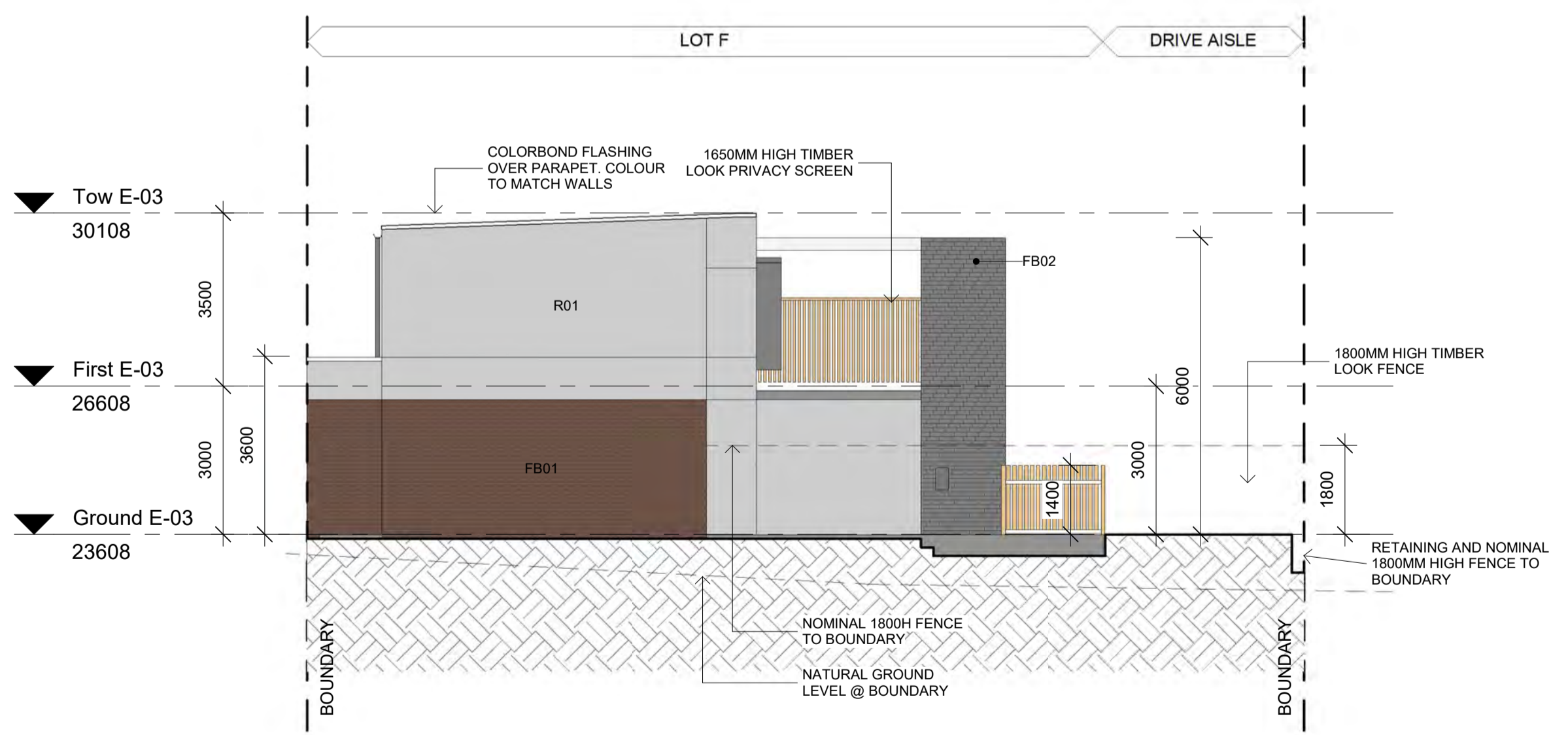




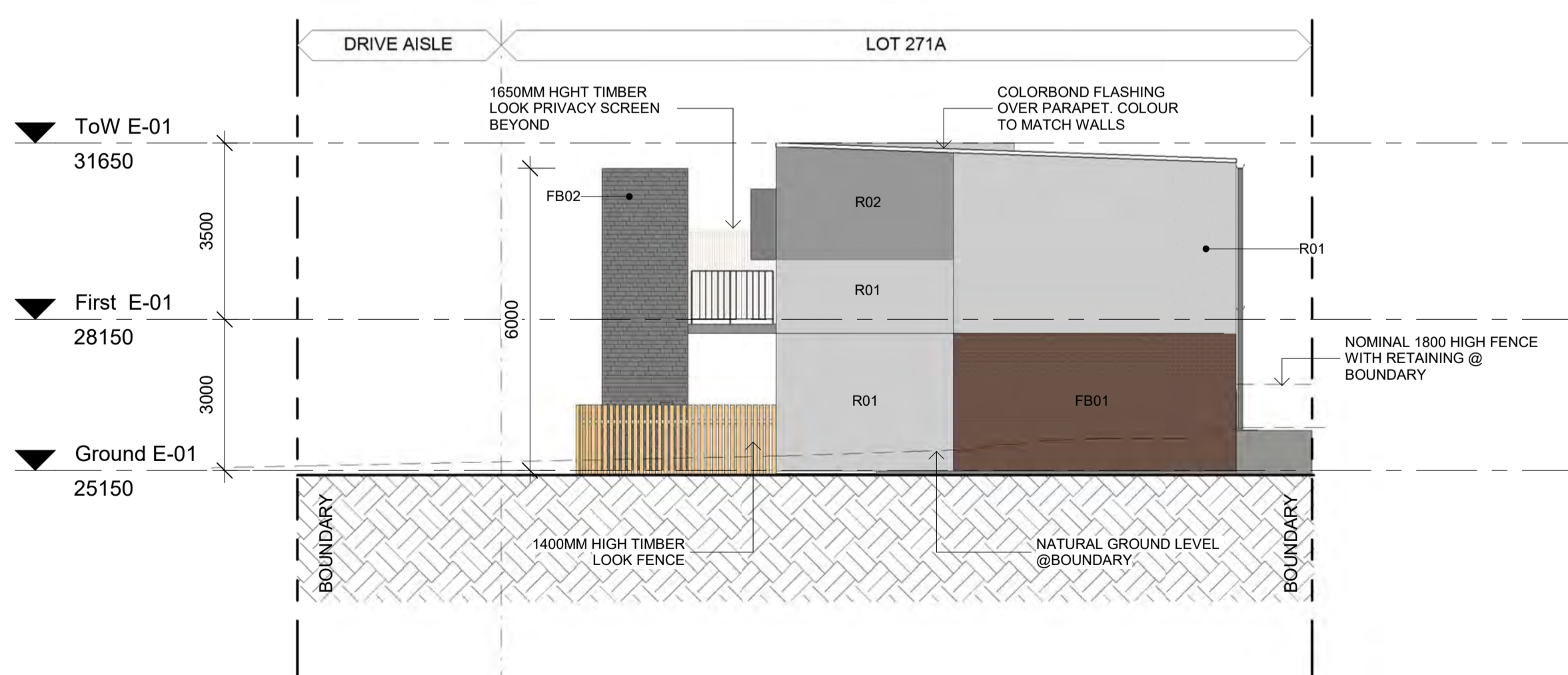
1 North Elevation  
Scale @ A1: 1 : 100



3 South Elevation  
Scale @ A1: 1 : 100



2 East Elevation  
Scale @ A1: 1 : 100



4 West Elevation  
Scale @ A1: 1 : 100

- FINISHES LEGEND**
- FB01 FACEBRICK TYPE 1
  - FB02 FACEBRICK TYPE 2
  - R01 RENDERED - LIGHT
  - R02 RENDERED - DARK

DA

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D	20/02/19	Coloured Elevations

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**SHERIDAN LANE EAST**

Drawing Title: Elevations

designed	Designer	date	Author	project no	scale	drawing no	rev
18016					1 : 100 @ A1	A2.10	D





Random Pattern Reconstituted Limestone



Gin Gin Gem - *Grevillea*



Limelight - *Acacia Cognata*



Japanese Maple - *Acer Palmatum*



Chinese Tallow - *Triadica Sebifera*



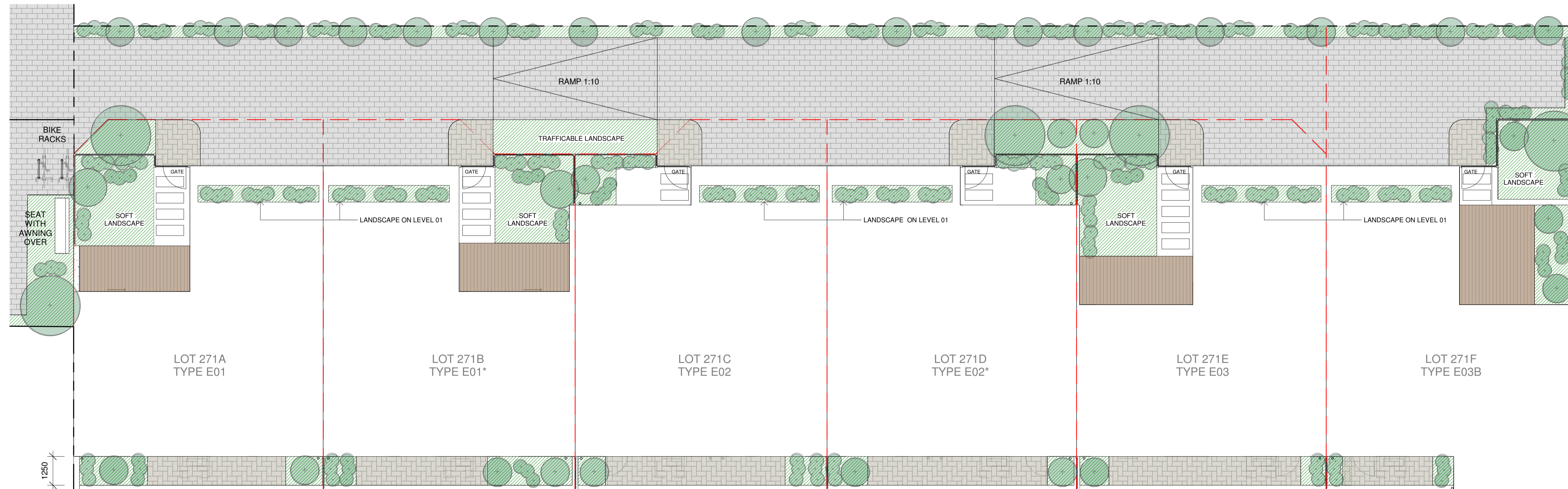
Concrete Pavers "Graphite"

**Legend**

- Large Tree - Refer to List
- Small Tree - Refer to List
- Shrub/ Ground Covers
- Trees - 400mm Pot**  
Chinese Tallow - *Triadica Sebifera*
- Shrub - 200mm Pot**  
Japanese Maple - *Acer Palmatum*
- Ground Covers - 100mm Pot**  
Street  
Gin Gin Gem - *Grevillea* - Water Wise
- Under Cover**  
Limelight - *Acacia Cognata* - Water Wise

**DEEP PLANTING ZONE**

321M<sup>2</sup> or 13.9%



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**1** Landscape Plan - East  
Scale @ A1: 1 : 100

**SHERIDAN LANE EAST**

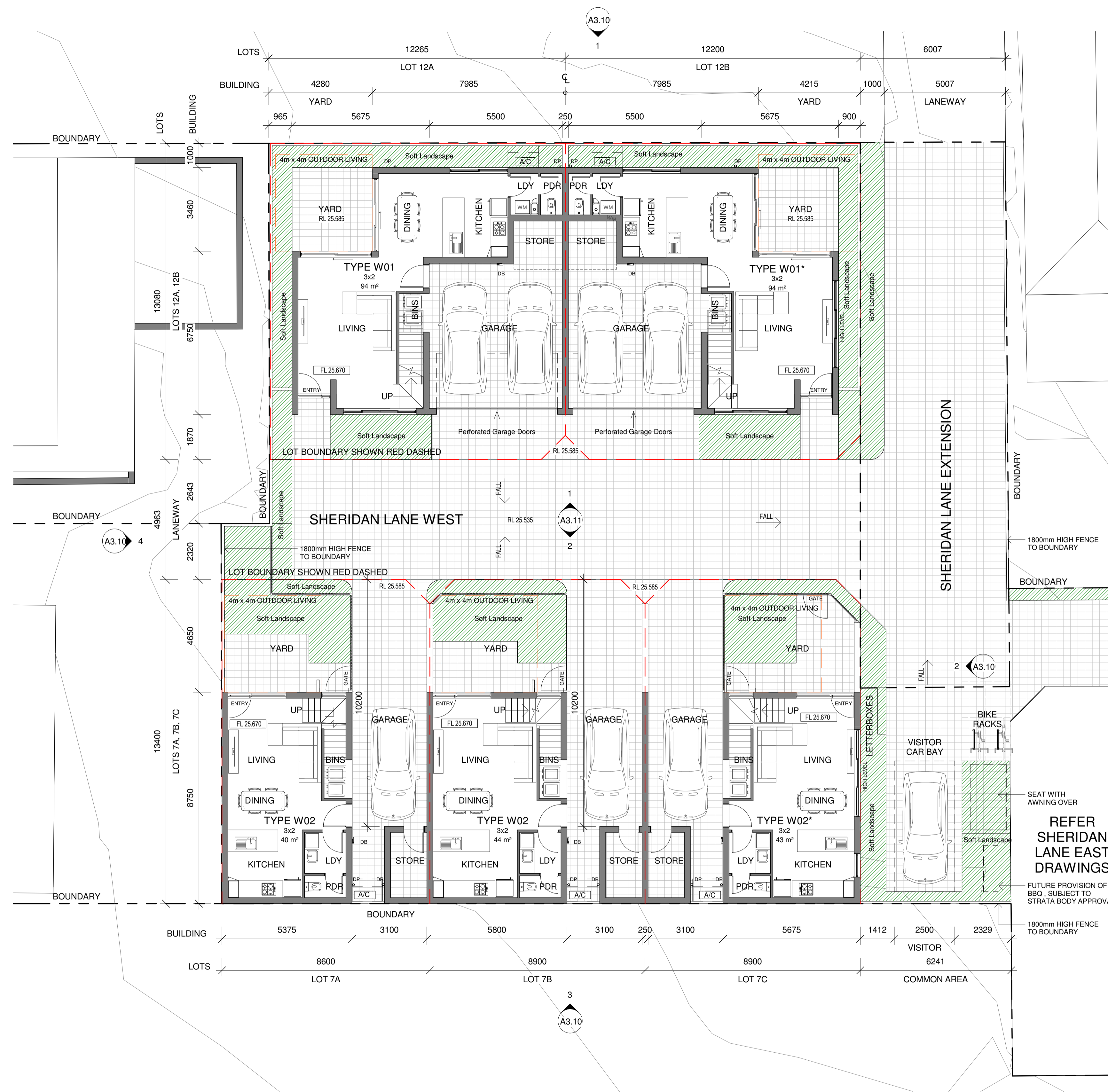


Project 14 Florence St, West Perth  
Client Megera

Drawing Title  
Landscape Plan - East

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 100	A1	A2.20	C	





Lot 7A - Type W02		Lot 7B - Type W02		Lot 7C - Type W02*	
Name	Area	Name	Area	Name	Area
Ground Floor	37 m <sup>2</sup>	Ground Floor	41 m <sup>2</sup>	Ground Floor	39 m <sup>2</sup>
Level 1	61 m <sup>2</sup>	Level 1	64 m <sup>2</sup>	Level 1	63 m <sup>2</sup>
	98 m <sup>2</sup>		105 m <sup>2</sup>		103 m <sup>2</sup>
Garage	36 m <sup>2</sup>	Garage	36 m <sup>2</sup>	Garage	36 m <sup>2</sup>
Yard	29 m <sup>2</sup>	Yard	26 m <sup>2</sup>	Yard	26 m <sup>2</sup>
Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>
	69 m <sup>2</sup>		66 m <sup>2</sup>		66 m <sup>2</sup>

Lot 12A - Type W01		Lot 12B - Type W01*	
Name	Area	Name	Area
Ground Floor	54 m <sup>2</sup>	Ground Floor	54 m <sup>2</sup>
Level 1	69 m <sup>2</sup>	Level 1	69 m <sup>2</sup>
	123 m <sup>2</sup>		123 m <sup>2</sup>
Garage	32 m <sup>2</sup>	Garage	32 m <sup>2</sup>
Yard	45 m <sup>2</sup>	Yard	44 m <sup>2</sup>
Terrace	14 m <sup>2</sup>	Terrace	14 m <sup>2</sup>
Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>
	94 m <sup>2</sup>		94 m <sup>2</sup>

DB - DISTRIBUTION BOARD  
LOCATED ON GARAGE WALLS

REFER  
SHERIDAN  
LANE EAST  
DRAWINGS

FUTURE PROVISION OF  
BBQ, SUBJECT TO  
STRATA BODY APPROVAL

1 Ground Floor Plan  
Scale @ A1: 1 : 100

N  
DA

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Client Megera

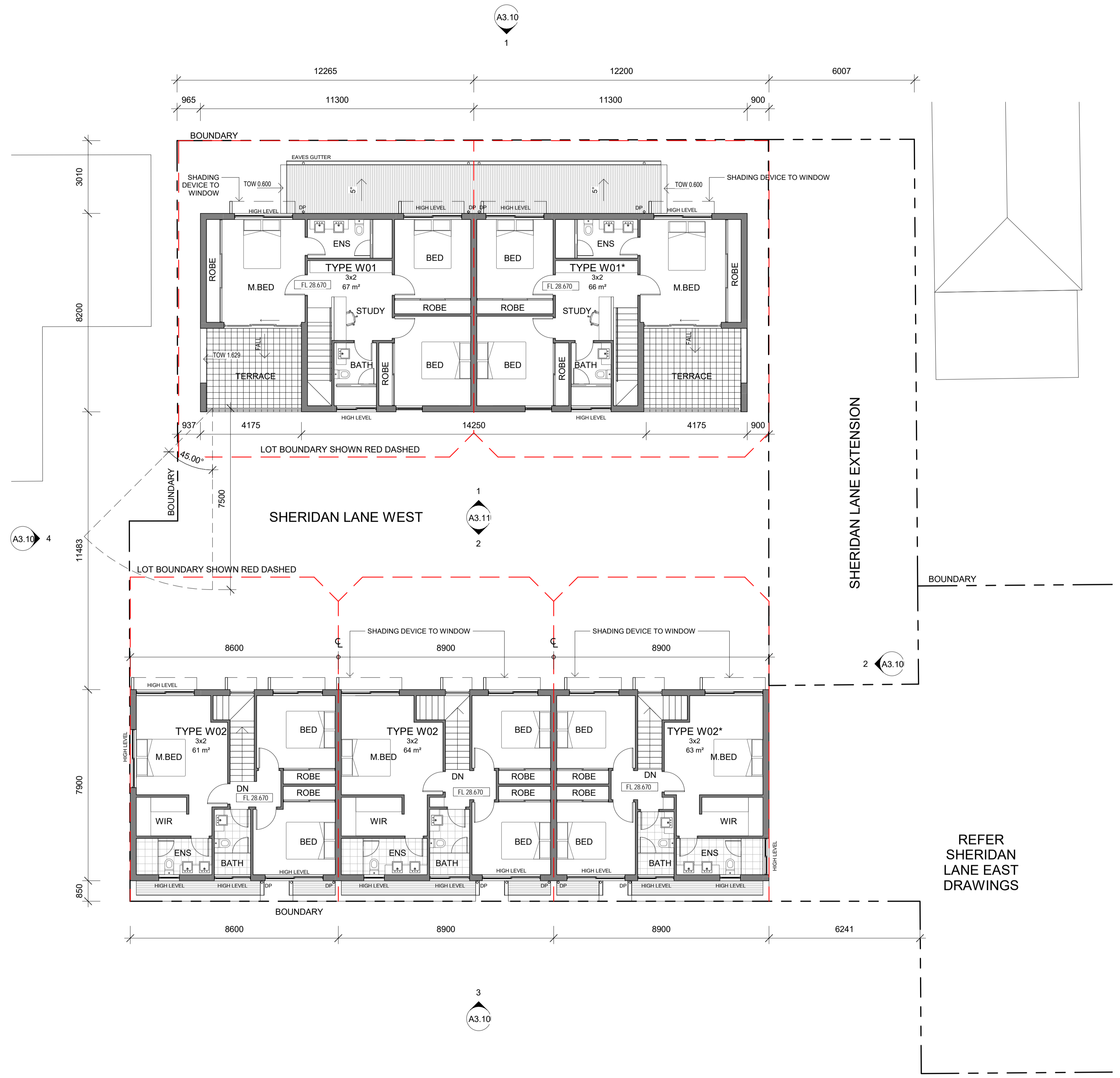
SHERIDAN LANE WEST

Drawing Title: Ground Floor Plan - West

designed	Designer	date	scale	drawing no	rev

project no: 18016  
scale: 1 : 100 @ A1  
drawing no: A3.00  
rev: C





REFER  
SHERIDAN  
LANE EAST  
DRAWINGS

**1** Level 1 Plan  
Scale @ A1: 1 : 100

**DA**

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B	04/12/18	Issue for DA	
C	14/02/19	Re Issue for DA	
D	25/02/19	Material Amendments	

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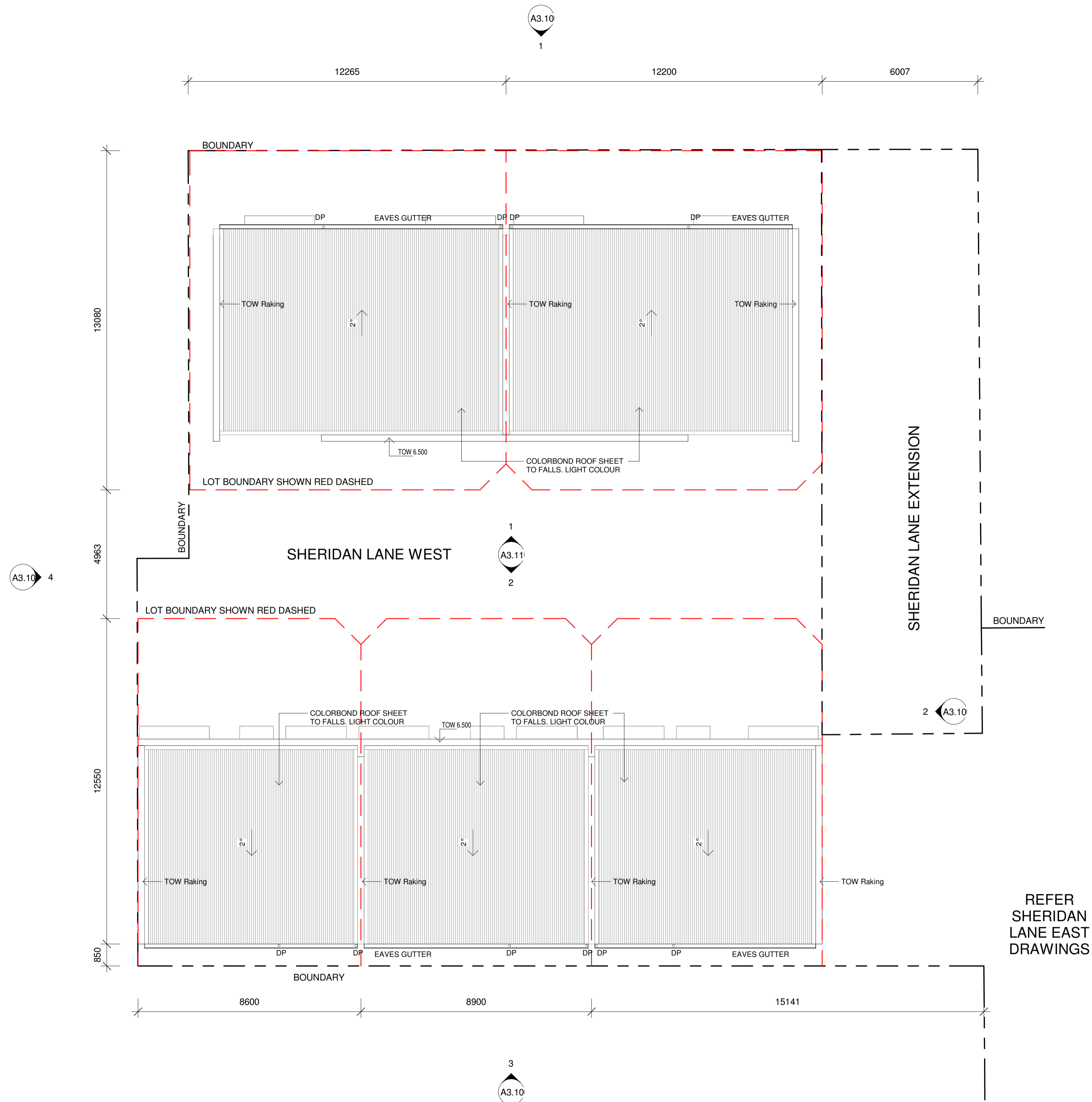
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Drawing Title  
Level 1 Plan - West

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18016		1 : 100	A1	A3.01	D	

**SHERIDAN LANE WEST**



**1** Roof  
Scale @ A1: 1 : 100

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**SHERIDAN LANE WEST**

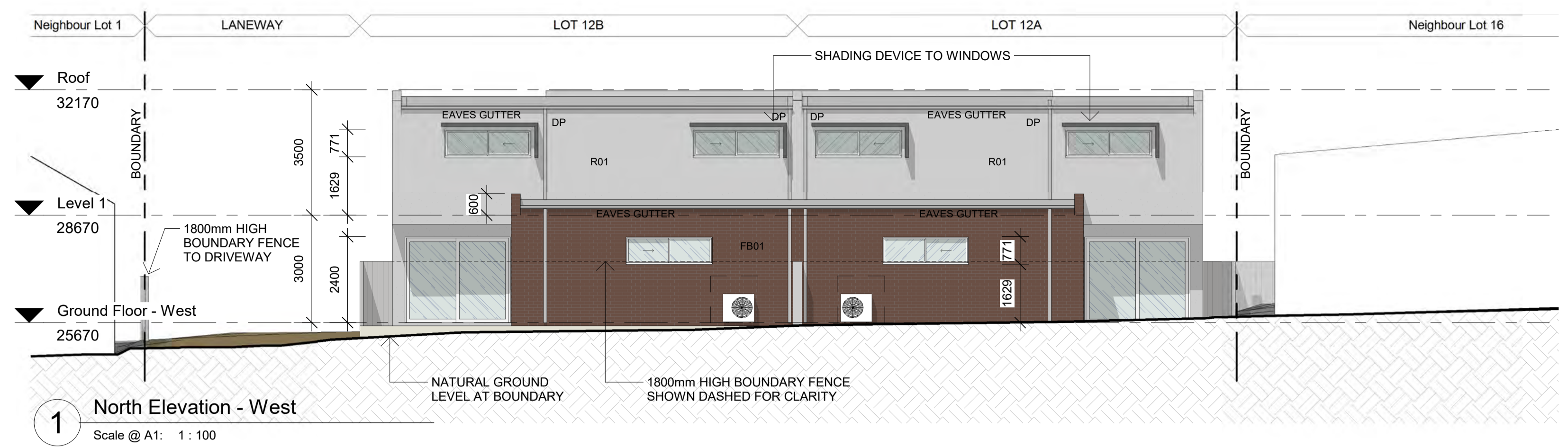
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**Roof Plan - West**

designed	Designer	date	Author	scale	drawing no	rev
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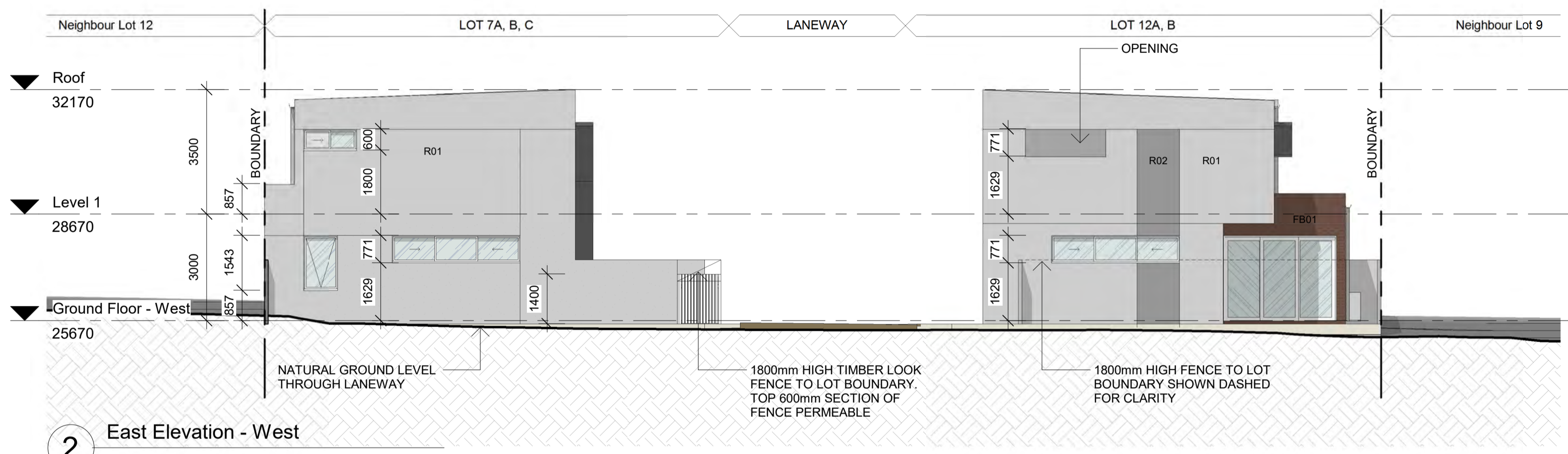


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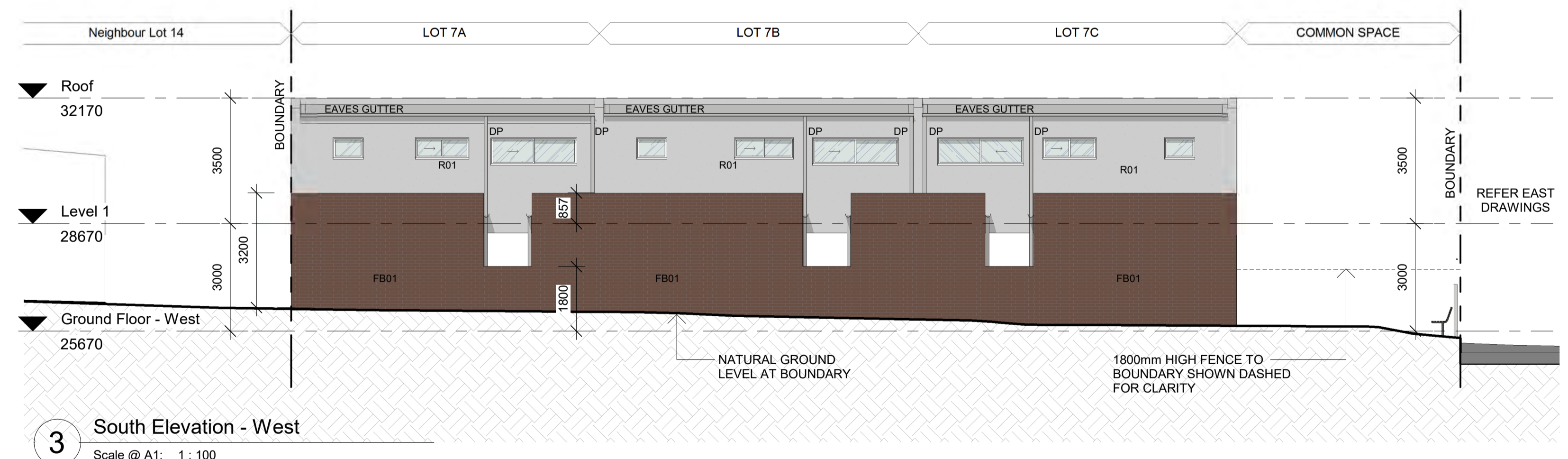
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- FB02 FACEBRICK TYPE 2
- R01 RENDERED - LIGHT
- R02 RENDERED - DARK



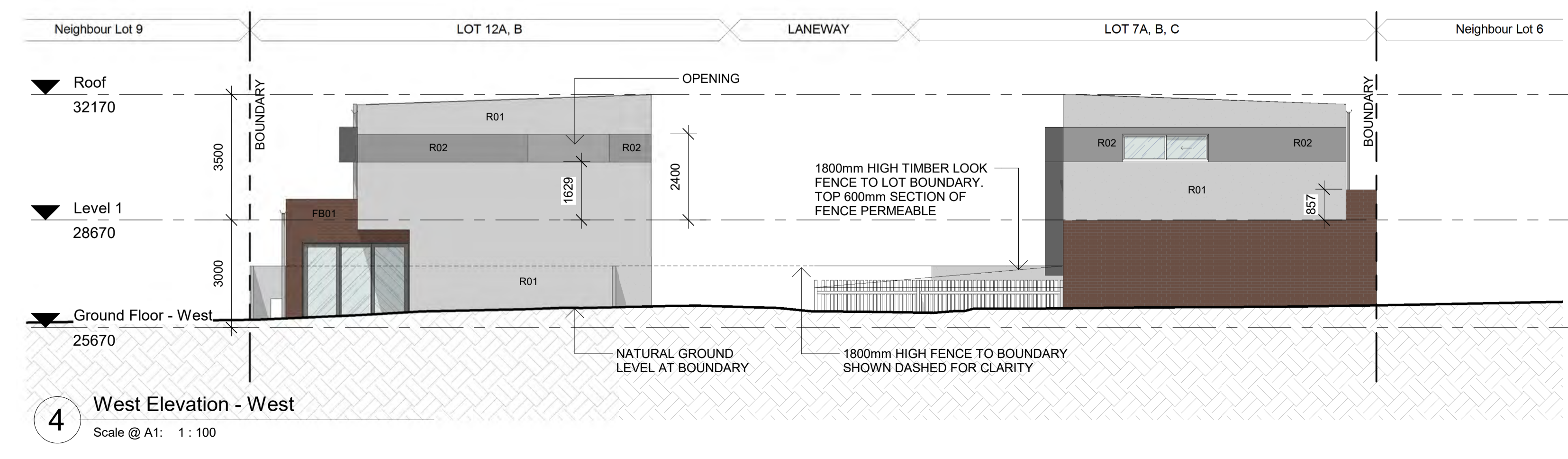
**1** North Elevation - West  
Scale @ A1: 1 : 100



**2** East Elevation - West  
Scale @ A1: 1 : 100



**3** South Elevation - West  
Scale @ A1: 1 : 100



**4** West Elevation - West  
Scale @ A1: 1 : 100

DA

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D	26/02/19	Coloured Elevations	
E	25/02/19	Material Amendments	

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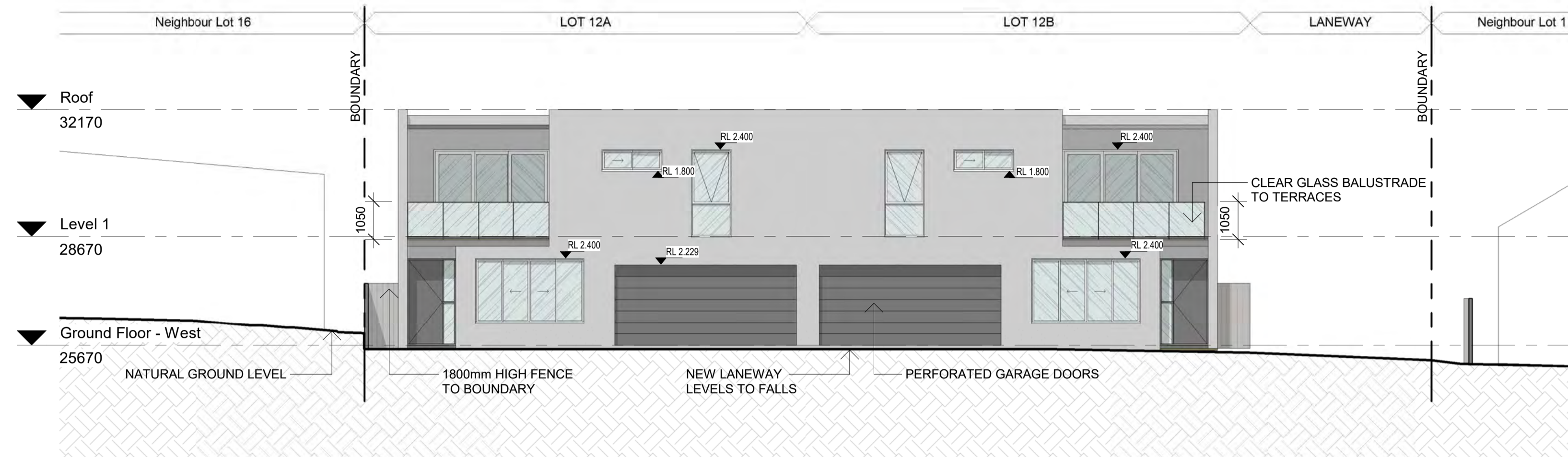
Drawing Title: Elevations - West

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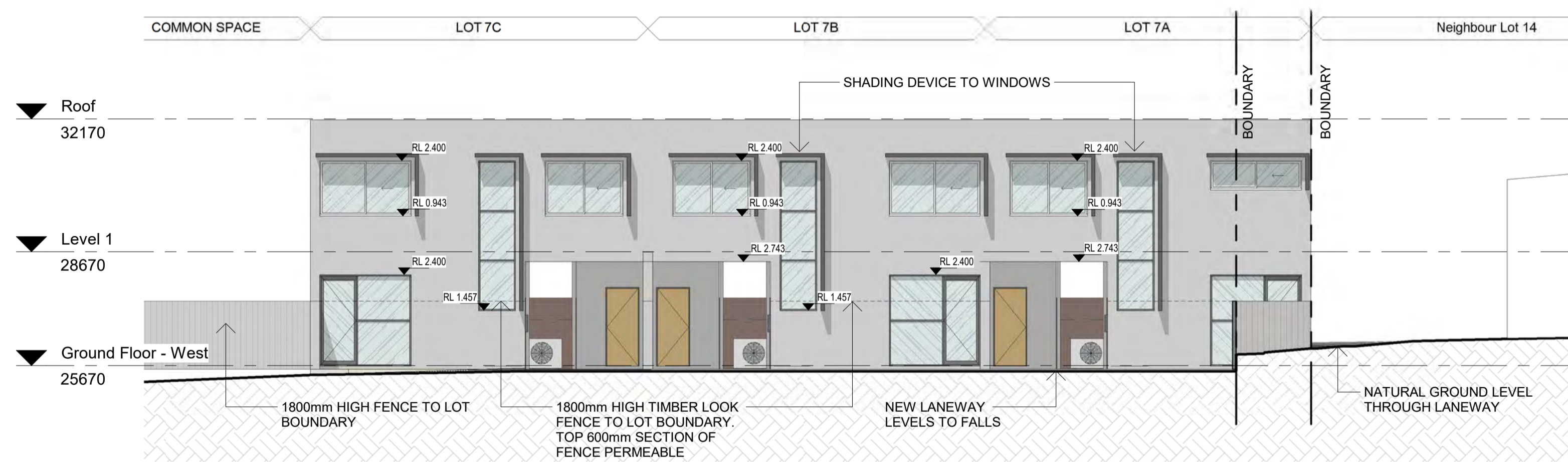


**FINISHES LEGEND**

- FB01 FACEBRICK TYPE 1
- FB02 FACEBRICK TYPE 2
- R01 RENDERED - LIGHT
- R02 RENDERED - DARK



**1** West Lane North Elevation  
Scale @ A1: 1 : 100



**2** West Lane South Elevation  
Scale @ A1: 1 : 100

DA

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**SHERIDAN LANE WEST**

Elevations - West Laneway

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 100	A1	A3.11	D	





Random Pattern Reconstituted Limestone



Gin Gin Gem - *Grevillea*



Limelight - *Acacia Cognata*



Japanese Maple - *Acer Palmatum*



Chinese Tallow - *Triadica Sebifera*



Concrete Pavers "Graphite"

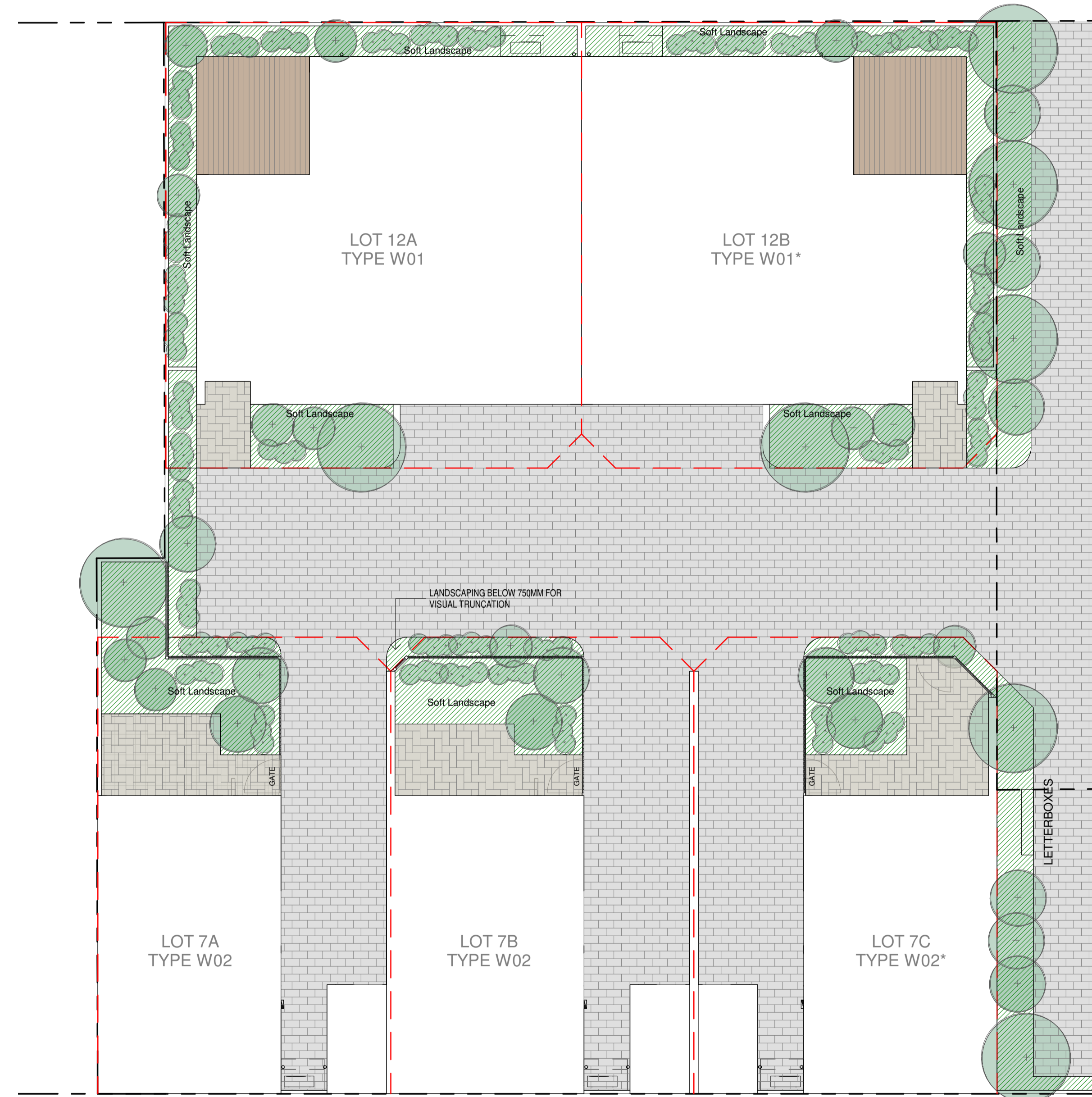
**Legend**

- Large Tree - Refer to List
- Small Tree - Refer to List
- Shrub/ Ground Covers

- Trees** - 400mm Pot  
Chinese Tallow - *Triadica Sebifera*
- Shrub** - 200mm Pot  
Japanese Maple - *Acer Palmatum*
- Ground Covers** - 100mm Pot  
Street  
Gin Gin Gem - *Grevillea* - Water Wise
- Under Cover**  
Limelight - *Acacia Cognata* - Water Wise

**DEEP PLANTING ZONE**

321m<sup>2</sup> or 13.9%



1 Landscape Plan - West  
Scale @ A1: 1 : 100

**SHERIDAN LANE WEST**

DA

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Client Megera

Drawing Title  
Landscape Plan - West

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 100	A1	A3.20	C	





**View from access way looking north into eastern lots on Lot Y271 with interactive frontages and visually permeable garages.**

**View from access way looking south  
west into eastern lots on Lot Y271  
with interactive frontages and  
visually permeable garages.**

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RECEIVED  
27 February 2019





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27 February 2019

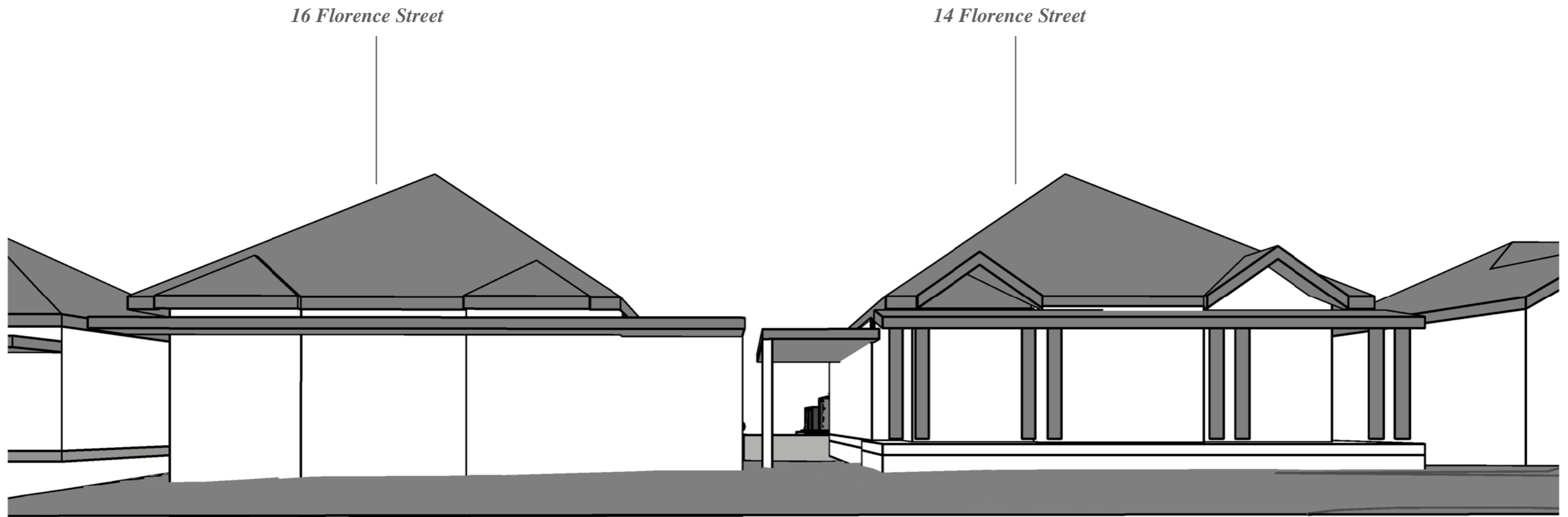
View looking south east to amended boundary wall with context of existing shed and reduction in scale through minimising its length along this boundary



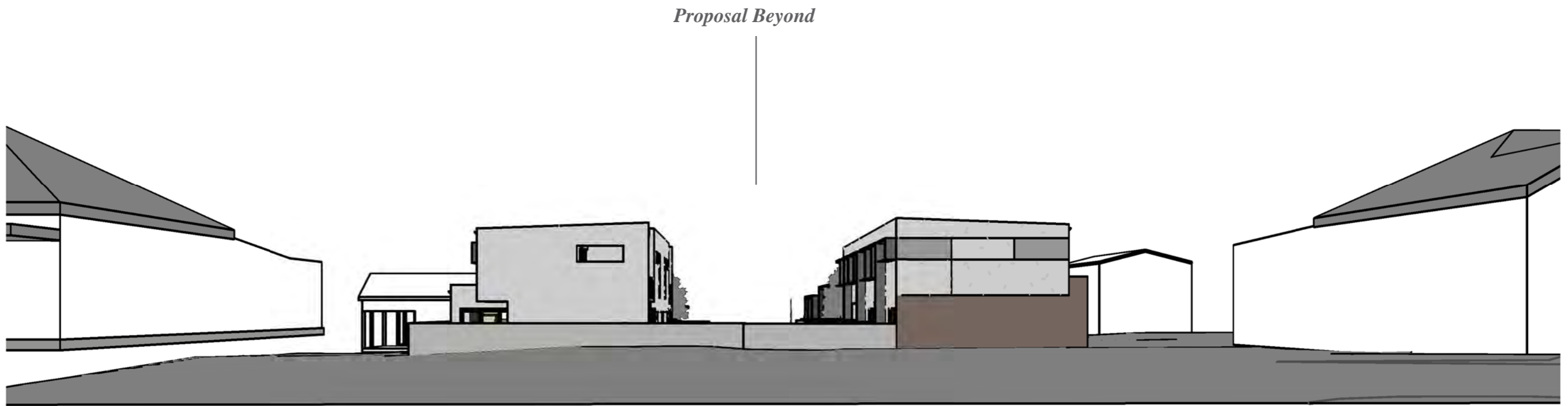


**View looking north west of boundary walls adjoining No. 12 Florence (where neighbour support was received) noting upper levels setback and the adjoining development will build up against these north boundary walls.**





Development not visible from Florence street perspective



Development from Florence street persecutive with hertiage houses removed to show context.



**CITY OF VINCENT**

ATTACHMENT 3

DEVELOPMENT ASSESSMENT PANEL MEETING

Applicant's Report and Technical Appendices

# Amended Development Application

No. 14 (Lot Y271 and Lot 7) & 16A (Lot 12) Florence St, West Perth

*Prepared for the Metro West Development Assessment Panel*

*Updated report to reflect Amended Plans - February 2019*



REDACTED FOR PRIVACY PURPOSES



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## 1 Introduction

Megara acts on behalf of Megara Eighteen Pty Ltd, who has a contract to purchase No. 14 (Lots 7 and Y271) Florence St, West Perth and owns 16A Florence St, West Perth (the subject lands). The proposed development includes 11 two storey grouped dwellings.

The proposed development has been designed having regard to the specific provisions of the City of Vincent Local Planning Scheme No. 2 and associated Policies, as well as in accordance with the SPP 3.1 – Residential Design Codes.

This report will address the planning and design issues pertinent to the subject land. Specifically the report provides information on the following:

- Location and site description;
- Background;
- Local and site context;
- Town planning considerations;
- Consultation with the local community, Planning Officers and the Design Review Panel
- The key elements of the proposed development and amended plans; and
- Justification for the development including detail regarding responses to clause 67 of the Regulations, as well as City of Vincent development requirements, Planning officer and Design Review Panel feedback and design principles assessment.

We consider the information contained herein adequately demonstrates the appropriateness of the proposed amended development and request it be considered on its merits and favourably determined.

## 2 Legal Description/Land Details

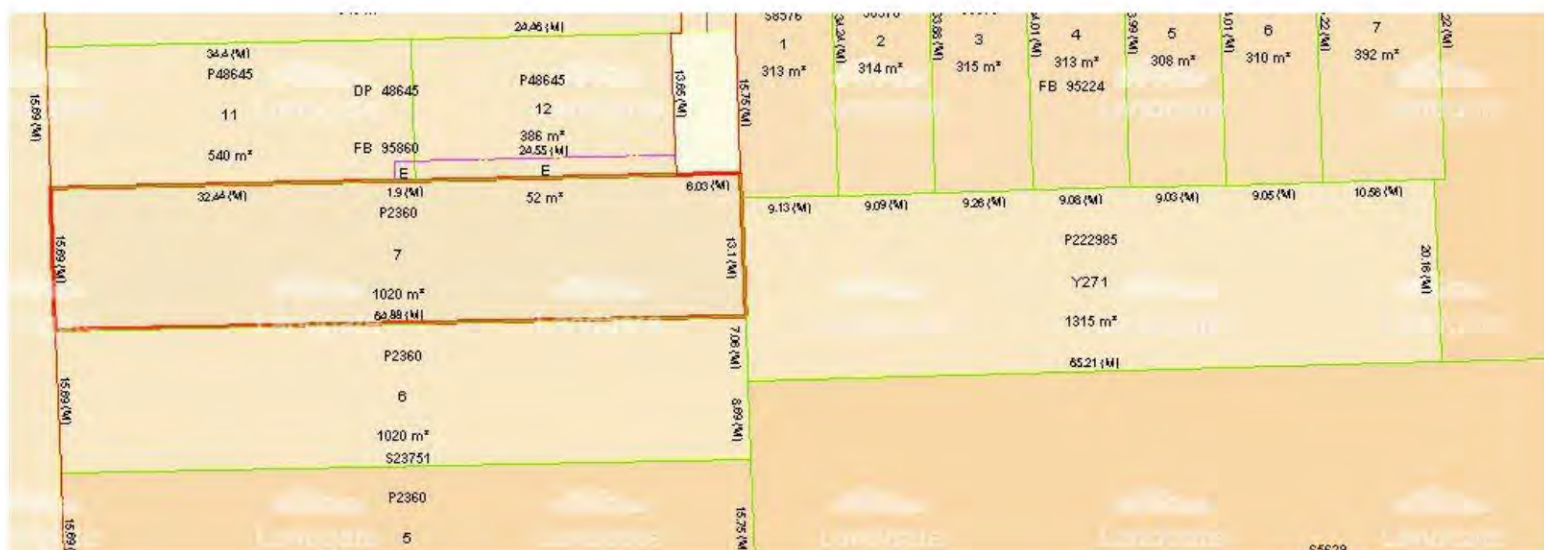
### 2.1 Legal Description

The subject lands are legally described as

- Lot 12 (No. 16A) Certificate of Title Volume 2607 Folio 893 Deposited Plan 48645;
- Lot 7 (No. 14) Certificate of Title Volume 1690 Folio 103 Deposited Plan 2360; and
- Lot Y271 (No. 14) Certificate of Title Volume 1690 Folio 104 Deposited Plan 222985.

Please refer to **Appendix A – Certificates of Title and Figure 1 Cadastral Plan.**

**Figure 1 Cadastral Plan**



### 2.2 Site Description

The subject land consists of the following;

- Lot 12 is and has always been a vacant block historically used for car parking and has gazetted road access from Sheridan Lane.
- Lot 12 includes a sewer easement along the south boundary.
- Lots 7 and Y271 formed part of the Sheridan Medal Workshop (a non-confirming use in the residential zone) that includes the existing heritage listed residence (known as “Eddington House”).
- Lot Y271 is currently land locked with no gazetted road access.
- A sewer line runs southwards along the eastern end of Lot 7, this was previous underneath the factory but will form part of the Sheridan Lane extension and common property area.
- There is a fall towards the east from the Sheridan Lane extension of Lot 7 eastwards through Lot Y271.
- The land has been subject to numerous subdivision approvals (detailed below), to unlock the land parcel and get it ready for future development.

Please also refer to **Appendix B - Site Feature Survey**



## 2.3 Background

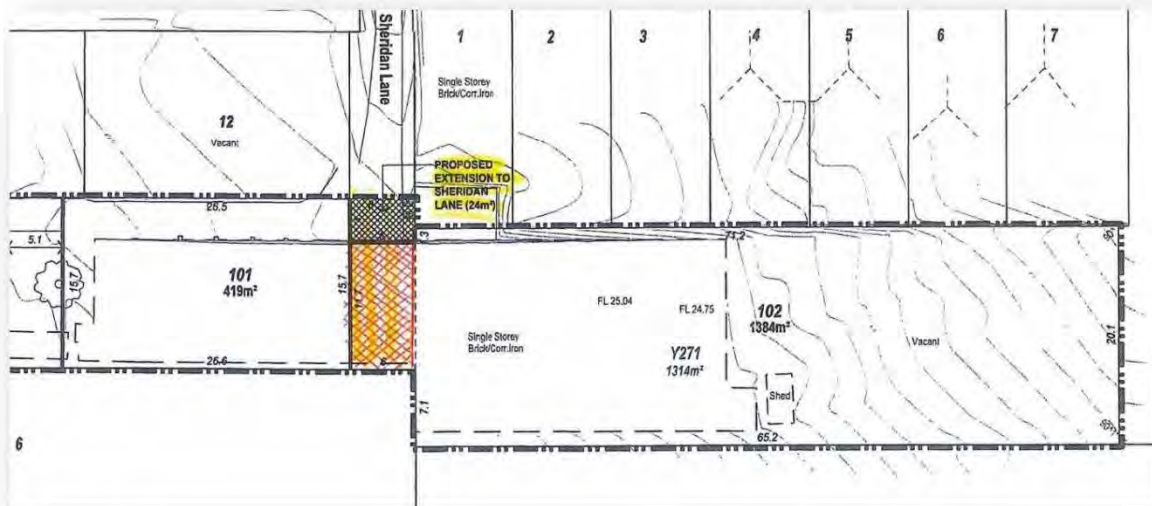
### 2.3.1 Green Title Subdivision (Lots 7 and Y271) WAPC No. 155748

A green title subdivision was conditionally approved on 22 December 2017 for three (3) lots, the purpose of this subdivision was to:

- Excise Eddington House so that it may remain in freehold to the current owners Charber Pty Ltd.
- Create an extension to the Sheridan land so that there is gazetted road access to Lot Y271 (land being ceded from Lot 7).
- The balance land between the existing dwelling and extended Sheridan Lane be utilised for grouped dwelling development.
- The newly accessible Lot Y271 to be developed for Multiple Dwellings.

See **Appendix C** for a full copy of this approval and **Figure 2** below:

**Figure 2 – Green Title Subdivision**



### 2.3.2 Development Application for Multiple Dwellings on Lot Y271

On 8<sup>th</sup> March 2018 an application for 15 multiple dwellings was refused by the Development Assessment Panel. Subsequent to this an application was made to the State Administrative Tribunal for a review of that decision.

Following this mediation was undertaken on 16<sup>th</sup> May 2018, (the same day Local Planning Scheme No. 2 was gazetted). To this end, and although the City of Vincent's administration agreed that Multiple Dwellings could be approved under LPS2, the State Solicitors representative did not agree with the City's (and our legal representatives) position and we deferred the matter to a further Directions Hearing.

The purpose of the deferred Directions Hearing was for Megara to review its position in relation to the viability of grouped dwellings on the land verses taking the matter to a preliminary hearing on the ability to get multiple dwellings approved. On 14<sup>th</sup> November 2018 the SAT matter was withdrawn.

### 2.3.3 Development application for Grouped Dwellings on Lot 12 and 7

Preceding this development for grouped dwellings was smaller scale 5 town house development application on the western portion of lots (Lot 101 and 12 in the figure above), submitted concurrently with the green title and survey strata applications in December 2017.

This application was deferred pending resolution of issues associated with the multiple dwelling application on Lot 102 above and subsequently withdrawn on November 2018 once we resolved to build 11 grouped dwelling across the whole site..

### 2.3.4 Grouped Dwelling Subdivision WAPC No. 631-17 (Sheridan Lane East Lot 12 and Lot 7)

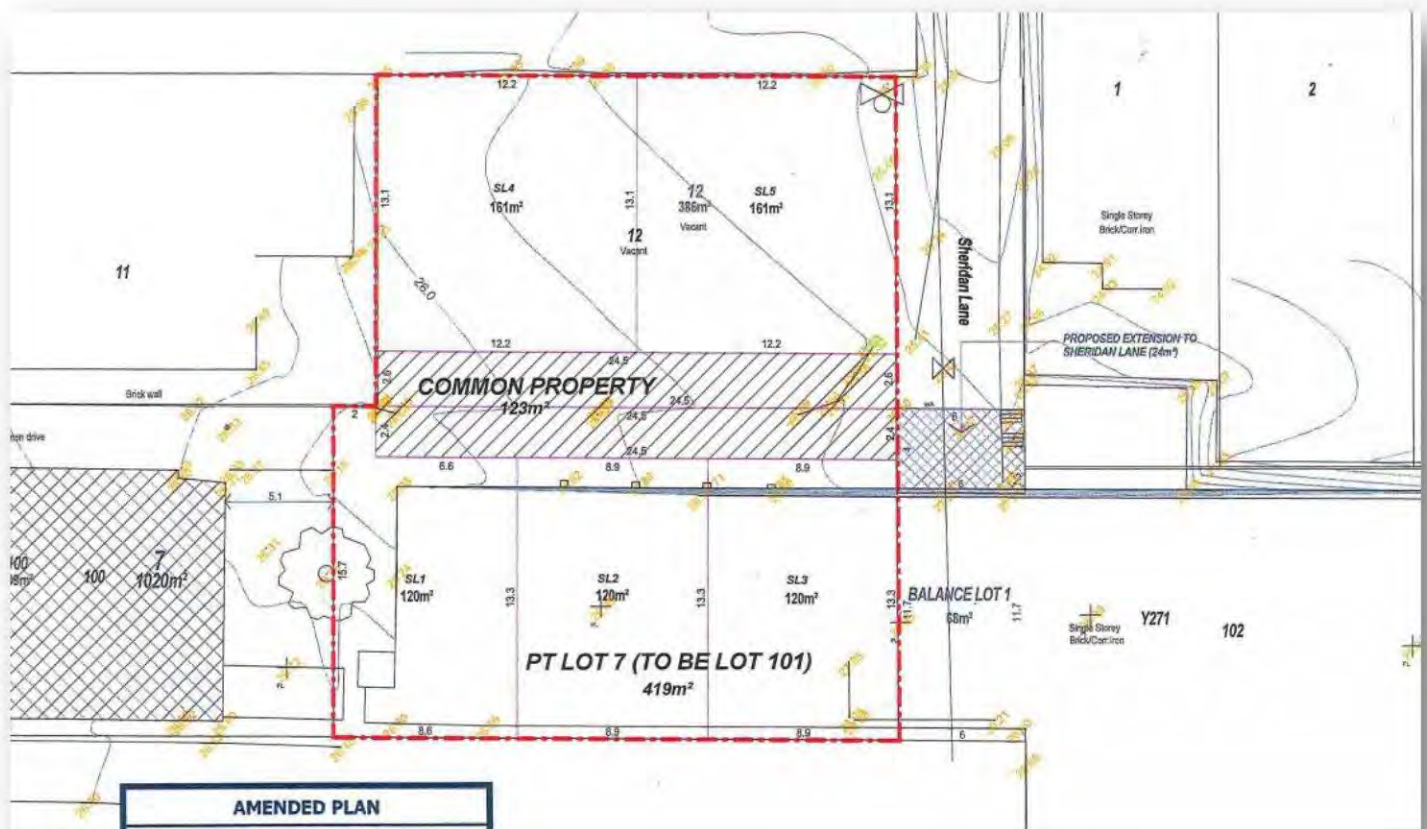
A survey strata subdivision for 5 lots was conditionally approved on 23 February 2018 over a portion of Lot 7 (No. 14) and the entire Lot 12 (No. 16A). The portion of Lot 7 corresponded with the middle lot created from the rear of Eddington House (Lot 101 in **Figure 2**)

Important to note with this decision and the request for discretion to be exercised for the current application:

- The initial proposal was to have two separate survey strata subdivisions with two lots in the north and three lots in the south with accessway with cross access easements. The purpose being to allow for smaller and separate developments, as No. 16A could be achieved much sooner than Lot 7 (this required demolition of the non-conforming use).
- When asked to combine the 2 and 3 lot survey strata subdivisions, it was acknowledged that on their own no visitor parking was required and therefore approved with no visitor parking required over the final approved plan.
- At the time of the approval, a density bonus was allowed for Lot 7 under Town Planning Scheme No. 1, as it facilitated the removal of a non-conforming use. Furthermore when approving a density bonus, TPS1 allowed for the new development to be assessed against the new, higher density code, in this case R80 for the southern grouped sites. This is important history for the assessment of new dwellings on the 120m<sup>2</sup> lots.

See **Appendix D** for a full copy of this approval and **Figure 3** below:

**Figure 3 – 5 Lot Survey Strata Subdivision**

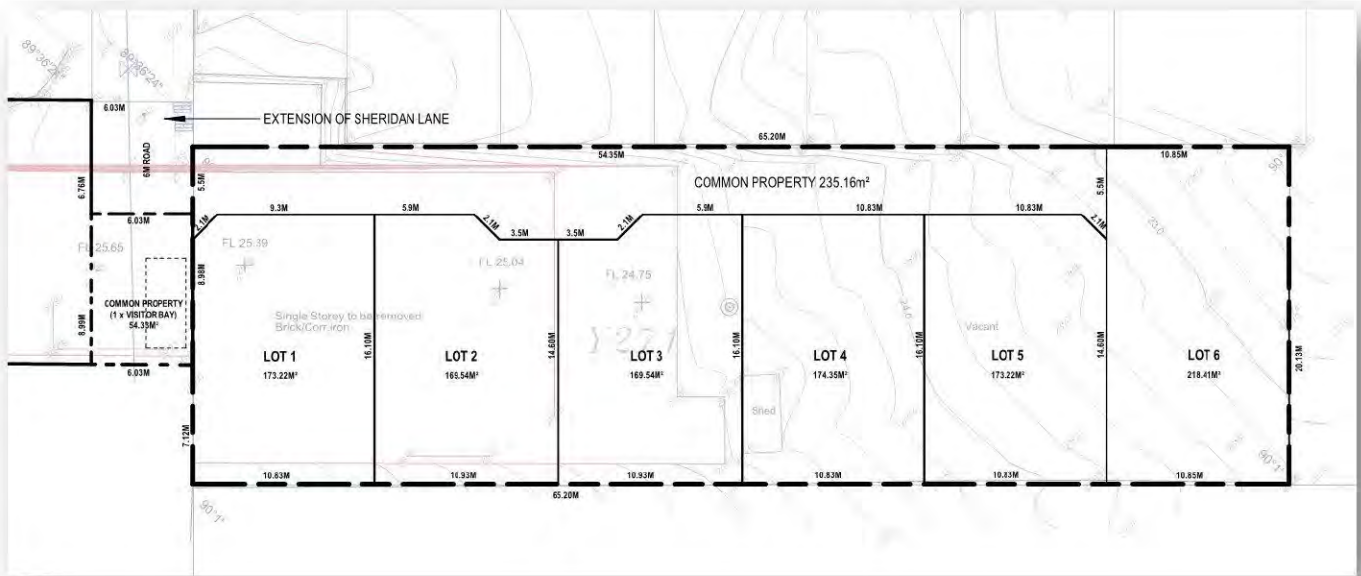




**2.3.5 Grouped Dwelling Subdivision WAPC # 631-18 (Sheridan Lane East Lot Y271)**

Following the gazettal of LPS2, and subsequent down coding of the site from Residential R80 to R50, Megara undertook to get survey strata subdivision approval for lots on the eastern portion of the land, (Lot Y271). This was received on 16<sup>th</sup> November 2018, see **Figure 4** below and full conditional approval at **Appendix E**.

**Figure 4 – 6 Lot Survey Strata Subdivisions**



## 2.4 Site Context

Lot Y271 is currently land locked, with a subdivision currently in place to achieve a 6m frontage to Sheridan Lane, creating a lot with total land area of 1,384m<sup>2</sup>, See cadastral plan and subdivision plan (Figures 1 and 2).

Lot Y271 forms part of the former Sheridan Metal Workshop that includes, the existing heritage listed residence (known as "Eddington House"), in fact the whole property was heritage listed but the City of Vincent staff approved demolition of the more modern workshop at the rear and located on a portion of Lot 7 and Y271.

Lot Y271 is heavily constrained with no access until the new subdivision is approved and conditions cleared with new road access to Lot Y271. Lot Y271 is adjacent to old three storey flats in the south and east, and survey strata town houses in the north, where they have their outdoor living areas located along the boundary to the subject site.

Lot 12 is 386m<sup>2</sup> in area, with 15.7m frontage to Sheridan lane (6m wide). The land is currently vacant and subject to a survey strata subdivision with access via a common property access leg along the southern boundary. This area also includes a sewer easement to the benefit of Lot 11 Florence St.

The residual land part on Lot 7 (the land after the house is retained) contains a balance lot of 419m<sup>2</sup> (area subject to 3 grouped dwelling development), plus a portion that is to be amalgamated into the existing Lot Y271 (to facilitate gazetted road access).

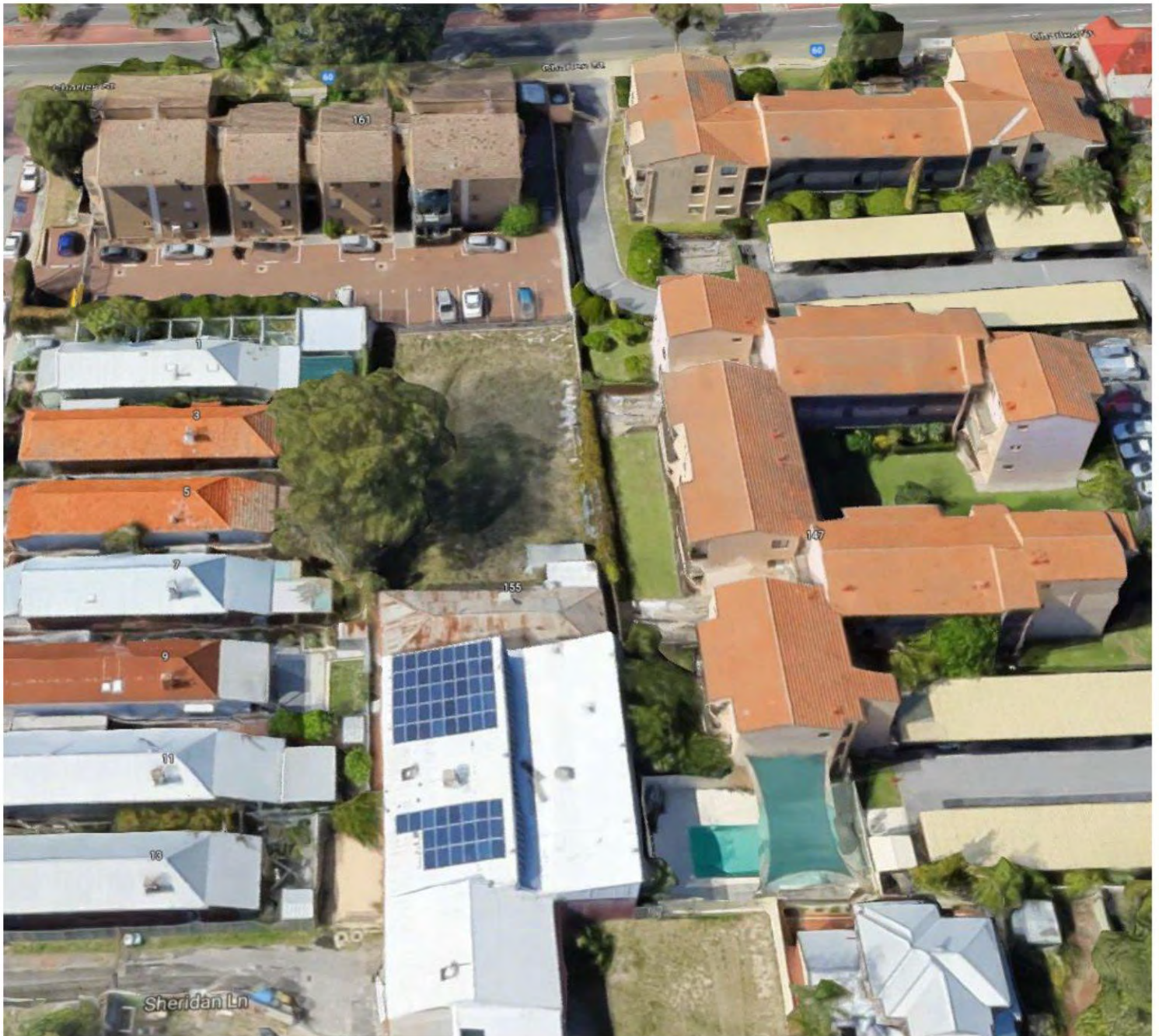
See also Location Plan and 3D google Image at Figures 5 and 6. Also please refer to photos of the site and surrounds on the pages following.

Figure 5 - Location Plan (Pre-Demolition)





Figure 6 - Google 3D Image (before demolition)







**Entry from Sheridan Lane, to be extended to facilitate development.**



**View into site where lane is to be extended and townhouses to be built**





**3 Storey walk up flats in the south.**



**View of lot Y271, currently land locked with 3 storey flats in the east, south and south east**





View looking north from Sheridan lane extension, with new townhouses to be built on north side



Streetscape looking north up Sheridan Lane





**Streetscape south side Janet St**



**Streetscape north side Janet St**



**Photos of Surrounding Development Flats in the South, East and West**



**View from Janet St through site to elevated 3 storey flats adjoining subject site in south**



**3 Storey Flats showing elevation viewed from East end of subject site**





**View south west into site with elevated three storey flats in the background adjoining entire southern boundary of subject land**



**View North West Into Site With Three Storey Flats In Foreground To South And East**





**View from site to the south east**



**View from site to the south elevated 3 storey walk up flats with overlooking encroachment.**





View east towards three storey walk up flats

## 2.5 Local Context

The site has excellent access to the activity nodes of North Perth and Leederville. Beatty Park and the local Vincent Library are only 3 minutes and 8 minutes' walk away respectively. The site also has unrivalled access to public transport, local community facilities, the Perth CBD and other employment generating, recreational and entertainment land uses.

The general character of the Sheridan Lane streetscape is best described being compromised with garages and fencing all forward of or at the main building lines along the entire Sheridan lane extent. This includes the 1m setback to the side boundary of 13 Janet Street and 18m super six fence which characterises the entry to the development.

Janet street is mainly a good quality intact streetscape to the heritage area on the south side, but the general character and amenity of the area (Sheridan Lane, Janet Street, Hammond St, Oat Lane, Florence Place, Ivy St) is mainly formed by garages that are forward of building entries, at nil setback and form the main streetscape elements, except when blocked by full height fencing, and includes new development at 183 Charles Street (but accessed off Oak Lane). This development is off a laneway to a new private accessway (same concept as our development application), but with walls and garages at nil setback to the internal accessway and nil landscaping.

While we do not want to repeat mistakes from the past it is important context that we must respond to and informs the current and expected future amenity of the area.

The photos below further demonstrate the general character and urban fabric of the area.



Photos of the Surrounding Streetscapes and Laneway Network



Sheridan Lane – north approach



Sheridan Lane –approach to Lane extension



Terminating Vista on Janet Street – garage forward of building



Sheridan Lane East side



Hammond Street



Sheridan Lane south end





Entry from Oat Lane



Front setback to Oat Lane



View of access from Oat Lane



Florence Place



Hammond St



Hammond St



## 2.6 Key Opportunities and Constraints and Development Response

### 2.6.1 Land Locked Land

As has been noted we have been able to resolve a historical anomaly by providing gazetted road access to Lot Y271. This is a significant improvement to the amenity of this land parcel and releases land to be developed for its intended residential purpose.

### 2.6.2 Retention of Heritage Building

The original offer to purchase was tied to the retention of Eddington House. As has been demonstrated by all the subdivision applications to assemble the land, we have ensured excision of the heritage building to ensure its retention, and maintained the Florence St streetscape so that it is separate from the rear grouped dwelling development and accessed from a right of way, as per the design principles and deemed to comply requirements of the City's Built Form Policy.

### 2.6.3 Land Purchase Agreement

As per above, to settle on the land development transaction, we were required to excise the heritage building lot to then facilitate settlement on the two rear lots (rear of Lot 7 and Y271). This has caused complexities as this lay out was defined at an early stage, before a lot of the other constraints could be resolved.

It also meant that the removal of the factory had to occur first to comply with subdivision conditions to get green title lots to be able to transact and get funding for the development.

### 2.6.4 Removal of Noxious Industrial Use and Factory Building

The old medal factory had to be removed to facilitate the green title subdivision to effect development of the land for grouped dwellings, therefore the removal of the use is directly related to the ability to get this amended development application. Removal of this triggered a 50% density bonus under TPS1 – as illustrated by the three (3) 120m<sup>2</sup> lots on Lot 7.

Removal of the light industrial land use, which included enamel dipping, spray painting, medal pressing and plating; a number of noxious activities, as well as commercial vehicle traffic and odour and noise, is a significant improvement to the amenity of the locality and accords with the objectives of the residential zone.

The EPA Guidance Statement for Separation Distances between Industrial and Sensitive Land Uses recommends a buffer of 200m to sensitive land use for this type of land use.

<b>Metal coating</b>	metal products are powder-coated or enamelled	√ (81)	local gov't	Powder coating - July 1994. Regs. 1998	√	√	√		200
<b>Metal coating – industrial spray-painting</b>	site on which spray-painting is conducted inside a spray booth	√ (81)	local gov't	CoP - Sept 1995. Regs. 1998	√	√	√		200

(EPA Guidance Statement for Separation Distances between Industrial and Sensitive Land Uses 2005: 40)

The old saw tooth factory building was also a significant structure at approximately 1.5-2 storeys within 600-800mm of the northern (Janet Street) and southern (Mews) properties. It should also be noted that there is significant vegetation on south side to screen development and the grouped dwelling development proposed facilitates removal of a one and half storey factory wall which will be replaced with an accessway to reduce impact to north cottages and setbacks to the south for ventilation.

### 2.6.5 Gazettal of Town Planning Scheme No. 2

Town Planning Scheme No. 2 was gazetted on 16<sup>th</sup> May 2018. This has meant a significant change to the planning framework underpinning development of the land since original green title and survey strata



subdivision and development applications for multiple & grouped dwellings were considered and determined or withdrawn. Summary of affected changes as follows:

1. Non confirming density bonus up to 50% was removed in TPS2, where no bonus was applied.
2. TPS 1 included allowance for development to be assessed at the higher density when a bonus was applied; this provision is non-existent in TPS2.
3. Lot Y271 was zoned "Residential R80" with Multiple Dwellings being permitted under TPS1, under TPS2 it was down coded to "Residential R50", and multiple dwelling were listed as a prohibited use under clause 32.

This has resulted in major difficulties in releasing this constrained parcel for development.

### **2.6.6 Lot Depths and Sustainable Density**

In light of gazettal of TPS2, the Minister has very clearly articulated the density, and therefore expected average and minimum lot sizes, for the land. To achieve this density on the predetermined lot depth, on Lot Y271, of 16m, being 20m minus a 4m accessway, it defines the width of the lots to approximately 10m. In this instance we've achieved 10.83 on average. This is a common constraints of developing on heavily constrained brownfields land and achieving deemed to comply compliance.

Ordinarily front loaded lots would aim for 12m widths to allow for a front door, carport or garage and one habitable room to overlook the street on the ground level but this result in underdevelopment of this highly desirable site to meet the R50 density target envisaged by TP2.

### **2.6.7 Sheridan Lane Streetscape**

Currently this Sheridan Lane streetscape is significantly compromised with many garages or full height fences along it. This development provides an opportunity to provide a major improvement to the amenity of the streetscape and provide for an open, green and attractive terminating vista along the northern approach.

### **2.6.8 Surrounding Urban Character and Amenity**

The surrounding character is a mishmash of 60's flats, workers cottages and more modern 1, 2 and 3 storey single houses and grouped dwellings, within a network of laneways with reduced setbacks (most nil) to garages, front doors and or front fences – see photos above.

The development response is for a design that opens up this part of the laneway while ensuring sustainable 2 storey dwellings on smaller R80 and R50 sized, heavily constrained, lots.

### **2.6.9 Janet Street Heritage Area**

The minimisation of impact on the outdoor living areas and heritage dwellings in the north, by reducing development to two storeys and including the accessway along this boundary has been a key driver to the reduction in intensity and layout of the lots. To this end we have ensured compliance for all building and privacy setbacks to the north, while maintaining access to north sunlight for future residents, but this has meant reductions in deemed to comply setbacks to the south.

### **2.6.10 Access to Northern Sunlight & Passive Surveillance**

We've ensured outdoor living areas and living rooms attached to the outdoor living areas optimise use of northern aspect to the site; open to winter sun and ventilation with good access to a north facing living area, meaning garages are brought forward to achieve this. We've also avoided living and outdoor areas with views only towards the walk up flats – these would be unmarketable

We've utilise habitable rooms and terraces on second storeys to ensure passive surveillance and interaction with Sheridan Lane and the new accessway – while maintaining privacy setbacks.

### **2.6.11 Topography**

The 2.5m slope eastwards on Lot Y271 has required retaining and overall height variations that are minor, setback at least 6-9m from the northern cottages and have no negative impact on the amenity of the adjoining properties and adjoin one of the following;

1. Three storey walk up flats or vegetation in the south.



2. Heavy vegetation and trees over 10m in height to in the north of Lot 7 (No. 16A Florence).

### 2.6.12 Proximity of Three Storey flats

This has been a major driver, along with the need to access northern sunlight, for the need to provide outdoor living areas and living rooms to the north of the dwellings along Lot Y271. This is to avoid overlooking into outdoor living areas and living spaces as the balconies from the Mews encroach into the south side of our lot, see indicative cone of vision plan below at Figure 7.

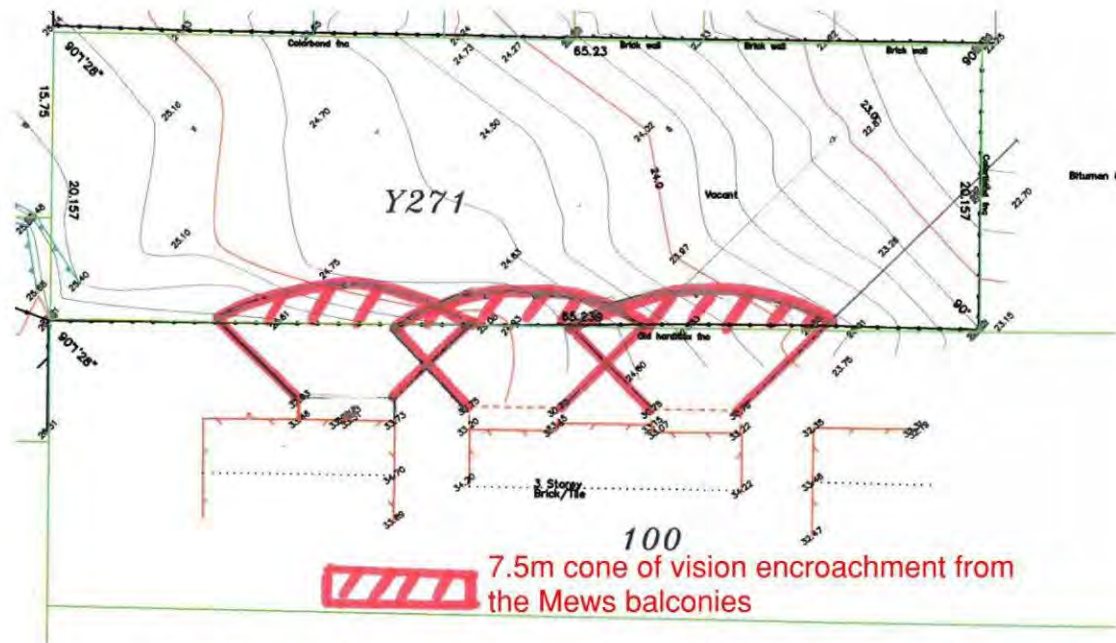


Figure 7 - Cone of vision encroachment from the Mews three storey flats

This has subsequently driven garage locations to the north and the openness of the front yards and living rooms onto the accessway, to create a streetscape and passive surveillance.

### 2.6.13 Proximity to Local Amenities

The site has excellent access to Perth City as well as the activity nodes of North Perth and Leederville. Beatty Park and the local Vincent Library are only 3 minutes and 8 minutes' walk away respectively

This means the site is perfectly placed for well-designed grouped dwellings to reactivate this underutilised and significantly compromised end of Sheridan lane and take advantage of the proximity to public transport, local community facilities, the Perth CBD and other employment generating, recreational and entertainment land uses.

### 2.6.14 Local Community Commentary

There were significant community objection to the original three storey multiple dwelling proposal, this new application is a response to the concerns of the local community (and gazetted TPS). Noting the application is now grouped dwellings and two storey and a significant reduction in yields from 15 dwellings to 6 dwelling on the eastern portion of the site.

We have also consulted with owners at Nos. 18, No. 12 Florence St and the front heritage dwelling at No. 14 Florence and No. 12 and 14 have provided explicit support for our development and the boundary walls adjoining their property.

Additionally we have engaged with Janet Street owners representatives who are supportive of the development proposal, subject to provision of a visitor bay, agreed fencing between new development and north backyards and increased landscaping, we can or have met all these requests.

### 2.6.15 Two Survey Strata Subdivisions

The timing of the approvals to undertake development on the site has resulted in two survey strata subdivision approvals. These will now be amalgamated into one lot with the aim to have it all created as one survey strata development.

This was not the original intention and the timing of the different development processes has been difficult and complex to release the land so that we could transact on the land settlement, with original objectives to be realised for the development as follows:

1. To hand back the heritage building to the original land owner.
2. Release Lot Y271 from being land locked.
3. Create a lot at the rear of the heritage building for grouped dwellings.
4. To create a lot to build , then permitted, multiple dwellings,

Due to the change in the Town Planning Scheme and alleged non permissibility for multiple dwellings we've ended up with two survey strata approvals that now act as one effective development.

### 2.6.16 Target Market

We've provided for 3 bedroom dwellings at 120-130m<sup>2</sup> as a sustainable downsizer option at \$750k, that provides single level living, larger and separate living and entertaining areas, 2 car bays, generally more space than is possible in an apartment but not far away from the price point and low ongoing costs as compared to multiple dwelling strata fees.

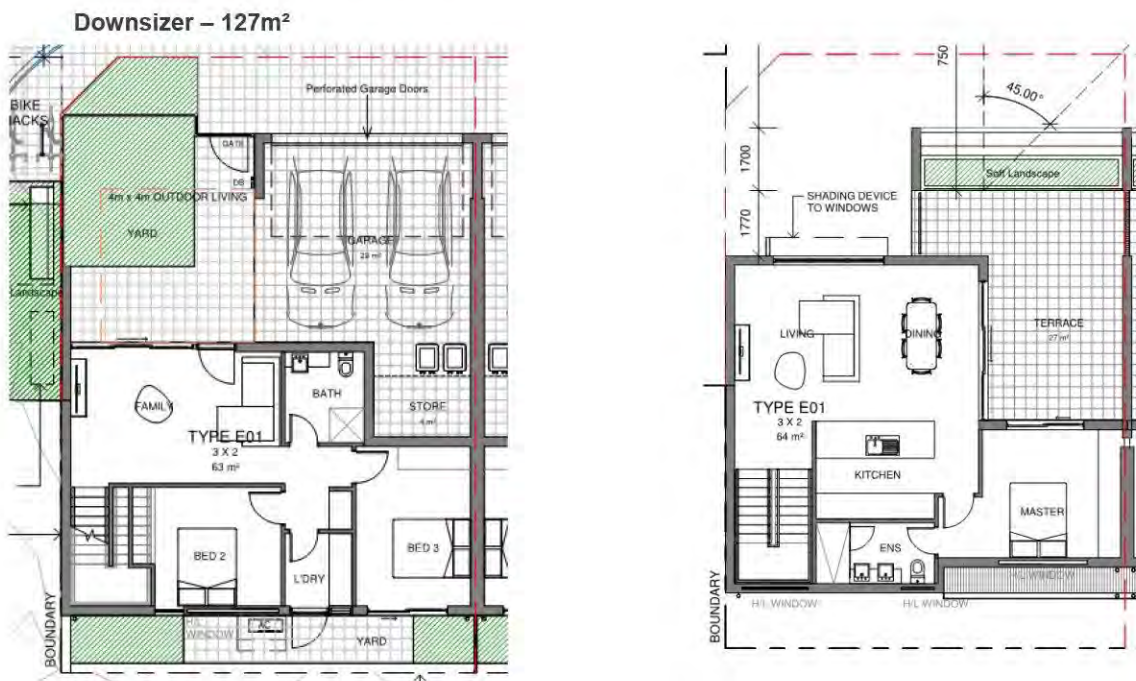
We've also provide for more compact and affordable 3 bedroom dwellings under 100m<sup>2</sup> in area for young families, or first home buyer young couples trying to enter the property market at \$700k who wish to live in areas with exceptional amenity and access to services and the City.

We have very specifically tried to provide a product that is not well catered for in the market ie, not a large single house over \$1m, or smaller one and two bedroom apartments currently well catered for in Vincent.

A mixture of tandem and standard garages is also provided to meet the market. Noting down sizers are not yet ready to purchase a house with one car bay only – hopefully the second bay can form part of outdoor living into the future.

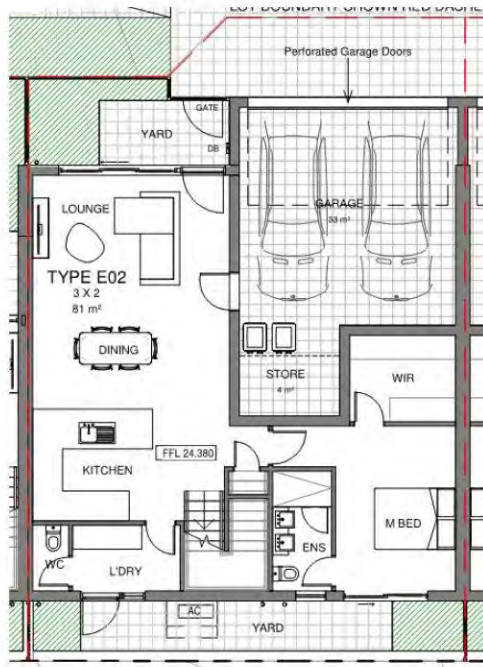
Generally we've ensured a good mix of housing stock and price points for a diverse population across the site.

Figure 5 – Demographic Design

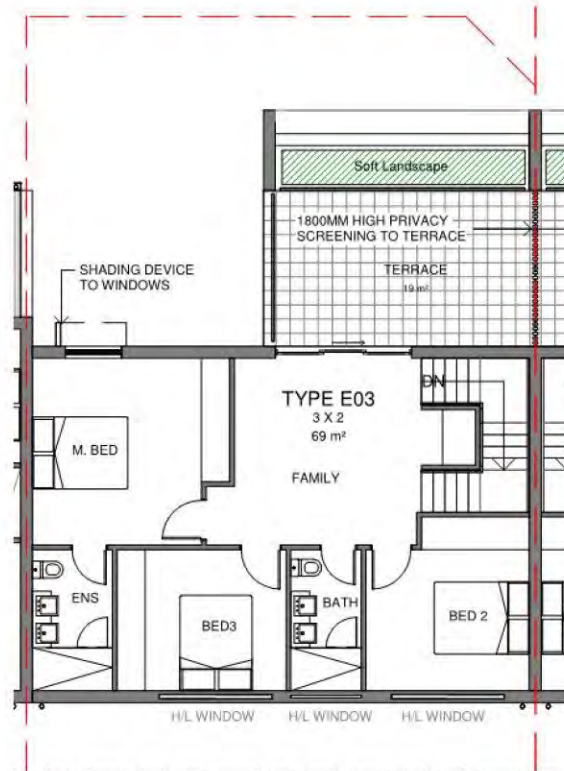
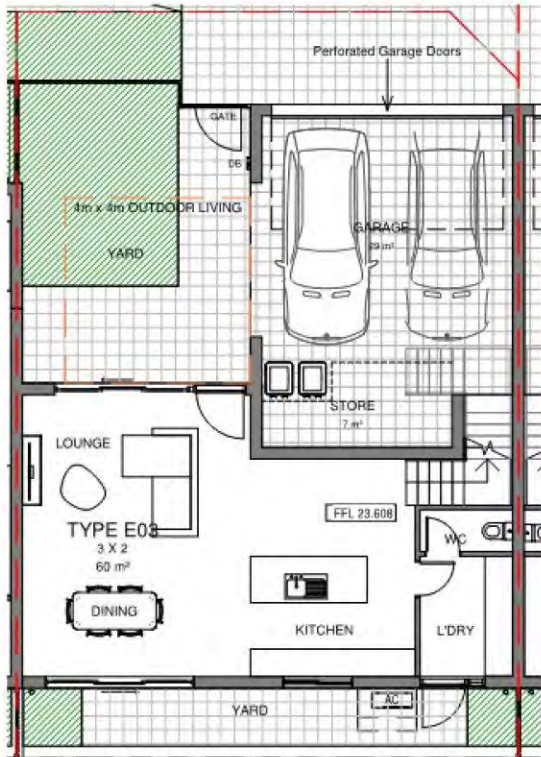




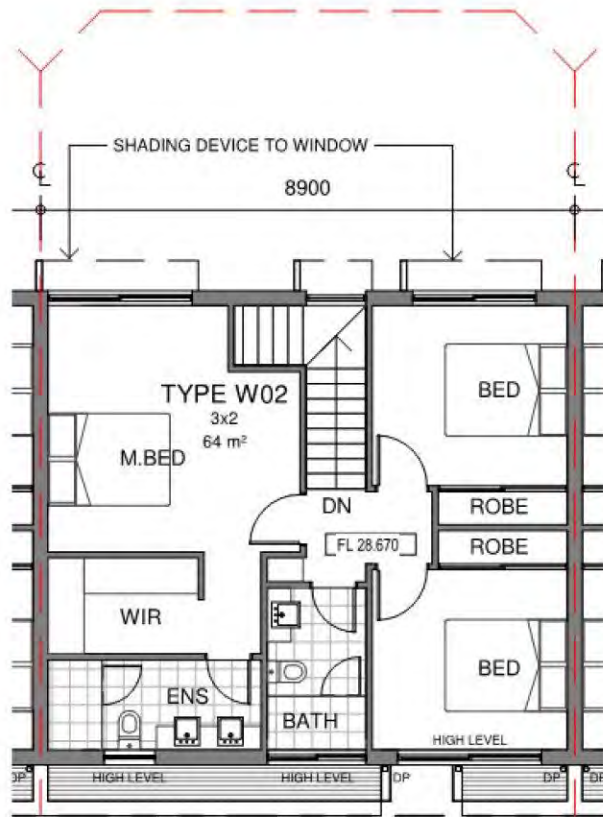
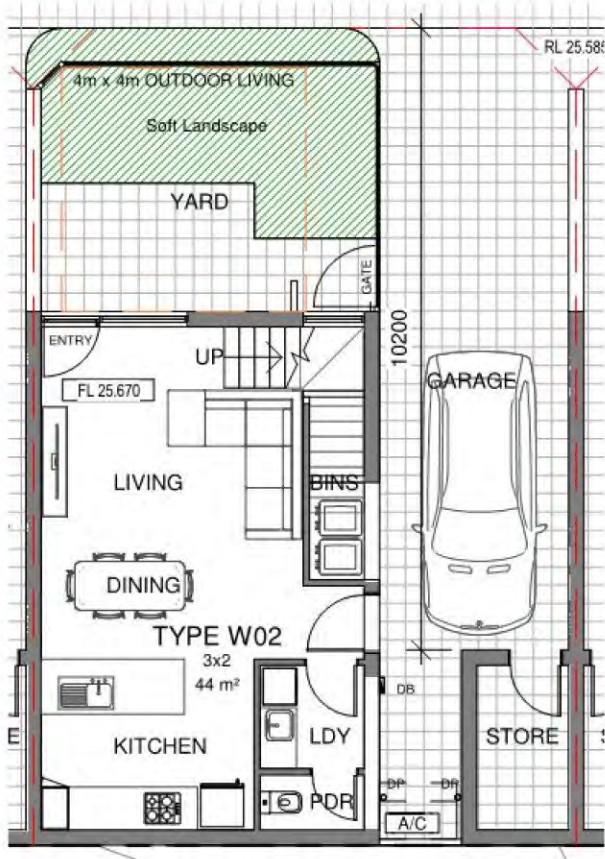
Reverse Downsizer – 125m<sup>2</sup>



Young Family / Single Parent 129m<sup>2</sup>



Young Family / Single Parent / Affordable Housing 101m<sup>2</sup>





### 3 Design Review Panel

#### 3.1 Multiple Dwellings November 2017 – January 2018

A three storey multiple dwelling design was presented to the, then called, Design Advisory Committee on 22 November 2017, with overwhelming support for the design from all committee members. As we understood at the time there was commentary around trying to break up the building and also make a greater statement at the ground level entry and utilise heritage elements from the old medal factory in interpreting the old use in the new building, amongst some other minor matters.

We have now amended the proposal so that it is two storey grouped dwellings only, a significant reduction in intensity and noting that there is limited, if any negative streetscape impact, only positive by extending Sheridan Lane.

#### 3.2 Grouped Dwellings 23 January 2019

11 Grouped Dwellings were presented to the Design Review Panel 23<sup>rd</sup> January 2019. A number of comments were made and are addressed below, noting the concluding comments from the DRP as follows:

*“The design approach is supported by the DRP, subject to the applicant addressing:*

- *Landscaping shortfall*
- *Reconsidering the interface of the garages and the upper canopy structure, consider setting back of the canopy to reduce impact on the laneway.”*

We have specifically made amendments to address these two comments as well as the detail below and therefore meet clause 2.3.3 of the City’s Built Form policy where a design principle assessment is to be undertaken.

Furthermore, on 26<sup>th</sup> February 2019 the City received comments from the Chair of the Design Review Panel *“who was satisfied with the updated plans”*.

DRP Comment	Design Response
<b>Principle 1 – Context and Character</b>	
Consider changing the garage doors to a transparent / translucent material to create a more artistic element	Achieved, perforated panel doors proposed to ensure transparent and interaction with accessway
Consider shifting the bedrooms north to provide further articulation to the southern boundary and to break up the long, flat façade	Achieved - bedrooms to type E01 articulated northwards, noting also we are removing a one to two storey factory wall from this location.
A more active entry plane could be achieved through amending the garage.	Achieved see perforated panels and changes to fencing detailed below.
Lot 271 is similar to a traditional mews however consider tandem parking so the double garage door does not dominate	See changes to fencing and garage doors to reduce impact and achieved DRP comments, noting three open tandem bays in the east where viewed from the Sheridan Lane streetscape approach streetscape. We note we have struck a balance of double garages and tandem bays to meet the market and price points.
Consider further articulation to the facades, specifically the southern elevation	Achieved, up to seven (7) windows have been added and a portion of the elevation has been inset to provide further articulation to the wall.
Develop the architectural language to articulate and add delight into the façade	Achieved, through the use of simple shade awnings that will ameliorate harsh summer solar light to a degree. These elements will also cast shadows back onto the façade providing further articulation. These awnings will be powder coated perforated metal affixed to a steel frame.

<b>Principle 2 – Landscape Quality</b>	
Consider how landscaping can be improved to meet the City's requirements	Achieved, significant increase to landscaping and tree canopy undertaken – noting City Landscaping requirements are still subject to WAPC approval and Design WA recommends 10% deep soil zone in the newly released policy we have now achieved 15% deep soil zone
Consider implementing landscaping area first then designing the vehicle access around this, given minimal vehicles traversing in this area rather than leftover areas being landscaped after the road is constructed	Happy to take direction from the City on this and improve landscaping, subject to engineers sign off.
<b>Principle 5 – Sustainability</b>	
Type E grouped dwellings have good solar passive orientation and north-facing outdoor living areas. Perhaps review overshadowing impacts of upper floor overhang to ground floor family area	Noted and this has means dwelling setback so they do not look into rear flats and also means garages are brought forward.  The extent of the overhang has not been amended as the dimension change will create a smaller main living space upstairs. We believe that a fair degree of solar penetration will reach into the room as well as ample light both direct and reflected off adjoining surfaces (paving, walls etc.).
Sliding doors to Terrace for Type E01 dwellings face east/west - consider reviewing the size of these openings/shading to reduce excess incident solar gain in summer	Pergola structures have been provided to all terraces to provide a degree of solar protection and greater amenity in terms of use for the residents.
Consider window opening in south wall of Master Bedroom in Dwelling Type E02 to improve cross ventilation opportunities - this can be a small opening, around 5% of bedroom floor area. Similarly, a small ventilation in the stairwell can help improve stack and cross ventilation to ground and upper floor living areas	Windows have been provided to the Master bedroom to assist cross ventilation.
Proposed light colour roof and predominant external wall colour to dwellings is commendable	Noted
Problematic cross ventilation due to on boundary construction. An openable roof window (with appropriate overhead shading) in the ceiling/roof above the upper floor stair landing may help to improve stack ventilation	We believe that with the stair window and openable windows to the bedrooms on the upper floor a sufficient amount of 'draw' will be achieved to promote cross ventilation.  In addition, without a terrace on some of the upper levels, access to the roof may prove problematic should any maintenance be required to a roof light and at this stage we believe it should be avoided.
Suggest conducting preliminary NatHERS ratings to determine likely rating and construction specification requirements	Noted
<b>Principle 8 – Safety</b>	
Consider reducing the 1.8m fence heights at pedestrian levels, specifically as the development incorporates OLA's on the upper levels and there is no through traffic. This will improve the attractiveness, activation and passive surveillance opportunities at ground level for this development	The fences have been articulated to increase permeability into the courtyards and visual access to the driveway.
Consider opportunity for a communal area (i.e. bbq area). Also consider a focal point in the dead end / visitor parking area	Achieved – see communal facilities on plans



## 4 Community Consultation

The previous application for Multiple Dwellings caused a significant amount of community backlash, mainly due to the impact of multiple dwellings, three storey development and overlooking issues especially to Janet Street properties.

As detailed in Section 2.6 above, we have been very mindful of these concerns in designing our new proposal. With two storey grouped dwellings and ensuring building and privacy setbacks to Janet Street heritage properties meet or exceed deemed to comply requirements.

We have also been able to obtain support from some adjoining affected neighbours as follows:

- 18 Florence St, West Perth
- 12 Florence St, West Perth
- 14 Florence St, West Perth (noting the Sheridan's will remain in ownership of Eddington House, once new titles are issued on or about 22<sup>nd</sup> February 2018)

Importantly the above owners are fully supportive of the development and in particular setback and building on boundary variations affecting their private land holdings. In the case of No. 12 and 14 also acknowledging the removal of a significant factory building built to the boundary where we are proposing two storey boundary walls.

Additionally we have engaged with Janet Street owner's representatives who are supportive of the development proposal, subject to provision of a visitor bay, agreed fencing between new development and north backyards and increased landscaping, we can or have met all these requests.

Importantly these comments have been logged through the official website consultation proforma and can be ratified by the Council.

We note that residents of the Mews (3 storey walk up flats to the south) previously made representations to the JDAP and SAT mediation sessions, with their main concerns as follows;

- Building Height & Land Use (when 3 storey multiple dwellings were proposed);
- Boundary Walls
- Privacy Setbacks and overlooking.

All these issues have been addressed and factored into the updated proposal, noting the proposal is now 2 storey next to their three storey and we have ensured all living spaces and outdoor living area are not encroached by their balcony overlooking issues. Additionally and all boundary walls adjoining The Mews have been reduced to a small single level wall at the east end of the development only (where this could have a deemed to comply wall 2/3 the length).

This elevation has also had further amendments since advertising, with articulation of the upper level undertaken by setting back the upper level bedrooms on the south western (Type E01) elevation and additional windows added following advertising and Design Review Panel feedback.

In considering comments on the proposal it is noted under cl 4.1.5 of the R Codes that "*Where a matter is advertising for comments, the notification should direct adjoining owners and occupiers to focus their comments on the design principles that the proposal is addressing.*"

## 5 Proposed Development & Amended Plans

The proposed development consists of:

1. The construction of a two storey 11 unit grouped dwelling development; and
2. The upgrade of Sheridan Lane to facilitate development.

The following modifications have been made to address initial non-compliance issues, advertising comments, planning officer comments and Design Review Panel comments:

1. Increased landscaping and deep soil zone across the entire development, including along the eastern accessway and outdoor living areas – now at 13.9%.
2. Added communal amenities at the end of Sheridan Lane.
3. Reducing fencing to ensure visually permeable along accessways.
4. Moved doors and entries to ensure definable entry points line up.
5. Adjust garage doors to show perforated transeunt panels.
6. Setback the upper level bedrooms and added up to 7 windows to the southern façade to articulate it.
7. Review finishes and renderings to two storey boundary walls. Including adding different materials, colours and an additional window to the western boundary wall.
8. Generally added windows to walls to improve articulation and ventilation.
9. Ensure parking bay width compliance on Lot Y271.
10. Noted metrebox locations.
11. Removed stores from under the stairs on 120m<sup>2</sup> lots and placed to rear of site, and reduced car bays to these lots.
12. Reduced building heights where possible.
13. Added pergolas to provide further sun protection to terrace and adjoining rooms.
14. Articulated font roof elements about eastern garages as per Design Review Panel comments

Please refer **Appendix F – Amended Plans of Proposed Development**



## 6 Town Planning Framework

### 6.1 Town Planning Scheme 1 - Superceded

Lot Y271 was previously zoned "Residential R80" under Town Planning Scheme No. 1 (TSP1), and the subdivision approval for the three 120m<sup>2</sup> lots on Lot 7 was achieved under clause 20 of TPS1. This is especially relevant for consideration and assessment of use of discretion for the development application.

Under TPS1 clause 20 (2) Special Application of the Residential Planning Codes:

"20 (2) *Subject to compliance with the procedures set out in the Residential Planning Codes for notifying affected owners and occupiers, the Council may grant an increase in the permitted dwelling density by up to 50% if -*

*(a) the proposed development effects the discontinuance of a non-conforming use;*

**(3) *Where the Council allows an increase in the permitted dwelling density; the standards and provisions of the Residential Planning Codes which relate to that higher density are to apply.*** (Bold for emphasis)

### 6.2 Town Planning Scheme 2

All lots are currently zoned "Residential R50" under LPS2.

Under clause 22, non-conforming use rights still apply to the medal workshop factory unit recently demolished to facilitate development (see appendix 11 NCU 15 – Lots 7 and Y271). The discontinuance of the non-conforming use occurred late September 2018, meaning as per clause 22. (2) (b), the non-conforming use is still a valid consideration late March 2019, within the timeframes of the expected Development Assessment Panel decision.

To this end, the Local Government may only grant approval under the provision of clause 23 (3) as per below.

Clause 23

*"(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use –*

*(a) is less detrimental to the amenity of the locality than the existing nonconforming use; and*

*(b) is closer to the intended purpose of the zone in which the land is situated."*

Clause 32 sets "Additional site and development requirements", which suggests Multiple Dwellings are not permitted in this R50 area. However clause 34 of LPS2 allows for "Variation to the additional site and development requirements" (in clause 32), including clause 32 (2) which states:

Clause 32 (2):

*"The local government (or in this case the Development Assessment Panel) may approve an application that does not comply with an additional site and development requirements (sic)."*

This not only means that multiple dwellings could be approved, although we have proposed grouped dwellings only, it also means that the Development Assessment Panel has full discretion to vary requirements, notwithstanding the principle of the LPS2, Local Planning Policies, State Planning Policy, clause 67 of the Town Planning Regulations and the Built Form Policy.

### 6.3 Town Planning Regulation 2015 - Deemed Provisions

Clause 67 of the deemed provision detail matters for consideration in development application and is detailed later in this report.

### 6.4 Local Planning Policies

The following Local Planning Policies are considered relevant in the consideration of this planning application:

- Local Planning Policy 7.1.1 Built Form;
- Local Planning Policy 7.5.10 Sustainable Design;
- Local Planning Policy 7.6.2 Heritage Management - Assessment

It should be noted that policy 7.5.15 does not apply as the "Policy applies to applications for development in the Janet Street Heritage Area identified on Figure 1 in Appendix 4." Our development site is not within Appendix 4.

#### **6.4.1 Build Form Policy 7.1.1**

The Built Form Policy contains a number of provisions where, under clause 7.3.2 of the R Codes, require approval of the WA Planning Commission.

This is as per the preamble to deemed to comply sections C5.3.1 and C5.14.1 where its states as follows:

*"The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes."* (Built Form Policy: Page 80.)

*"The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes."* (Built Form Policy: Page 94)

It is therefore pertinent to address the design principles in both instances with deemed to comply assessment based on R Codes assessment

Furthermore the City, and therefore Development Assessment Panel, may approve departure from the Deemed to Comply policy provisions where:

*"2.3.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC) (now referred to as the Design Review Panel), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives;"*

#### **6.5 State Planning Policies**

The following State Planning Policies are considered relevant in the consideration of this planning application:

- State Planning Policy 3.1 – Residential Design Codes – noting clause 7.3.2 referenced above.

## **7 Development Assessment**

### **7.1 Local Planning Scheme 2**

The development has been demonstrated to comply with site area requirements of the relevant planning schemes (at time of survey strata subdivision decisions). Therefore the underlying "Residential R50" density has been complied with.

### **7.2 Local Planning Policies & R Codes**

#### **7.2.1 Street Setback**

This development provides an opportunity to make significant improvements to the current streetscape, which is significantly compromised.

To this end, this development is one integrated development that significantly enhances an existing streetscape that is heavily constrained and in need of improvement to improve the amenity for existing and future residents.

Furthermore all dwellings that adjoin the development on Sheridan Lane have nil to 1m setbacks to the side or frontage, most with full height front fencing or garages with solid walls to nil setbacks – without the perforated panels we are proposing.



So notwithstanding the significant improvement to the streetscape, we have also ensured the streetscape view from the extended Sheridan lane included a landscape terminating vista with a communal area as well as tandem bays and open car ports to the dwellings viewable on the approach from Sheridan Lane (Type W02 to the south west end of the lane), ensuring activation and passive surveillance to the public realm.

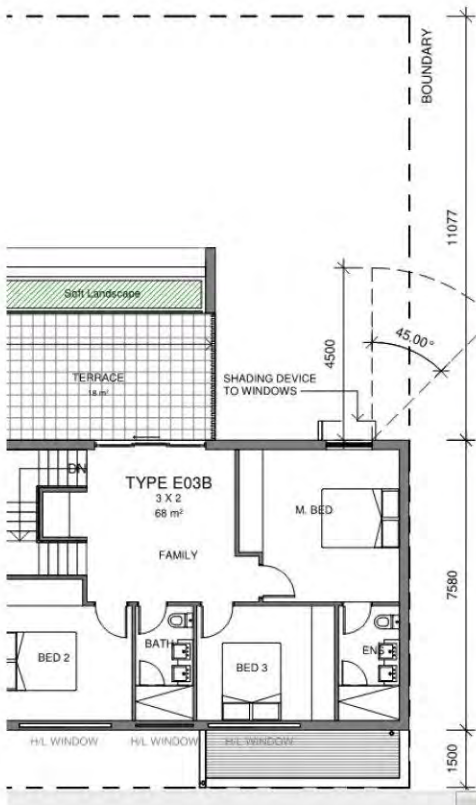
### 7.2.2 Lot Boundary Setbacks

The development has been oriented to maximise environmental solar design (with this design approach commended by the Design Review Panel) and minimised impact on the northern Janet Street residents, meaning 6m setbacks, at least, to the north.

There are a number of small in length boundary walls that have been reduced to minimise impact of bulk and scale on adjoining properties. To this end there is a total boundary length (adjoining other properties) across the entire development of approximately 242m, of this, up to approx 150 - 160m (2/3 behind the front setback) could be built up to the boundary (to single storey). We are only proposing a total of 54.5m (approximately 1/3 of the deemed to comply allowance) of boundary walls. This is a demonstrated feature to address bulk and scale.

We also propose three small portions of two storey boundary wall as follows:

1. Eastern Wall - 7.58m long on the boundary adjoining the car park to the east, this is along a 20.15m boundary, meaning it is two storey for approximately 1/3 the length only.



Boundary wall location and adjoining car park and setback to three storey building

2. West Wall – Adjoining rear of 14 Florence, 7.9m wall, only 50% of this boundary to reduce impact of bulk and scale and it is built up against a rear shed that is built to nil setback to the new boundary. The wall we are building is therefore only 4.4m long from the existing boundary wall (Shed) along the 15.69m length, being 50% (7.9m length) and 28% (4.4m length) respectively. This is much less than the width of the existing scales of the Heritage building which is elevated and built to 12m width of the boundary or 76%. This addresses the Design Principles to preserve the scale and mass of the heritage dwelling. We are ensuring there is no impact on views of the rear of the Heritage property from Sheridan lane.

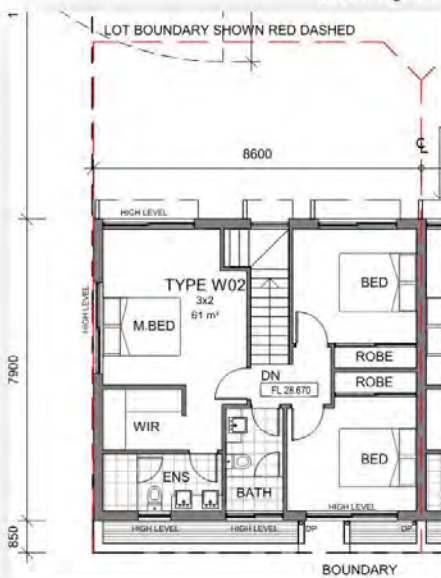


**Shed at rear of No. 14 to nil setback**

The boundary includes a critical portion of wall to facilitate two bedrooms, entries to bathrooms and a stairwell on this 8.6m wide block approved as part of the survey strata subdivision and density bonus to remove the non-conforming use, see layout below.

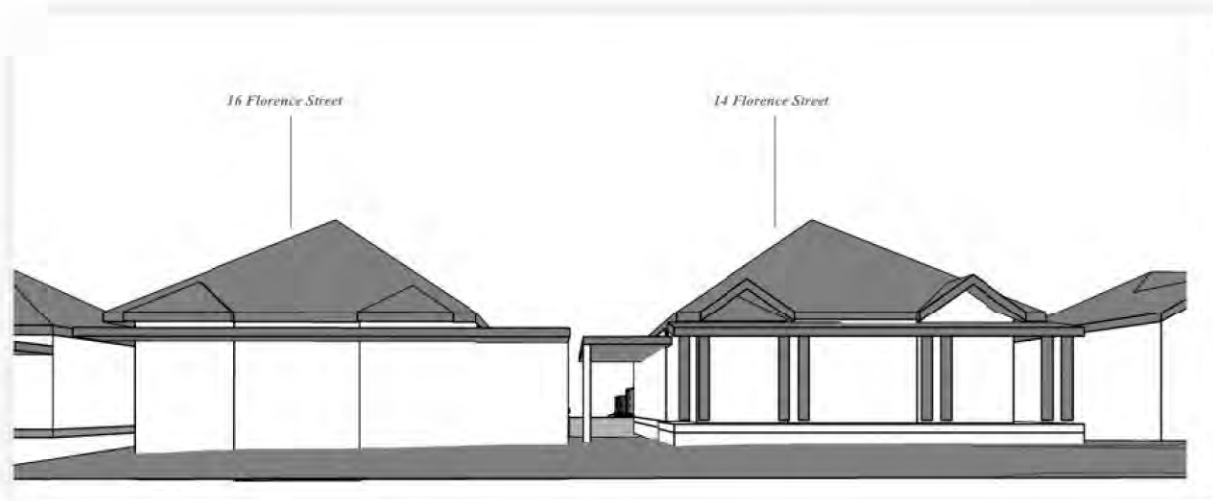
We have also amended the plans following officer feedback to ensure there are three colours, three materials, including a new window to the master bedroom, on this 7.9m wide wall, see vignette below. We have also included some additional sketches detailing overall impact of this wall, noting the wall is fully screened from Florence St by the heritage building, thereby preserving the streetscape.

Interestingly, clause C5.3.1 (iv) of the Built Form Policy allows for boundary walls “where both the subject site and affected adjoining site are created in a plan of subdivision submitted concurrently with the development application”. While this development application is still ongoing and has taken much longer to get a determination on, this wall was always proposed concurrently with the original green title subdivision meaning the western boundary wall abutting 14 Florence could be considered as deemed to comply.



**West Wall adjoining 14 Florence on 8.6m wide survey strata lot – Window and materiality added and Neighbour support received**





View of new development from Florence Street – no impact on the Heritage building or streetscape.

3. West Wall – Adjoining rear of 12 Florence St – a 5.6m portion of wall along the rear of 12 Florence



#### West Wall Adjoining 12 Florence St – Neighbour support received

We have also consulted with the local community and obtained support for deemed to comply variations from the adjoining owners of both the western two storey boundary walls at 12 and 14 Florence Streets. Additionally we have amended the plans to provide two material finishes to these walls to further negate any impact.

It is also important to reiterate this development proposal has facilitated the removal of the old medal factory and non-conforming use, as per clause 22 and 23 of the Scheme. The factory wall included a 1.5- 2 storey high saw tooth factory wall that was built to an approx nil to 1m setback along portions of the north and south boundary.



**Old North interface to Janet St Properties**

**Old South Interface with factory to walk up flats and No. 12**

This means the south facing R80 walk up flats that has large open areas, and a swimming pool adjoining our southern boundary (to Lot Y271), has a significantly improved outlook and access to light and ventilation, notwithstanding the building is setback at least 6m or more from this boundary.

In summary the development meets the Design Principles of the R Codes and Built Form Policy as follows:

4. The improvements to the Sheridan Lane streetscape, removal of saw tooth factory boundary walls, as well as setback to the north heritage properties and inclusion of perforated garage panels and open car ports show a clear and demonstrated enhancement and preservation of the visual character of the existing streetscape.
5. Building bulk is reduced on adjoining properties by minimisation in length of the walls along any boundary, with the two storey portions being 37% (East), 50% West (14 Florence) and 36% West (12 Florence), noting also the two different material finishes to break up the wall.
6. There are no two storey boundary walls proposed to the south boundary, which minimised any impact on access to direct sunlight, noting the western wall to 14 Florence is oriented towards the south to ensure morning winter sun can also access the rear courtyard, notwithstanding the tree that provide shade to this area already and this property is used for Short Term Accommodation and not a residential dwelling. There are no overlooking variations proposed that is impacted by the boundary walls.
7. In the case of the two storey boundary walls, they are proposed to make effective use of space on lot widths constrained by the parent lot shape and orientation, and ensures usable ground and upper floor useable north facing outdoor living spaces in a two storey configuration that comply with privacy setbacks to all boundaries.
8. It positively contributes to the prevailing context by minimising boundary walls, especially when viewed from the street (almost invisible from the prevailing streetscape). All in a laneway context and area demonstrated in earlier sections of the report to include a significant number of solid full height front fences and garages to nil setbacks.

### **7.2.3 Building Height**

There are a number of minor building height variations proposed, noting these are setback so as not visible from Janet Street. Further justification against the design principle is detailed below.

- The building have been setback so as to minimise impact on the Janet Street Heritage streetscape by being setback at least 6m from the north boundary and two storey portion up to 10m setback.
- The neighbourhood character and streetscape is best described as a mishmash of 1, 2 and three storey dwellings and the development proposes 2 storey only, at the end of a lane with minimal, if any views from the public realm. This ensures it does not dominate or overwhelm the existing development.



- It compliments existing developments by being a suitable and entirely appropriate transition between the cottage lots and other 2 storey developments in the west and north to the three storey flats to the south, south east and east.
- The minor variations are to ensure 2.7m floor to ceiling height to protect future residential amenity while also responds to the topography of the land, as it slopes from west to the east.
- As demonstrated above and previously under Lot Setback design principles, the development (and removal of the factory building) has been demonstrated to preserve and enhance the visual character of the streetscape.

#### **7.2.4 Setback of Garages and Carports**

The overall design philosophy is underpinned by the following factors that have driven vehicle access:

1. Minimise impact on Janet Street outdoor living areas and the heritage streetscape;
2. Ensure maximisation of access to northern sunlight to outdoor living and internal living spaces.
3. Open up the accessway to provide activation and passive surveillance.

These principles have been commended by the Design Review Panel, with the perforated transparent panels and improvement to landscaping (now compliant at 15%) and this interaction, between the dwellings and accessway, recommended them. The parent lot widths and shape, which has driven the survey strata lot layout, has meant a design principle assessment as the City's policy requires 500mm setback to the main building line, including for internal accessway.

To reduce impact the garages have effectively been amended to carports as they now have visually permeable perforated panels and unenclosed except where it abuts the dwelling.

Notwithstanding the above it is important that carports and garages do not detract from the streetscape and we have ensured that the frontage has been opened up to interact with the accessway and street. As detailed above, the main approach from Sheridan Lane includes setback car ports only, and all dwellings have upper level terraces, outdoor living areas and active habitable rooms that ensure clear sightline to the dwellings and vice versa.

#### **7.2.1 Street Surveillance**

As previously detailed, this development is one integrated development that significantly enhances an existing streetscape that is heavily constrained and in need of improvements to improve the amenity for existing and future residents.

In achieving this, and also to get the best environmental design with north south oriented lots, an east west oriented internal access has been designed to both the east and west entries - to act as vehicle entry points and primary access. To this end the design ensures;

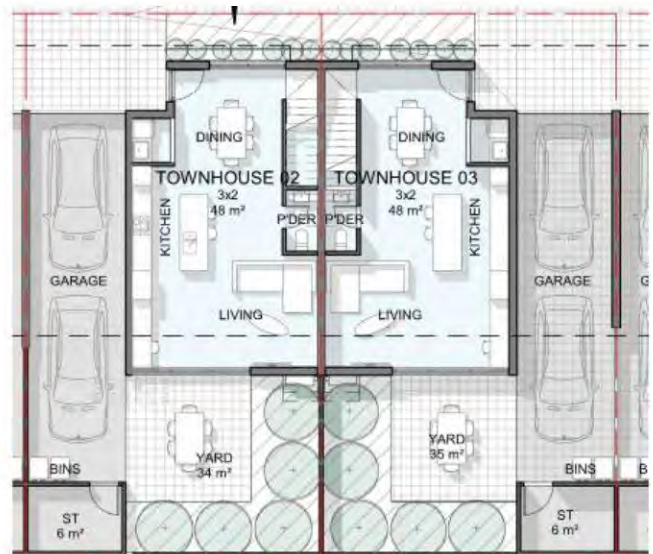
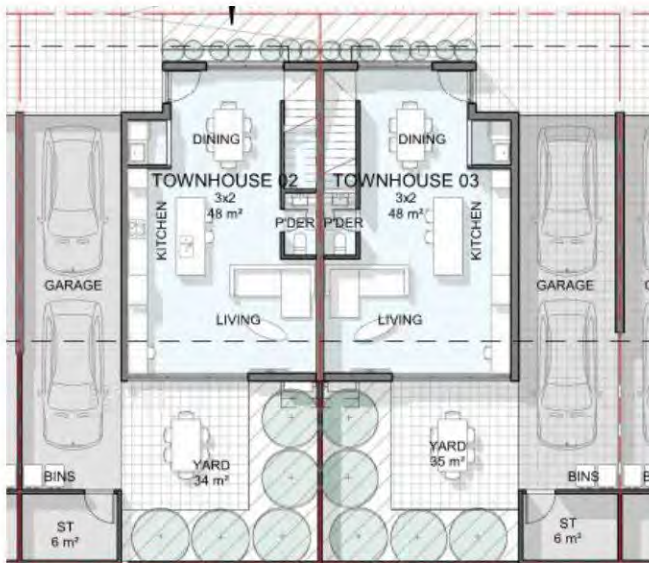
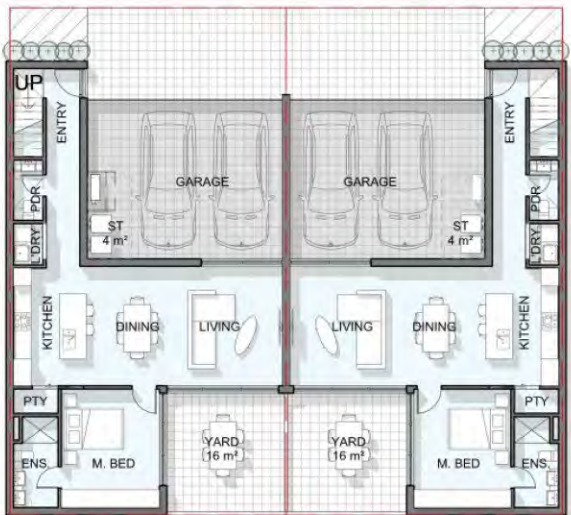
- Active habitable living and outdoor areas that overlook the newly extended Sheridan Lane and internal accessway.
- Carports and front entries to Type W02 dwellings in the south west, the main view from the Sheridan Lane approach.
- As detailed above, amended plans as per Design Review Panel comments to ensure visually permeable front fencing and perforated panel garages to ensure activation and passive surveillance from all dwellings to Sheridan Lane and the internal accessway.

#### **7.2.1 Outdoor Living Areas**

As has been detailed above, we have very specifically put the outdoor living areas (on ground and upper levels), to ensure we meet best practise environmental design and R Codes design principles. This means that to maintain access to winter sun and ventilation, and optimise use of the northern aspect of the site the dwellings are setback with the outdoor living areas front of the main building line. This also has a corresponding positive impact by creating an interactive and active street front to the accessway with visually permeable front fencing from the outdoor living areas.



We did look at other options as part of the concept planning phase (See examples below) , and these did not work from both an environmental design and marketing perspective, with small dark outdoor living spaces and internal living rooms. These were not only dark south facing areas, but negatively impacted and overlooked by the three storey walk up flats in the south – noting the 7.5m cone of vision from the balconies in the Mews fully encroached along the all encroach into our lot along the southern boundary.. See cone of vision from the Mews in section 2.6 and also concept layouts below, note these also means garage setback compliance, but with a less than desirable outcome.



Example layout of unworkable south facing outdoor living areas

### 7.2.2 Landscaping

Landscaping has been designed in consideration of the Built Form policy, with 13.9% deep soil zone, but noting that these deem to comply provisions have not been approved by the WAPC. Please see below for justification against the design principles as follows;

- We have reduced impact on adjoining residential zoned land by ensuring setback and planting to the north along Janet Street, as well as planters on upper levels.
- There is a significant increase to urban air quality as we have removed a noxious light industrial unit with significant site coverage (with heavy metals and enamel dipping) and nil vegetation, with an urban residential development with tree coverage.



- Planters on terraces and in the ground level outdoor living area ensures increased landscape amenity for residents.
- There is a significant contribution to reduce the heat island affect by replacing a factory unit and vacant lot area with urban development and landscaped area.
- There is no existing vegetation to be retained; all development on these lots will increase vegetation in the area.

### 7.2.3 Site Works

There is some retaining required along the north eastern (up to 1.12m) and eastern (up to 0.92m) boundary of lot Y271.

These have been proposed as a specific need to address the topography of the land with two ramps down to the rear properties while ensuring the natural ground level at the lot boundary of the site when viewed from the street (Sheridan lane extension). To this end the fill and retaining has been minimised to ensure level entries to dwellings and compliant ramps for cars and pedestrians.

### 7.2.4 Parking

Each dwelling is provided with 2 car bays, meaning in aggregate across the whole site there is a surplus of 11 permanent car bays.

It also means that effectively each dwelling provides for its own visitor bays. This was acknowledged in approving the survey strata subdivision 631-18, noting survey strata subdivision approval 980-18 provides 1 bay as is required under the R Codes.

Approval of the subdivisions provide adequate basis that the development provides adequate visitor parking for the type, number and size of dwellings, especially in consideration of the proximity to public transport, activity centres and the Perth CBD.

### 7.2.5 Solar Access

All lots have been oriented in a north south direction to maximise access to natural light and ventilation, and there is no impact on adjoining lots. This outcome was commended by the Design Review Panel.

### 7.2.6 Privacy

There are no overlooking issue from upper levels and where there is an encroachment of a cone of visions it is over car parks or screened by existing vegetation. Should the Council or Development Assessment Panel not support these encroachments, then we would accept conditions for standard screening or highlight windows to ensure deemed to comply requirements are met.

### 7.2.7 Utilities and facilities

Provision for a dryer has been made for the laundry as is common practise for apartments and smaller grouped dwellings of this nature.

### 7.2.8 Manoeuvring and Access

To address the constrained nature of access to the site, we will include some public access easements over the entry area, this addresses the need for vehicles to turn around and return to Sheridan lane in forward gear. We will also ensure appropriate way finding signage be placed at the top end of Sheridan Lane as there is no other than local traffic should be using this section of the lane.

See also the attached Traffic Impact Assessment at **Appendix G** which concludes as follows:

*The aim of this Revised Transport Impact and Car Parking Assessment was to discuss the traffic likely to be generated by the proposed residential grouped dwelling development proposed at 14 Florence Street, West Perth in the City of Vincent and to assess the impacts associated with anticipated site-generated upon the adjacent transport infrastructure. In particular, the assessment considered the impacts on the local boundary road network.*

*A review of the anticipated traffic generation associated with the proposal indicates that the expected traffic which will be generated by the development on a daily basis and during peak weekday a.m. and*

*p.m. periods can be comfortably accommodated within the practical capacity of the boundary road network with no impacts expected to existing traffic operations.*

### 7.2.9 Waste Management

The City of Vincent require a Waste Management Plan (WMP) to be submitted and approved prior to the issue of planning approval for Development Application for residential properties if there are a grouped dwellings where:

- Simple bin presentation for road-side collection is not possible or desirable as determined by City, and
- If there are four or more multiple or grouped dwellings.

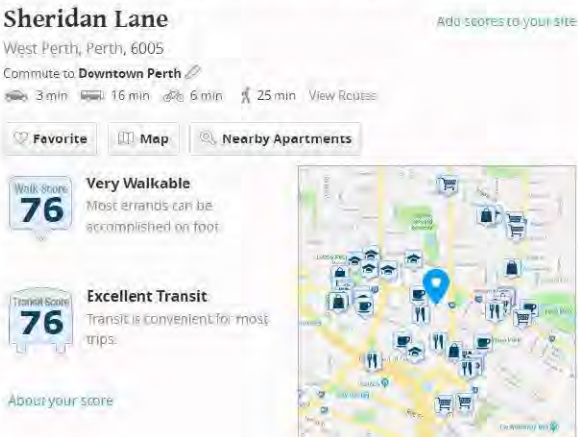
Exceptions to the requirement for a waste management plan come into effect when the units all have their own driveway and street frontage and storage area for their own set of bins which will be put out for collection by that householder, see clause 2.5 of the City's waste management policy 2.2.11. As the City will be unable to provide a reasonable waste service down Sheridan Lane then a private waste contractor will need to be appointed, the services and costs of which can be incorporated into the strata agreements and managed by the strata company. A detailed management plan on the operation of this will be prepared as part of the Building Permit process.

### 7.3 Deemed Provisions

Deemed Provision of LPS2 sets out a range of matters that a decision-maker is required to consider in determining this Application. The table below lists each of the matters set out in Deemed Provisions and summarises how the Application addresses each relevant issue.

Deemed Provisions		Response
a)	Local Planning Scheme	The Application satisfies the provisions of LPS2 and is capable of approval.
b)	Orderly and proper planning	Consideration has been given to; • Draft Amendment 1 to the City's Built Form Policy;
c)	State Planning Policies	None applicable (with the exception of the R Codes).
d)	Environmental Protection Policies	None applicable
e)	Any policy of the WAPC	None applicable
f)	Any policy of the State	None applicable
g)	Local Planning Policies	Consideration has been given to relevant Local Planning Policies, as described in this report
h)	Structure Plans, Centre Plans and Local Development Plans	None applicable
i)	Review of Local Planning Scheme	See a) above Not applicable
j)	Reserved land	None applicable
k)	Built heritage conservation	The existing buildings (Eddington House) is being retained as part of the development proposed, and new development cannot be viewed above it.
l)	Cultural heritage significance	The development is not considered to have any effect on the cultural heritage significance of the area. The site is not within a place of Aboriginal heritage significance.
m)	Compatibility with setting	The development is R50 in nature and adjacent to old cottage on Janet St, 3 storey walk up flats along Charles street and single houses on Florence. Importantly it facilitates the removal of a non-conforming use, which by definition was incompatible with the setting.



n)	<p>Amenity of the locality:</p> <p>(i) Environmental impacts</p> <p>(ii) Character of locality</p> <p>(iii) Social impacts</p>	<p>The proposal will have a significant positive environmental impact. It has facilitated the removal of a factory unit with noxious activities and commercial deliveries in the residential area. As well as additional landscaping on part of the land that were used for car parking or vacant land at the rear.</p> <p>The design and architecture of the building is consistent with the cottages and a significant improvement to the nil setbacks and street walls and fencing at full height which dominate the character of the locality.</p> <p>The development will not have any adverse social impacts and will improve the use of public transport and local parks, providing for house stock at specific price points and demographic group currently under catered for in this location</p>
o)	Effect on natural environment	As stated above the proposal will have a significant positive environmental impact. Through replacement of vacant land and a factory with urban development including landscaping.
p)	Landscaping and tree retention	The proposal incorporates landscaping and there are no existing trees on site. .
q)	Environmental risks	None – Again a significant improvement by removing a noxious industry that would ordinarily require 200m setbacks to sensitive land uses.
r)	Risk to human health or safety	None – refer comment above
s)	Access and parking	There is a significant ant community benefit by facilitating access to a land locked land parcel and noting a surplus of aggregate car bays is proposed and the site is within walking distance to high frequency bus stops, the CBD and Leederville and North Perth town centres.
t)	Traffic impacts	The traffic generated by the development will not have an adverse effect on traffic flow and safety. Refer Traffic Impact Assessment
u)	<p>Availability and adequacy of:</p> <p>(i) public transport</p> <p>(ii) public utilities</p> <p>(iii) waste management</p> <p>(iv) pedestrian &amp; cyclist access</p>	<p>The site is highly accessible to public transport</p> <p>All utilities required to service the development are available, including water, sewer, and power.</p> <p>The building will have sufficient bin storage capacity in each dwelling and collected by private collection.</p> <p>The site is in a highly accessible location and achieves a Walk Score of 76 – Very Walkable. All dwellings have storage of resident bicycle.</p> 

	(v) elderly & disability access	The development is designed in accordance with all relevant standards relating to access for people with disabilities.
v)	Loss of community benefit or service	None
w)	History of the site	The site is land locked and was previously used to produce Medals for the ANZACS. This uses included medal coating and spare painting – the was listed as a non-conforming use and its removal is a significant improvement to the residential amenity of the locality
x)	Impact on the community	The development will have a positive impact through removal of the non-confirming use and better use of local parks and public transport and other infrastructure. It will also put less pressure on urban sprawl and the costs and environmental issues associated with it.
y)	Submissions on the proposal	To be determined
za)	Comments from agencies	To be determined
zb)	Other planning considerations	None

## 8 Conclusion

It is considered the proposal should be favourably determined, on individual merit, recognising the proposal meets LPS2 and local and state planning policy objectives.

In summary, the proposal is justified and considered appropriate for the following reasons:

- The proposed development complies with the objectives of the “Residential R50” zone.
- The proposal on Lot 7 qualified for a density bonus under clause 20 of TPS1 through the removal of a registered non-conforming use.
- The development provides urbanisation of a significant eye sore and removal of an industrial use in the residential zone.
- The proposal provides for development that unlock and upgrades a significantly compromised streetscape and facilities the gazetted road access for a landlocked site.
- The proposal reduces any potential amenity impacts on adjacent residential dwellings by ensuring a fully integrated development across the lot and excision of the heritage property along Florence Street to maintain this dwelling’s and the Florence St streetscape amenity.
- The plan has been endorsed by the Design Review Panel.

We therefore respectfully request the Application for Development Approval be considered on its merits and favourably determined by the Development Assessment Panel.



## Appendix A - CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER <b>7/P2360</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1690**      FOLIO **103**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 7 ON PLAN 2360

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

CHARBER PTY LTD OF 83 HAVELOCK STREET, WEST PERTH

(T D146021 ) REGISTERED 12/11/1985

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. \*L110710 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 20/10/2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1690-103 (7/P2360)  
PREVIOUS TITLE: 428-138  
PROPERTY STREET ADDRESS: 14 FLORENCE ST, WEST PERTH.  
LOCAL GOVERNMENT AUTHORITY: CITY OF VINCENT

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L110710



WESTERN



AUSTRALIA

REGISTER NUMBER <b>Y 271/DP222985</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1690** FOLIO **104**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT Y 271 ON DEPOSITED PLAN 222985

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

CHARBER PTY LTD OF 14 FLORENCE STREET, WEST PERTH

(T D146021 ) REGISTERED 12/11/1985

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1690-104 (Y 271/DP222985)  
PREVIOUS TITLE: 936-169  
PROPERTY STREET ADDRESS: 14 FLORENCE ST, WEST PERTH.  
LOCAL GOVERNMENT AUTHORITY: CITY OF VINCENT

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF PERTH TOWN LOT/LOT Y271 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT Y271 ON DEPOSITED PLAN 222985 ON 30-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.



REGISTER NUMBER <b>12/DP48645</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>15/5/2018</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2607** FOLIO **89**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 12 ON DEPOSITED PLAN 48645

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MEGARA EIGHTEEN PTY LTD OF PO BOX 104 LEEDERVILLE WA 6907

(T N895973 ) REGISTERED 14/5/2018

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 48645

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP48645  
PREVIOUS TITLE: 2152-963  
PROPERTY STREET ADDRESS: 16A FLORENCE ST, WEST PERTH.  
LOCAL GOVERNMENT AUTHORITY: CITY OF VINCENT



## Appendix B - SITE FEATURE SURVEY

**db Surveys**  
55 Chrysothorn Street, Trigg Perth 6029  
Ph/Fax 61 8 94481033  
LICENSED LAND AND ENGINEERING SURVEYORS

**Feature Survey**  
Lots 7/12 and Y 271  
Florence Street West Perth

Scale 1:500 @ A3  
Key Features  
Telecom  
Water meter  
Power Pole  
Power Dome  
Sewer M/H  
Hydrant  
Water Main  
Datum AHD  
Contour Interval 0.2m



Scale 1:500 @ A3  
Issue Date: 29/10/18

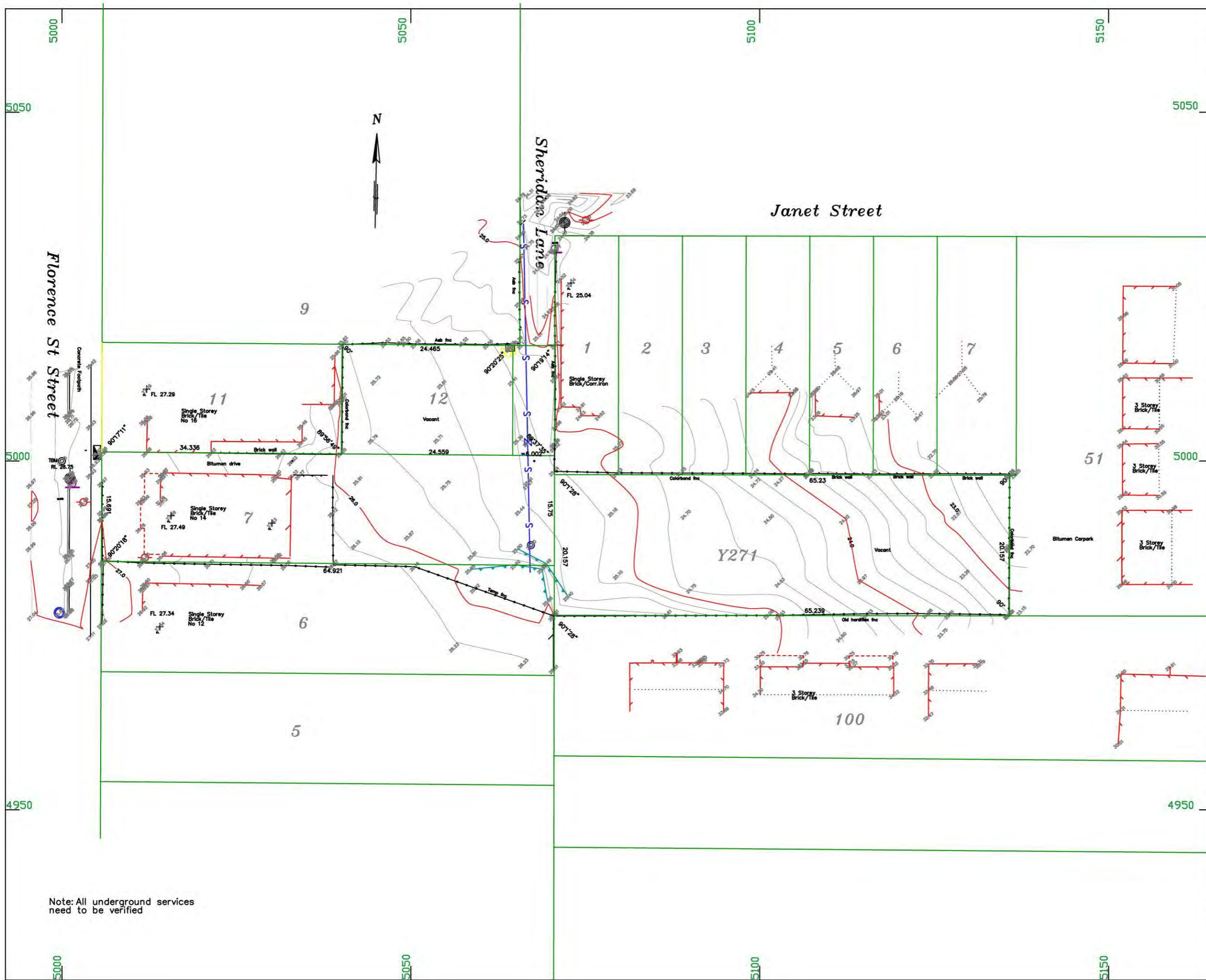
Revisions		
No.	Date	Description
1	29/11/17	Additional levels - abutting properties
2	29/10/18	Re-survey lot cleared Amend boundaries - Cadastral survey



Project Number: 646-32 Drawn By: DB  
Designed By: Checked By:

Sheet Title:  
**FS646-32B**

Sheet Number:  
**FS646-32-01A**



Note: All underground services need to be verified



**Appendix C - GREEN TITLE SUBDIVISION APPROVAL**



Your Ref : \_\_\_\_\_

Site Planning + Design  
198 Stirling Street  
PERTH WA 6000

## Approval Subject To Condition(s) Freehold (Green Title) Subdivision

**Application No : 155748**

### ***Planning and Development Act 2005***

Applicant	:	Site Planning + Design 198 Stirling Street PERTH WA 6000
Owner	:	Charber Pty Ltd 198 Stirling Street PERTH WA 6000
Application Receipt	:	29 September 2017

Lot Number	:	7 & Y271
Diagram / Plan	:	P002360, P222985
Location	:	-
C/T Volume/Folio	:	1690/103, 1690/104
Street Address	:	Lots 7 And Y271 Florence Street, West Perth
Local Government	:	City of Vincent

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **29 September 2017** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **22 December 2020** or this approval no longer will remain valid.

### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the





WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.





If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on lots 100, 101 and 102 at the time of subdivision approval being demolished and materials removed from the lots. (Local Government)
2. The land being filled, stabilised, drained and/or graded as required to ensure that:
  - (a) lots can accommodate their intended development; and
  - (b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
  - (c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government)
3. Sheridan Lane being extended to the full length of proposed Lot 101 (as per attached plan). (Local Government)
4. Satisfactory arrangements being made with the local government for the construction of the extension of Sheridan Lane, including lighting, at the full cost of the subdivider, to the specifications of the local government. The remainder of





Sheridan Lane to be also upgraded to the specification of the local government.  
(Local Government)

5. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lots on the approved plan of subdivision. (Water Corporation)
6. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
7. Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body. (Water Corporation)
8. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lots shown on the approved plan of subdivision. (Western Power)

ADVICE:

1. With regard to Condition 1, planning approval and/or a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.
2. With regard to condition 3, the extended Sheridan Lane will provide for the public access easement for the purpose of vehicle turning to be incorporated within the proposed Lot 102.
3. With regard to Conditions 5, 6 & 7, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/ applicant, a Land Development Agreement under Section 67 of the *Water Agencies (Powers) Act 1984* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
4. With regard to Condition 8, Western Power provides only one underground point of electricity supply per freehold lot.

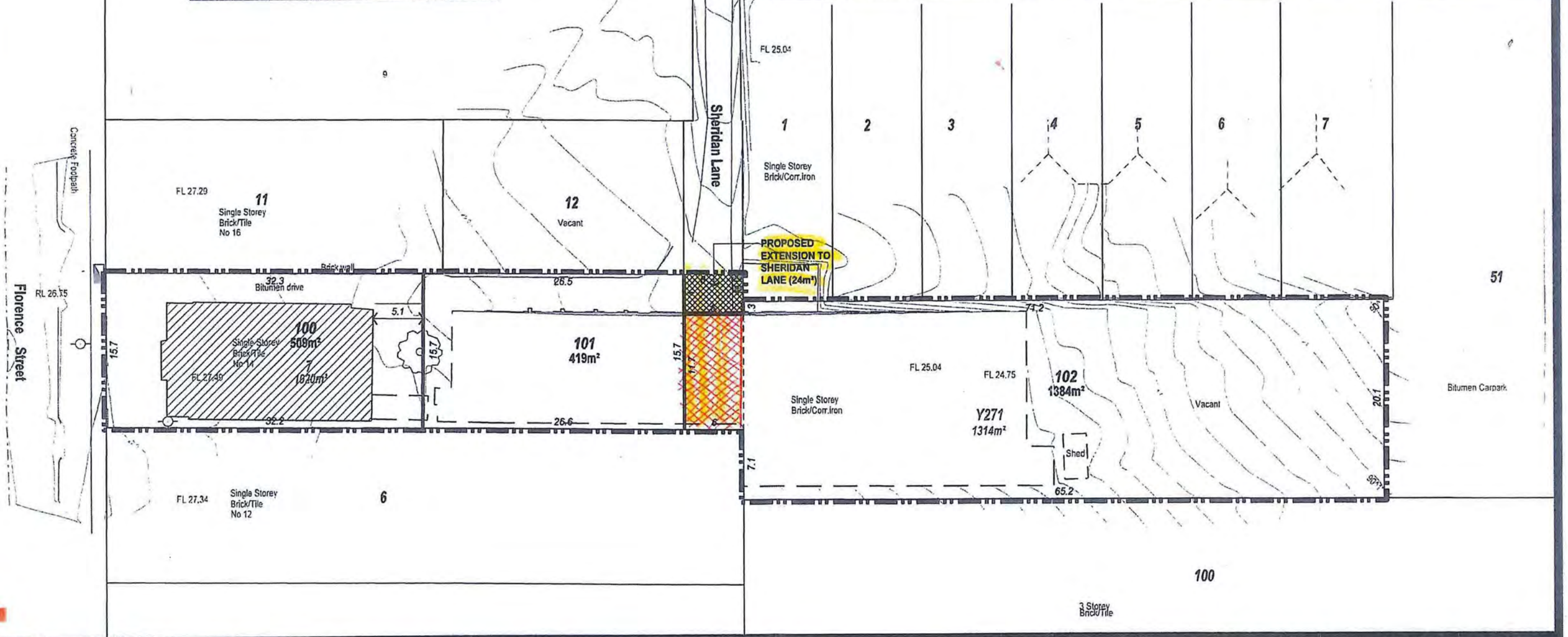
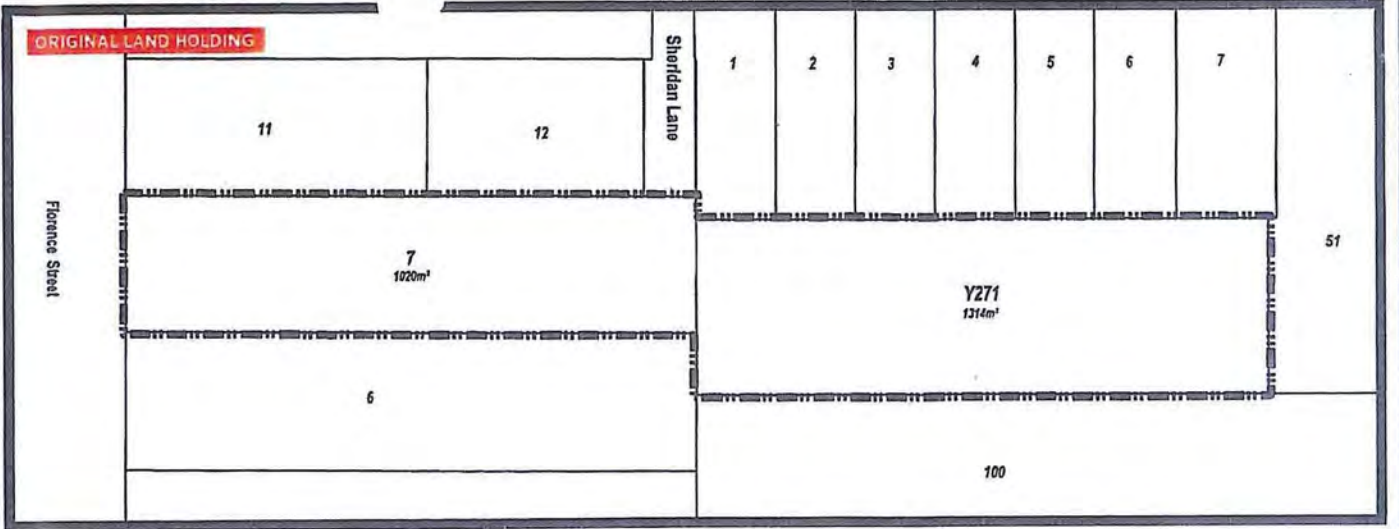
A handwritten signature in black ink, appearing to read "Kerrine Blenkinsop".

Kerrine Blenkinsop  
Secretary  
Western Australian Planning Commission  
22 December 2017  
Enquiries : Nina Lytton (Ph 6551 9037)



**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**

DATE: 29-Sep-2017      FILE: 155748



WWW.SITEPD.COM.AU

LOTS 7 AND Y271 FLORENCE STREET, WEST PERTH

CLIENT: Megara 18 Pty Ltd      REVISION: A      DRAWN: BDL  
 PLAN NO: 7-3-001      DATE: 20 September 2017      SCALE: 1:400@A3

**LEGEND**

SUBJECT SITE

PROPOSED BOUNDARY

BOUNDARY TO BE REMOVED

BUILDING TO BE RETAINED

BUILDING TO BE DEMOLISHED

**NOTE**

Site data sourced from Landgate.  
 Areas and dimensions shown are subject to final survey calculations.  
 The concepts presented in this plan remain the copyright of SITE planning + design.  
 No copies in whole or in part may be made without SITE planning + design's permission.



PROPOSED PLAN OF SUBDIVISION



**Appendix D - SURVEY STRATA SUBDIVISION APPROVAL (631-17)**



Your Ref : 17-072 WES (3 x Survey Strata)  
Enquiries : Nina Lytton (Ph 6551 9037)

Megara  
Level 1, 662 Newcastle Street  
LEEDERVILLE WA 6007

**Approval Subject To Condition(s)  
Survey-Strata Plan  
(Amended Plan)**

**Application No : 980-17**

***Planning and Development Act 2005***

Applicant	: Megara Level 1, 662 Newcastle Street LEEDERVILLE WA 6007
Owner	: Charber Pty Ltd 198 Stirling Street PERTH WA 6000; Charles Michael Sheridan, Philip John Sheridan & David Patrick Sheridan 14 Florence Street WEST PERTH WA 6005
Application Receipt	: 29 September 2017

Lot Number	: 12 & Part 7
Diagram / Plan	: Deposited Plan 48645 Plan 2360
Location	: -
C/T Volume/Folio	: 2607/89, 1690/103
Street Address	: Florence Street, West Perth
Local Government	: City of Vincent

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the amended plan date-stamped **05 February 2018** (copy attached) once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the survey-strata plan within this period.





The survey-strata plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **23 February 2021** or this approval no longer will remain valid.

#### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

#### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

#### **Survey-strata plan**

The survey-strata plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the survey-strata plan. A copy of the survey-strata plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

#### **Condition(s)**

The WAPC is prepared to endorse a survey-strata plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the survey-strata plan for endorsement.





The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the survey-strata plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the survey-strata plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with the accompanying advice, are:

**CONDITION(S):**

1. Prior to the Western Australian Planning Commission's endorsement of a diagram or plan of survey (deposited plan) for the creation of the lots proposed by this application, the lot that is the subject of this application (pt Lot 7) being created on a separate diagram or plan of survey (deposited plan) and the plan being endorsed by the Western Australian Planning Commission. (Western Australian Planning Commission)
2. The land being filled, stabilised, drained and/or graded as required to ensure that:
  - (a) lots can accommodate their intended development; and
  - (b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and





(c) stormwater is contained on-site.

(Local Government)

3. Two and a half metre by two and a half metre truncations are to be provided at the junction of the access way and the Sheridan Lane road reserve. (Local Government)
4. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) on the approved plan of subdivision. (Water Corporation)
5. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
6. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power, for the provision of an electricity supply to the survey strata lots shown on the approved plan of subdivision, which may include the provision of necessary service access rights either as an easement under Section 136C and Schedule 9A of the *Transfer of Land Act 1893* for the transmission of electricity by underground cable, or (in the case of approvals containing common property) via a portion of the common property suitable for consumer mains. (Western Power)

ADVICE:

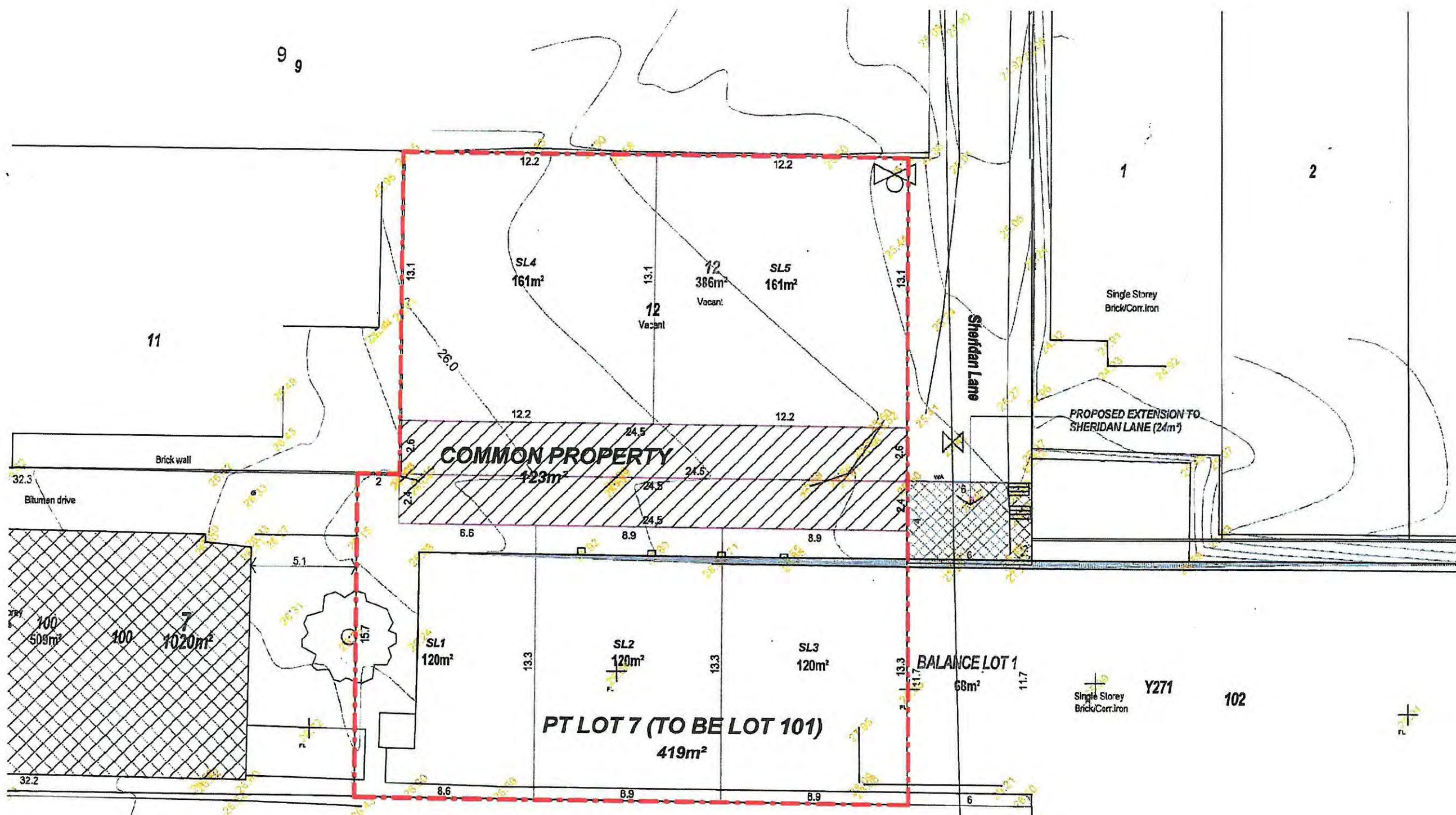
1. With regard to Conditions 4 and 5, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
2. With regard to Condition 6, Western Power provides only one underground point of electricity supply per freehold lot.

A handwritten signature in black ink, appearing to read "Kerrine Blenkinsop".

Kerrine Blenkinsop  
Secretary  
Western Australian Planning Commission

23 February 2018





**AMENDED PLAN**

Received  
**05-Feb-2018**

Supersedes all of the previous plan dated  
29-Sep-2017

**FILE: 980-17**

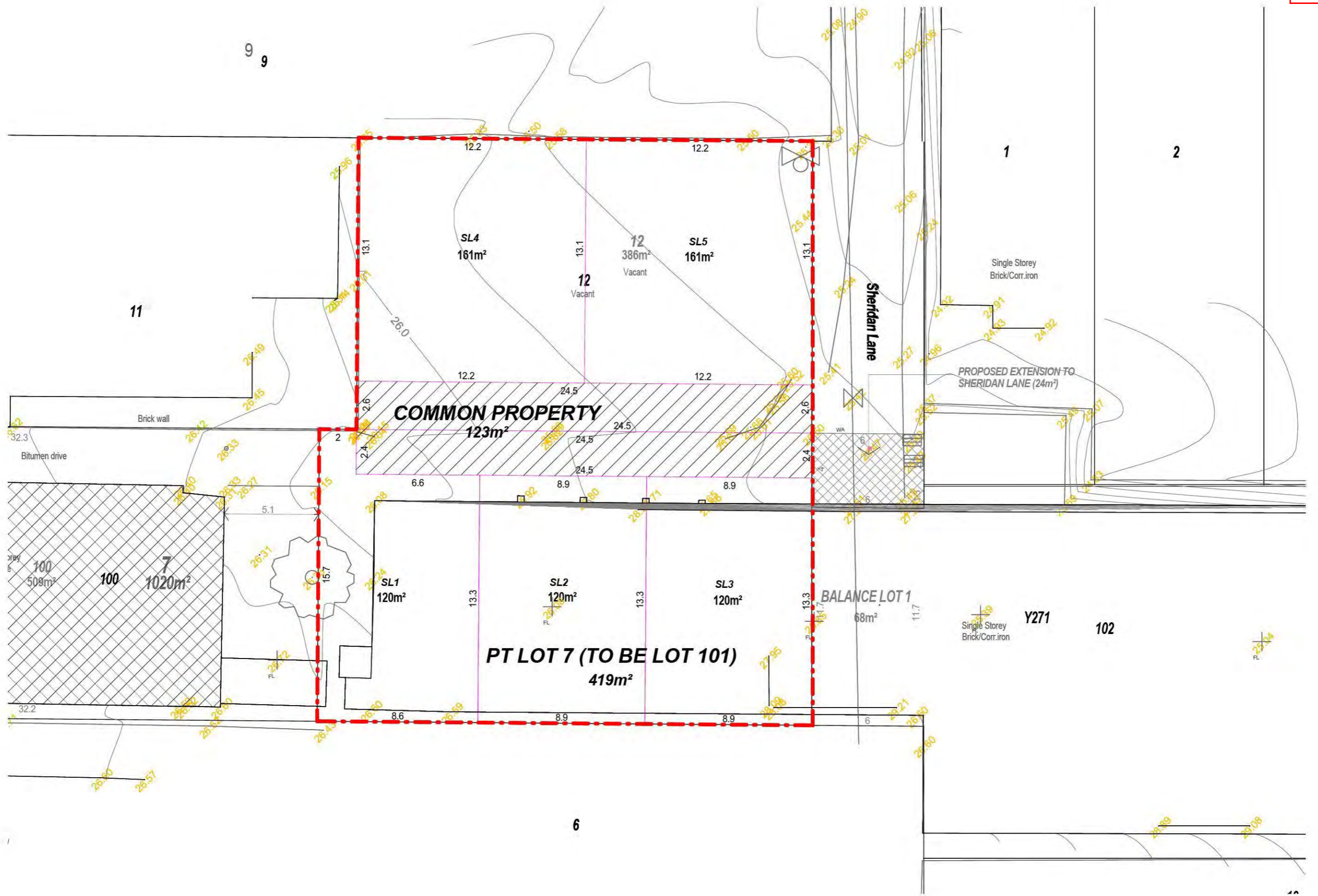
Level 1, 662 Newcastle Street  
Leederville Western Australia 6902  
T 08 9230 3600  
F 08 9227 0611

Issue	Revision Description	Date
		25.01.2018



DRAWING TITLE: AMENDED PLAN OF SURVEY STRATA SUBDIVISION				
PROJECT NAME: No. 16A & 14 (LOTS 7, 12 & 1271) FLORENCE ST, WEST PLAN				
PROJECT NUMBER: Project Number	SCALE: 1 : 200	DRAWING NUMBER: 0	DATE:	REVISION NUMBER





Level 1, 662 Newcastle Street  
Leederville Western Australia 6902  
T 08 9230 3600  
F 08 9227 0611

Issue	Revision Description	Date
		25.01.2018



DRAWING TITLE: AMENDED PLAN OF SURVEY STRATA SUBDIVISION				
PROJECT NAME: No. 16A & 14 (LOTS 7, 12 & 1271) FLORENCE ST, WEST PLAN				
PROJECT NUMBER: Project Number	SCALE: 1 : 200	DRAWING NUMBER: 0	DATE:	REVISION NUMBER

**Appendix E - SURVEY STRATA SUBDIVISION APPROVAL (980-18)**





Your Ref : Lots 7 & Y271 Florence

Megara  
Level 1/ 662 Newcastle Street  
LEEDERVILLE WA 6007

### Approval Subject To Conditions Survey-Strata Plan (Amended Plan)

**Application No** : 631-18

***Planning and Development Act 2005***

Applicant	:	Megara Level 1/ 662 Newcastle Street, LEEDERVILLE WA 6007
Owner	:	Charber Pty Ltd C/- Level 1/ 662 Newcastle Street, LEEDERVILLE WA 6007
Application Receipt	:	19 June 2018

Lot Number	:	7 , Y 271
Diagram / Plan	:	2360, 222985
C/T Volume/Folio	:	1690/103, 1690/104
Street Address	:	Lot 7 No.14), Y271 (No.14) Florence Street, West Perth
Local Government	:	City of Vincent

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the amended plan date-stamped **30 October 2018** (copy attached) once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the survey-strata plan within this period.

The survey-strata plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **15 November 2022** or this approval no longer will remain valid.



### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Survey-strata plan**

The survey-strata plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the survey-strata plan. A copy of the survey-strata plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a survey-strata plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the survey-strata plan for endorsement.





The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the survey-strata plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the survey-strata plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with the accompanying advice, are:

CONDITIONS:

1. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on the proposed lots at the time of subdivision approval being demolished and materials removed from the lots. (Local Government)
2. The land being filled, stabilised, drained and/or graded as required to ensure that:
  - (a) lots can accommodate their intended development; and
  - (b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
  - (c) stormwater is contained on-site. (Local Government)





3. The proposed access way(s) being constructed and drained at the landowner/applicant's cost to the specifications of the local government. (Local Government)
4. A 3 metre x 3 metre truncation is to be provided at the junction of the common property access and Sheridan Lane. (Local Government)
5. An easement in accordance with Section 195 and 196 of the *Land Administration Act 1997* for the benefit of the City of Vincent is to be placed on the certificate(s) of title of the proposed lot(s) specifying access rights. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows:

*"The easement is to provide public access to facilitate vehicle manoeuvring, to the benefit of the City of Vincent."*

(Local Government)
6. Satisfactory arrangements being made with the local government for the full cost of constructing/upgrading Sheridan Lane. (Local Government)
7. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
8. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
9. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power, for the provision of an electricity supply to the survey strata lots shown on the approved plan of subdivision, which may include the provision of necessary service access rights either as an easement under Section 136C and Schedule 9A of the *Transfer of Land Act 1893* for the transmission of electricity by underground cable, or (in the case of approvals containing common property) via a portion of the common property suitable for consumer mains. (Western Power)
10. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

1. With regard to Condition 1, planning approval and/or a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.



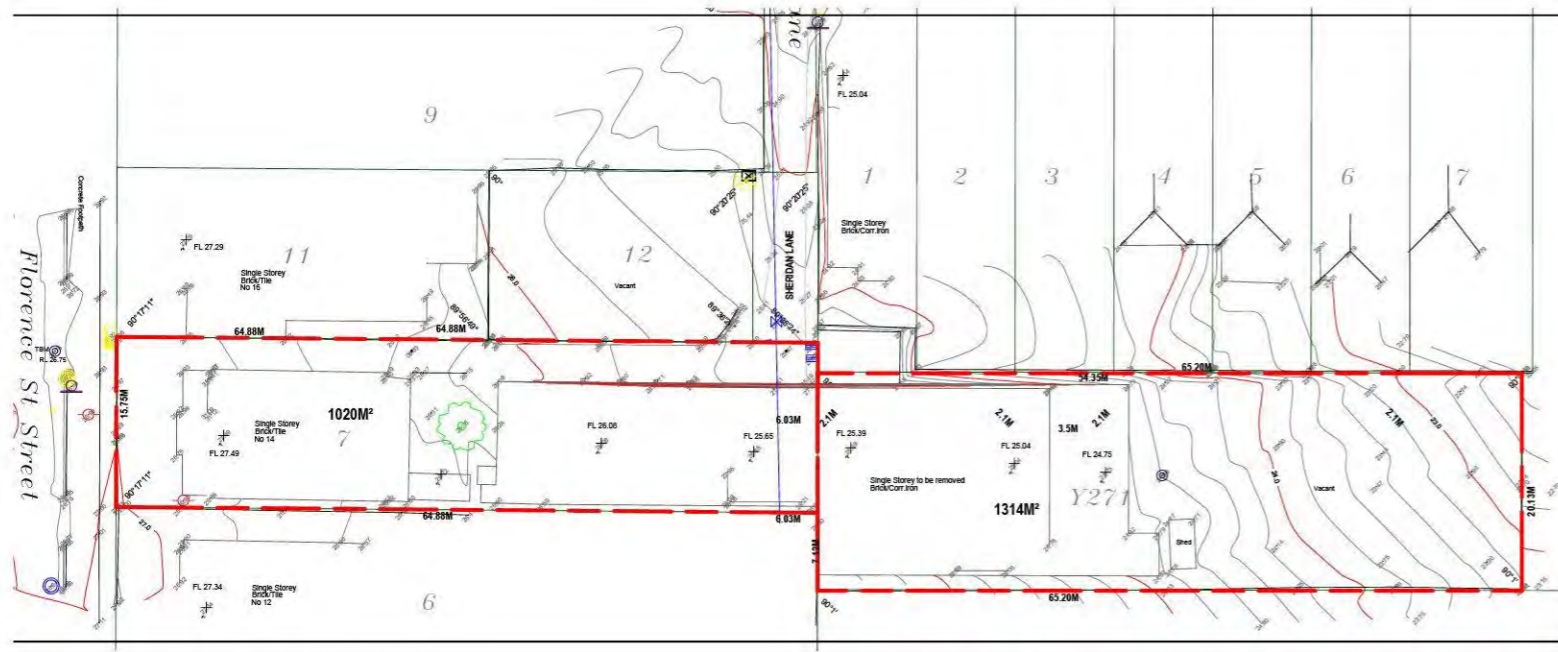


2. With regard to Condition 5, the easement is to enable use of the proposed common property access way for vehicle manoeuvring, so that vehicles can exit Sheridan Lane in forward gear.
3. With regard to Conditions 7 & 8, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
4. With regard to Condition 9, Western provides only one underground point of electricity supply per freehold lot.
5. With regard to Conditions 7, 8 and 9, it is the Commission's expectation that each strata lot be provided with its own suitable utility service connection, which is protected by easements where necessary. This is to ensure that each strata lot is development ready and does not result in the need to extend services over adjacent strata lots after titles have been created.

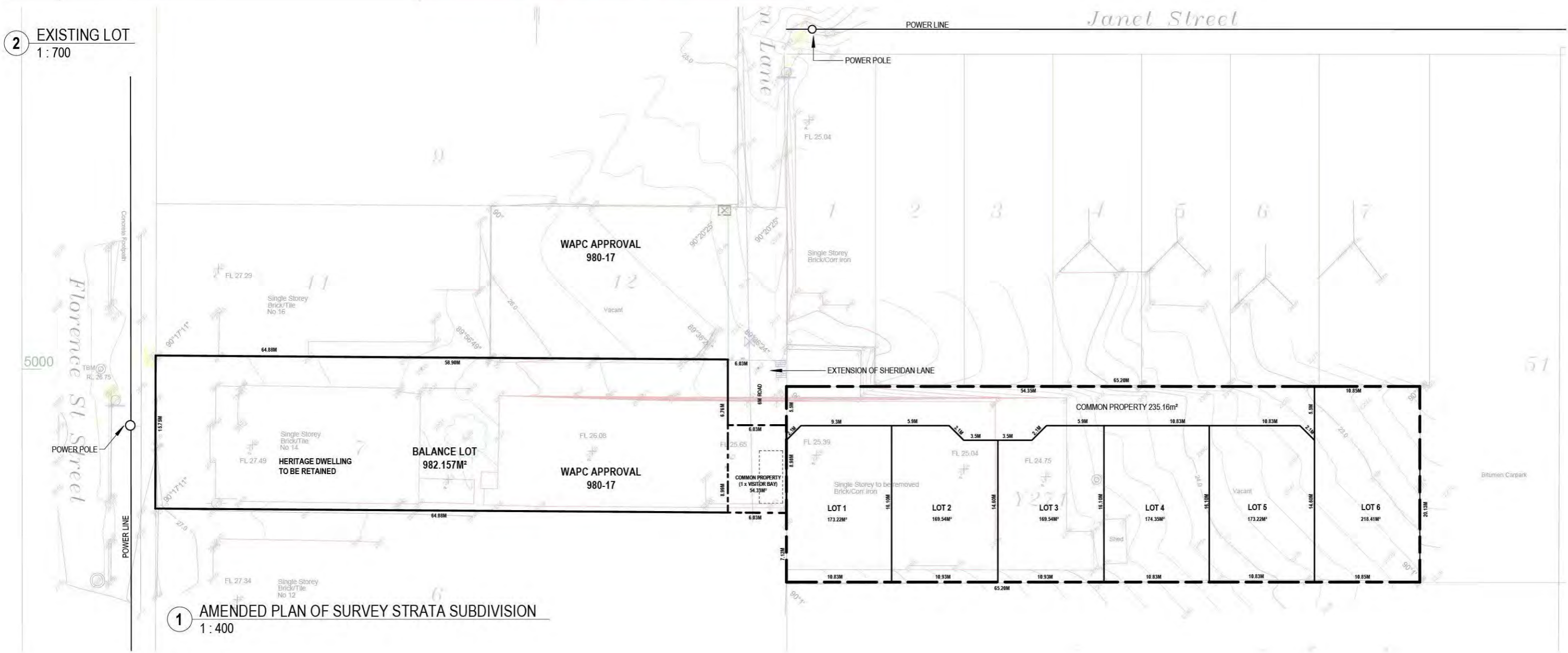
A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
16 November 2018

Enquiries : Nina Lytton (Ph 6551 9037)



2 EXISTING LOT  
1 : 700



1 AMENDED PLAN OF SURVEY STRATA SUBDIVISION  
1 : 400

**MEGARA**

Level 1, 662 Newcastle Street, Leederville Western Australia 6902  
T 08 9230 3600 F 08 9227 0611

Issue	Revision Description	Date
		24.10.2018

DRAWING TITLE: AMENDED PLAN OF SURVEY STRATA SUBDIVISION				
PROJECT NAME: LOT 7 + Y271 FLORENCE ST, WEST PERTH				
PROJECT NUMBER:	SCALE: As indicated	DRAWING NUMBER: A-1000	DATE:	REVISION NUMBER:



**Appendix F - AMENDED PLANS OF PROPOSED DEVELOPMENT PLANS**

## Appendix G - TRANSPORT IMPACT ASSESSMENT



Proposed Residential Development  
14 Florence Street, West Perth

TRANSPORT IMPACT AND CAR PARKING ASSESSMENT

FINAL REPORT – V3

Prepared for: Megara Developments  
Prepared by: Move Consultants



Move consultants

*Moving People Moving Commerce*

REDACTED FOR PRIVACY PURPOSES

November 2018

## DOCUMENT ISSUE AUTHORISATION

Issue	Rev	Date	Description	Checked	Approved
1	0	05/10/18	FINAL	HH	HH
2	1	15/11/18	REV	HH	HH
3	2	20/11/18	REV	HH	HH

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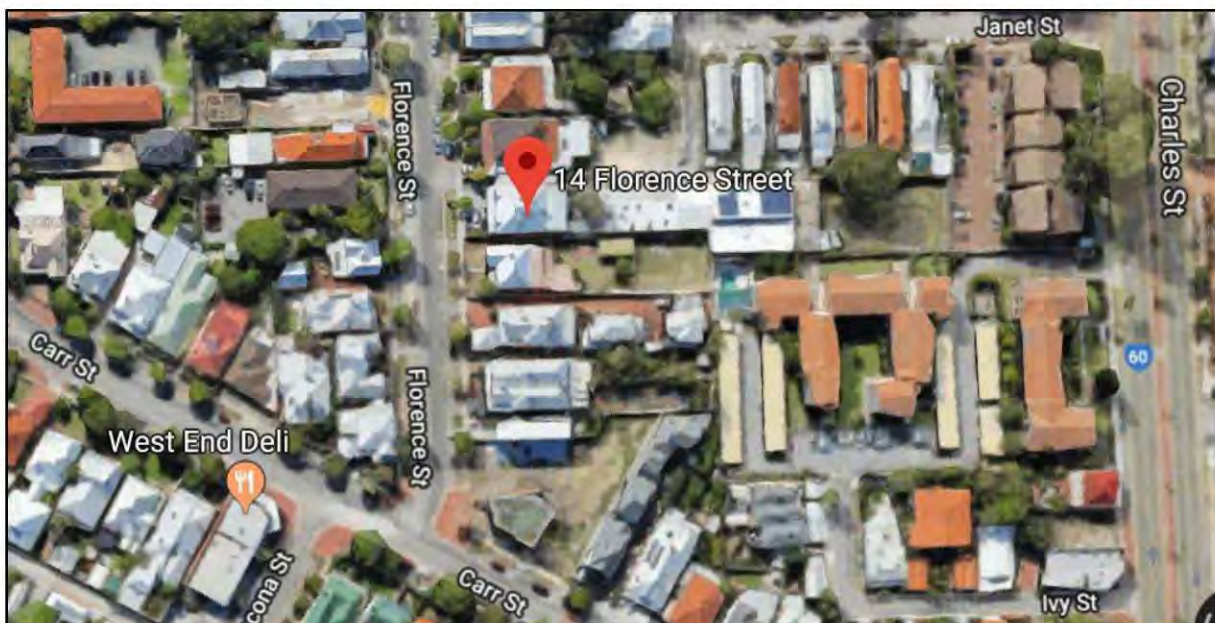
# 1. INTRODUCTION

## 1.1 OVERVIEW

This Transport Impact and Car Parking Assessment has been prepared by Move Consultants on behalf of Megara Developments with regard to a proposed 11-unit grouped dwelling/townhouse residential development to be located at 14 Florence Street, West Perth in the City of Vincent. The subject land is currently occupied by a single-family dwelling and several out buildings.

## 1.2 SITE LOCATION

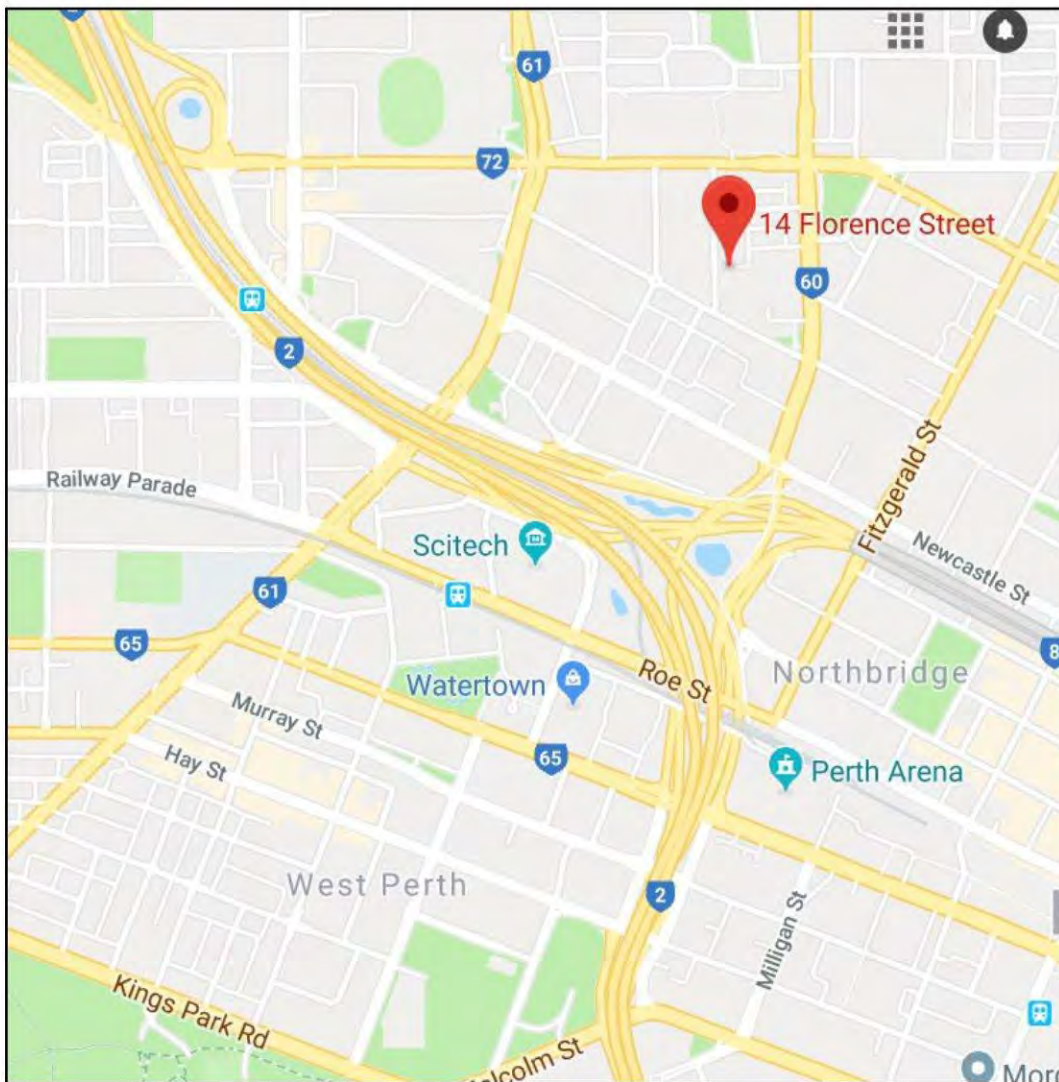
The site is located on the east side of Florence Street, approximately 165m west of Charles Street and 85m north of the intersection with Carr Street within the suburb of West Perth. Existing uses in place in the vicinity of the site are primarily residential to all sides with office/commercial uses in place further to the south-west and south-east within the West Perth Business District. There is an existing crossover to the site on the east side of Florence Street, near the eastern boundary of the site with additional access to the rear of the site via a private ROW running along the property's eastern boundary and connecting with Sheridan Lane to the north. Street, near the southern boundary. The amended 11-unit subject proposal consists of access to be afforded to the development via an extension of Sheridan Lane southbound into the development with primary access to be provided via this extension and ingress and egress to and from the development via Sheridan Lane and Janet Street to Hammond Street and Charles Street. The location of the site is shown in **Figure 1**.



**Figure 1: Site Location**



The general metropolitan context is shown in Figure 2.



**Figure 2: Metropolitan Context**

### 1.3 SCOPE OF ASSESSMENT

This amended report has been prepared in accordance with the Western Australian Planning Commission's *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments* (2016).

Specifically, this amended report aims to assess the impacts of the proposed development on the local boundary road network to identify any modifications, to site or road layout, which may be required to serve the proposed site. In addition, the assessment considers the proposed access, circulation, and egress arrangements to and from the site.

## 2. EXISTING SITUATION

### 2.1 ROAD INFRASTRUCTURE

The proposed development is to be constructed on a property currently occupied by a single-family dwelling and several out buildings on the east side of Florence Street, north of Carr Street. The proposal consists of the construction of 11 grouped dwellings/townhouses. Access to the subject proposal will be afforded via an extension to Sheridan Lane further south of its existing terminus near to the north-eastern boundary of the lands. The site is bounded by primarily existing residential uses to all sides with low level commercial/office uses in place to the south-west and south-east within the West Perth Business District. On-street parking is currently permitted on Janet Street, to the north-east of the property.

Both Hammond Street and Janet Street, to the north of the proposal, have been classified as *Access Roads*. Both roads have on-street parking and a 5 to 6m seal. Sheridan Lane, to the north of the site, has approximately a 4 to 5m seal and is proposed to run contiguously from the western boundary of Lot 271 to Hammond Street, to the north of the site. These roads operate under speed limits of 50kph and are owned, operated and maintained by the City of Vincent.

ROW 161 and Oak Lane are public laneways with a width of approximately 5 to 6m and used for local direct access by abutting properties only.

Charles Street, located approximately 165m due east of the site, has been classified as a *Primary Distributor* road and has been constructed as a dual divided carriageway in the vicinity of the site. It operates under a posted speed limit of 60kph and is owned, operated and maintained by Main Roads WA.

The intersection of Charles Street/Janet Street operates as a partial movements (left-in/left-out only) unsignalised T-intersection with priority movement assigned to Charles Street. The intersections of Hammond Street/Sheridan Lane and Janet Street/Sheridan Lane operate under low speed Give Way control on the Sheridan Lane and Janet Street approaches, respectively.

Existing traffic data has been estimated based upon a review of spatial distribution of existing residential development and attraction of employment and other non-residential generators and ease of access to and from the higher boundary road network in the vicinity of the site and is outlined in Table 1.



**Table 1: Existing Traffic Volumes**

Road	Daily Volume (vpd)	Source (Date)	Practical Capacity (vpd)
Hammond Street	<1,500 vpd	N/A	3,000 vpd
Janet Street	<500 vpd	N/A	1,500 to 2,000 vpd
Sheridan Lane (north)	<150 vpd	N/A	300 vpd
Charles Street (north of Newcastle Street)	28,500	MRWA (2016/17)	30,000 to 40,000 vpd

Figure 3 shows the road hierarchy in the vicinity of the site.

A detailed site visit was conducted on Thursday 4<sup>th</sup> October 2018 to collect information relating to existing road geometry, speed limits, and sightlines and to observe existing traffic operations on the adjacent boundary road network.



**Figure 3: MRWA Functional Road Hierarchy – Local Road Network**

## 2.2 PUBLIC TRANSPORT, PEDESTRIAN, AND CYCLIST FACILITIES

The site is located immediately west of Charles Street where a high frequency bus route (Route 970 – Perth to Mirrabooka Bus Station via Flinders Street) with bus stops located to the east and south-east of the site on both sides of Charles Street, north of Carr Street, with a 2- to 4-minute walking distance of the site. These bus services provide 5- to 10-minute services during weekday peak periods and 10- to 15-minute services service during the midday and on weekends. The Leederville Railway Station and City West Railway Station are also located approximately 850m to the west and south-west of the site, respectively. Figure 4 shows the existing public transport services in the area.



Figure 4: Existing Public Transport Services



Footpaths are in place on both sides of Charles Street to the east of the site and on both sides of Hammond Street and Janet Street, to the north of the site. Excellent cycling infrastructure is also in place in close proximity of the site in the form of a *Bicycle Boulevards* along both Carr Street and Cleaver Street, to the south and west of the site, respectively, and on-road cycle lanes on Cleaver Street.

Figure 5 shows the cycling and pedestrian infrastructure in the vicinity of the site.

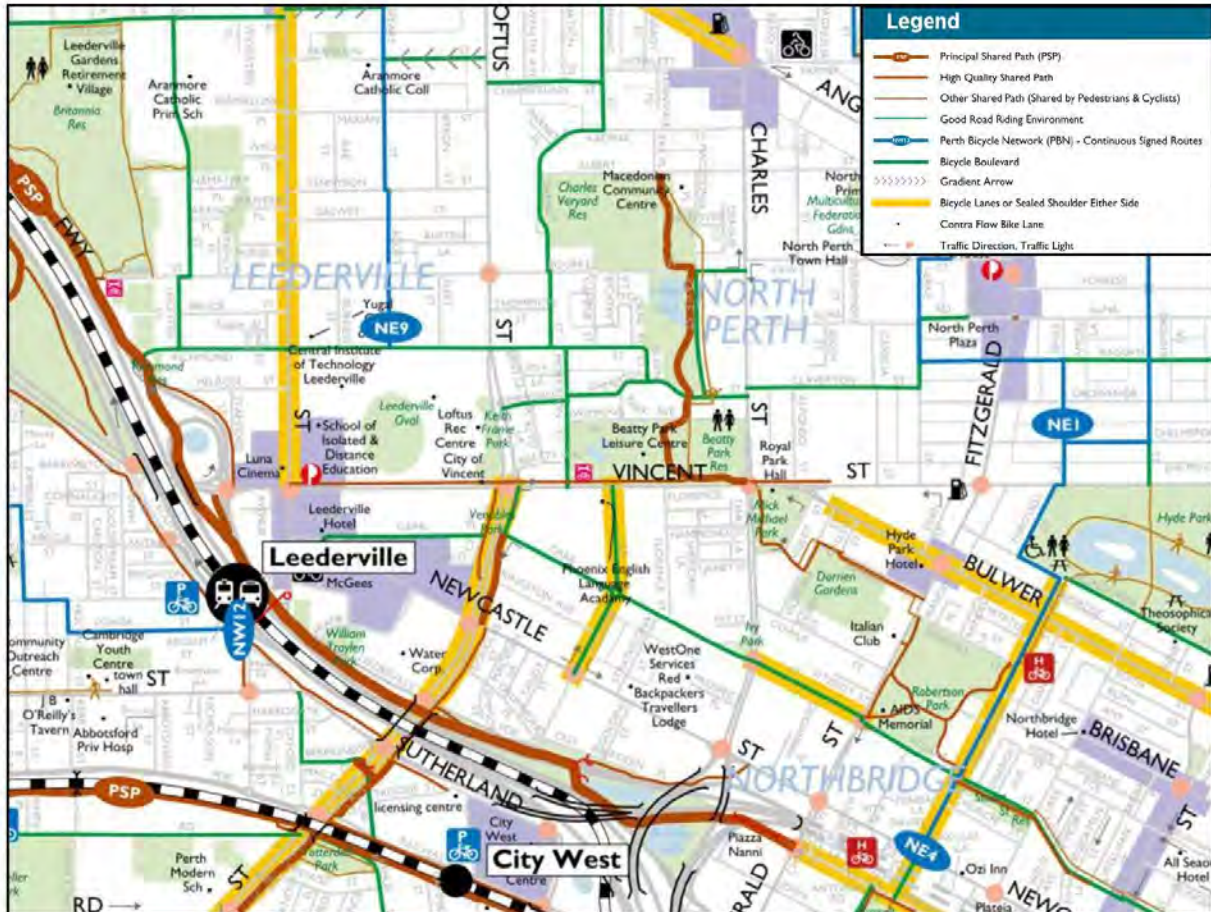


Figure 5: Existing Cycling and Pedestrian Infrastructure

### 3. PROPOSED DEVELOPMENT

An amended composite site plan of the proposed amended development is contained in **Appendix A**.

#### 3.1 PROPOSED LAND USES

The subject proposal seeks the development of 11 residential grouped dwellings to be constructed on the subject lands.

### 3.2 PROPOSED ACCESS AND PARKING ARRANGEMENTS

The proposed access arrangements are shown to consist of the construction of an extension of Sheridan Lane south into the proposal.

Direct access to the dwelling units consists of double car garages for each of the units plus an additional at-grade parking pad immediately adjacent to each garage on each grouped dwelling site to accommodate visitors

The proposed residential tenant parking is consistent and compliant with *State Planning Policy 3.1: Residential Design Codes* and the City of Vincent's *Planning and Building Design Manual – Parking and Access Policy 7.7.1: Parking and Access*. Rubbish collection will be undertaken via kerbside collection on the extension of Sheridan Lane in a line haul manner and a separate Waste Management Plan will be prepared in consultation with the City of Vincent during the detailed design stages of the project.

### 3.3 END OF TRIP FACILITIES

End-of-trip facilities are proposed to be provided on the site within each individual residential dwelling site (within the garages) and will be compliant with City of Vincent and Austroads guidelines.

## 4. TRANSPORT ANALYSIS

A traffic generation and distribution exercise has been undertaken to assess the potential traffic impacts associated with the proposed development. The aim of this exercise was to establish the traffic volumes which would be generated from the proposed development and to quantify the effect that the additional traffic has on the surrounding road network,

### 4.1 TRIP GENERATION

The anticipated vehicular traffic to be generated by the proposed development was derived using guidance from the *NSW Roads and Traffic Authority Guide to Traffic Generating Developments (2002)* and the *Institute of Transport Engineer's Trip Generation Manual, 10th Edition*. The maximum traffic generation therefore predicted for the site on a 'worst case' scenario basis, is therefore in the order of 48 vpd (24 inbound/24 outbound) on a daily basis and 4 vehicle trips during the a.m. peak hour (1 inbound/3 outbound) and 4 vehicle trips during the p.m. peak hour (2 inbound/2 outbound). These estimates do not consider the expected higher than average public transport patronage expected due to the site's location in acceptable walking distance to high frequency railway and bus services along the Perth Metropolitan Railway Network and Charles Street, respectively.



## 4.2 TRIP DISTRIBUTION

It has been assumed that based upon a review of existing spatial development patterns, close proximity of existing boundary road network, pedestrian and cycling infrastructure and public transport services that the distribution of site generated traffic is as follows:

- To and from Sheridan Lane extension – 100%
  - a. To and from the north via Hammond Street – 20%
  - b. To and from the north and east via Janet Street and Charles Street – 40%
  - c. To and from the north via Vincent Street and Florence Street – 40%

The resultant increases to the boundary road network are anticipated as follows:

- Charles Street (North):
  - Daily: +29 vpd
  - A.M. Peak Hour: +3 vph
  - P.M. Peak Hour: +3 vph
- Charles Street (South):
  - Daily: +20 vpd
  - A.M. Peak Hour: +2 vph
  - P.M. Peak Hour: +2 vph
- Janet Street:
  - Daily: +19 vpd
  - A.M. Peak Hour: +2 vph
  - P.M. Peak Hour: +2 vph
- Hammond Street:
  - Daily: +10 vpd
  - A.M. Peak Hour: +1 vph
  - P.M. Peak Hour: +1 vph
- Florence Street (north):
  - Daily: +19 vpd
  - A.M. Peak Hour: +2 vph
  - P.M. Peak Hour: +2 vph
- Sheridan Lane:
  - Daily: +48 vpd
  - A.M. Peak Hour: +4 vph
  - P.M. Peak Hour: +4 vph

These increases in daily and a.m./p.m. peak hour volumes will have a negligible impact on existing traffic operations in the area and are well within the existing practical capacity of Sheridan Lane, Janet Street and Hammond Street as well as the higher order road network and will result in acceptable traffic operations on the adjacent road network. The anticipated increases during weekday roadway peak periods will be in the order of one (1) vehicle every 15 minutes maximum.

Austrroads' *Guide to Traffic Management* provides advice on the capacity of unsignalised intersections. For minor roads where there are relatively low volumes of turning traffic, capacity considerations are usually not significant and capacity analysis is unnecessary. Intersection volumes below which capacity analysis is unnecessary are indicated in **Table 2**.

**Table 2: Threshold Analysis Parameters (Austrroads, 2009)**

Type of road	Light cross and turning volumes maximum design hour volumes (vehicles per hour (two way))		
	Two -lane major road	400	500
Cross road	250	200	100

As indicated by the table, the peak hour volumes on Sheridan Lane would be required to reach over 100 vph before additional analysis of the intersections of Janet Street/Sheridan Lane and Hammond Street/Sheridan Lane are warranted. It has been estimated that the weekday roadway peak hour volumes on Sheridan Lane, north of the existing southern terminus are in the order of a maximum of 15 to 20 vehicles per hour which is below the required threshold of 100 vehicles per hour which would require a more detailed analysis of this location.

The proposed development is expected to contribute a maximum additional net 4 vehicle trips during the roadway peak hours, respectively, which can be comfortably accommodated within the context of the practical capacity of the boundary road network. The practical road capacity of Sheridan Lane is in the order of approximately 300 vpd with the spot estimates indicating that existing traffic is in the order of 150 vpd in the vicinity of Janet Street. The proposed development will only add an additional 48 vpd which will still result in satisfactory traffic operations along the lane way with minimal vehicular queuing and delays. The location of the proposed crossover to the site at the southern terminus of the proposed extension into Lot 271 allows for sufficient gaps and safe sightlines for outbound traffic which would consist of less than 5 vph during the peak travel periods.

It can therefore be concluded that the proposal's site-generated traffic can be comfortably accommodated within the practical capacity of the local road network with a negligible impact on traffic operations in the area. A review of the crash history for the local road network in the vicinity of the site for the 5-year reporting period of 2013-2017 indicates that there has been only one crash at the intersection of Sheridan Lane/ROW 161 with no crashes recorded at the intersection of Janet Street/Sheridan Lane or along Sheridan Lane between its existing southern terminus and Janet Street. This is reflective of the low volume and low speed environment on Sheridan Lane which is proposed to be maintained. No crashes have been recorded either on Janet Street or Hammond Street for this 5-year reporting period.

In conclusion, it should be noted that based both on a review of the modelled total traffic assessment and observed traffic operations of the boundary road system, the anticipated site-generated traffic associated with the redevelopment proposal is negligible and that no external boundary road improvements will be required.



## 5. VEHICULAR ACCESS AND PARKING

### 5.1 ON-SITE QUEUING, CIRCULATION AND ACCESS

The site plan indicates the extension of Sheridan Lane south of its existing terminus to provide primary access into the proposal. This extension leading into the property has been designed to consist of a minimum of 6 metres to accommodate both inbound and outbound movements with all movements to be accommodated in forward gear into and out of the public road network.

A review of the proposed on-site circulation and car parking layout was undertaken to assess the adequacy of the proposed site access and circulation in addition to service/delivery areas on the site. The design of the proposed residential garages has been reviewed using traffic engineering standards and the relevant Australian Standards and Austroads guidelines, with the proposed design considered adequate to accommodate on-site manoeuvring and circulation with all vehicles entering and exiting the car parking areas in forward gear from and to Sheridan Lane between. No conflict with vehicles entering and exiting to Sheridan Lane between the easternmost grouped dwelling and Lot 271 is anticipated.

Rubbish collection will be undertaken via kerbside collection along the Sheridan Lane extension and service/delivery can either be accommodated adjacent to each of the respective group dwellings within the on-site private road network during off-peak period. These activities will typically be undertaken outside of typical school peak periods with no conflict with on-street school parking expected. Details relating to the Waste Management aspects of the project will be negotiated directly with the City of Vincent during the detailed design stages of the project.

### 5.2 SIGHTLINE REVIEW AND CRASH HISTORY

An assessment of sight distance requirements at the crossover to the Sheridan Lane extension to and from the crossover to the ground floor car parking area was undertaken with regard to Austroads' *Guide to Road Design – Part 3: Geometric Design* (2009) and *Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections* (2009). These guidelines define four sight distance measures to be considered, namely Stopping Sight Distance (SSD), Approach Sight Distance (ASD), Safe Intersection Sight Distance (SISD), and Minimum Gap Sight Distance (MGSDA sightline assessment was undertaken at the intersection of the proposed connection from the subject site to and from the north via Sheridan Lane from the on-site ground level car parking area. The results of this assessment indicate that there are adequate sightlines in place for vehicles entering/exiting at this location, based upon a design exiting speed of 30kph in forward gear with all vehicles entering and exiting in forward gear.

*“Obtaining ASD (Approach Sight Distance) at domestic accesses is often not necessary due to the familiarity of their location by users.”*

Site observations indicate that good visibility is available in both directions for the proposed right-angle tandem car parking. There is adequate sight distance in place to meet the Approach Sight Distance requirements in both directions. The proposed driveway apron at the western edge of the crossover to the proposed Sheridan Lane extension provides sufficient manoeuvring space to enter and exit simultaneously without vehicular conflict within the laneway accounting for full development on the site inclusive of that west of Lot 271. The low volume and low

speed environment do not require vehicles to remain 'lane correct' due to the marginal probability of conflict along this section of road as demonstrated by the crash history and measured traffic volumes.

All vehicles will enter and exit the individual double garages car parking area in forward gear. The proposed garage locations will allow for adequate exiting and entering sightlines and is acceptable given the good sight distances and 40 km/h speed limit and would result in minimal risk and conflict between the low volumes of traffic on the local road system.

Rubbish collection will be afforded via line haul kerbside collection on Sheridan Lane, as per existing practice in the area, with bins pushed to the edge of the laneway by tenants and residents for collection by Council vehicles as is currently done by existing tenants and residents in the area.

A review of the crash history for the reporting period of 2013-2017 indicates only 1 crash on Sheridan Lane at ROW 161 no driveway or pedestrian/cycling crashes reported during this time period on the balance of Sheridan Lane between Hammond Street and the existing southern terminus, on Hammond Street or on Janet Street. This very low number of crashes, particularly in the context of the traffic volumes and significant activity associated with the existing primary school to the north on the boundary road network indicates that the additional traffic associated with the development will have a negligible impact on the risk profile on the boundary road network and can accommodate pedestrians, cyclists and public transport users safely to and from the site.

### 5.3 PARKING DEMAND AND SUPPLY

The proposed on-site car parking supply consists of 22 double car garages plus an at-grade external car parking pad for visitor parking dedicated to each residential unit which is well in excess of the 0.25 visitor bays/unit required under the R-Codes.

The required car parking supply for the site, based upon the City of Vincent's *Planning and Building Policy Manual: Parking and Access Policy 7.7.1: Parking and Access* and *State Planning Policy 3.1: Residential Design Codes* is 22 residential tenant bays plus 4 visitor bays. The total car parking proposed is 33 bays (22 residential tenant bays and 11 visitor bays) for the subject proposal. The proposed car parking supply is therefore compliant with City and WAPC guidelines and provides well in excess of the required visitor car parking mandated under the R-Codes.

## 6. REVISED CONCLUSIONS

The aim of this Revised Transport Impact and Car Parking Assessment was to discuss the traffic likely to be generated by the proposed residential grouped dwelling development proposed at 14 Florence Street, West Perth in the City of Vincent and to assess the impacts associated with anticipated site-generated upon the adjacent transport infrastructure. In particular, the assessment considered the impacts on the local boundary road network.

A review of the anticipated traffic generation associated with the proposal indicates that the expected traffic which will be generated by the development on a daily basis and during peak weekday a.m. and p.m. periods can be comfortably accommodated within the practical capacity of the boundary road network with no impacts expected to existing traffic operations.



The site plan indicates the extension of Sheridan Lane south of its existing terminus to provide primary access into the proposal. This extension leading into the property has been designed to consist of a minimum of 6 metres to accommodate both inbound and outbound movements with all movements to be accommodated in forward gear into and out of the public road network.

A review of the proposed on-site circulation and car parking layout was undertaken to assess the adequacy of the proposed site access and circulation in addition to service/delivery areas on the site. The design of the proposed residential garages has been reviewed using traffic engineering standards and the relevant Australian Standards and Austroads guidelines, with the proposed design considered adequate to accommodate on-site manoeuvring and circulation with all vehicles entering and exiting the car parking areas in forward gear from and to Sheridan Lane between. No conflict with vehicles entering and exiting to Sheridan Lane between the easternmost grouped dwelling and 271A is expected with approximately 1 vehicle entering or exiting every 15 minutes during the peak hour.

A review of the crash history for the reporting period of 2013-2017 indicates only 1 crash on Sheridan Lane at ROW 161 no driveway or pedestrian/cycling crashes reported during this time period on the balance of Sheridan Lane between Hammond Street and the existing southern terminus, on Hammond Street or on Janet Street. This very low number of crashes, particularly in the context of the traffic volumes and significant activity associated with the existing primary school to the north on the boundary road network indicates that the additional traffic associated with the development will have a negligible impact on the risk profile on the boundary road network and can accommodate pedestrians, cyclists and public transport users safely to and from the site.

Rubbish collection will be undertaken via kerbside collection along the Sheridan Lane extension and service/delivery can either be accommodated adjacent to each of the respective group dwellings within the on-site private road network during off-peak period. These activities will typically be undertaken outside of typical school peak periods with no conflict with on-street school parking expected. Details relating to the Waste Management aspects of the project will be negotiated directly with the City of Vincent during the detailed design stages of the project.

The proposed on-site car parking supply consists of 6 double car garages plus a single at-grade external car parking pad for visitor parking dedicated to each residential unit. The required car parking supply for the site, based upon the City of Vincent's *Planning and Building Policy Manual: Parking and Access Policy 7.7.1: Parking and Access* and *State Planning Policy 3.1: Residential Design Codes* is 22 residential tenant bays plus 4 visitor bays. The total car parking proposed is 33 bays (22 residential tenant bays and 11 visitor bays). The proposed car parking supply is therefore compliant with City and WAPC guidelines and the proposed on-site visitor car parking is well in excess of the minimum required supply of 0.25 bays/dwelling unit.

In conclusion, it should be noted that based both on a review of the modified modelled total traffic assessment and observed traffic operations of the boundary road system, the anticipated site-generated traffic associated with the proposed development can be accommodated within the existing practical capacity and functional road classification of the local road system.

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## APPENDIX A: COMPOSITE SITE PLAN

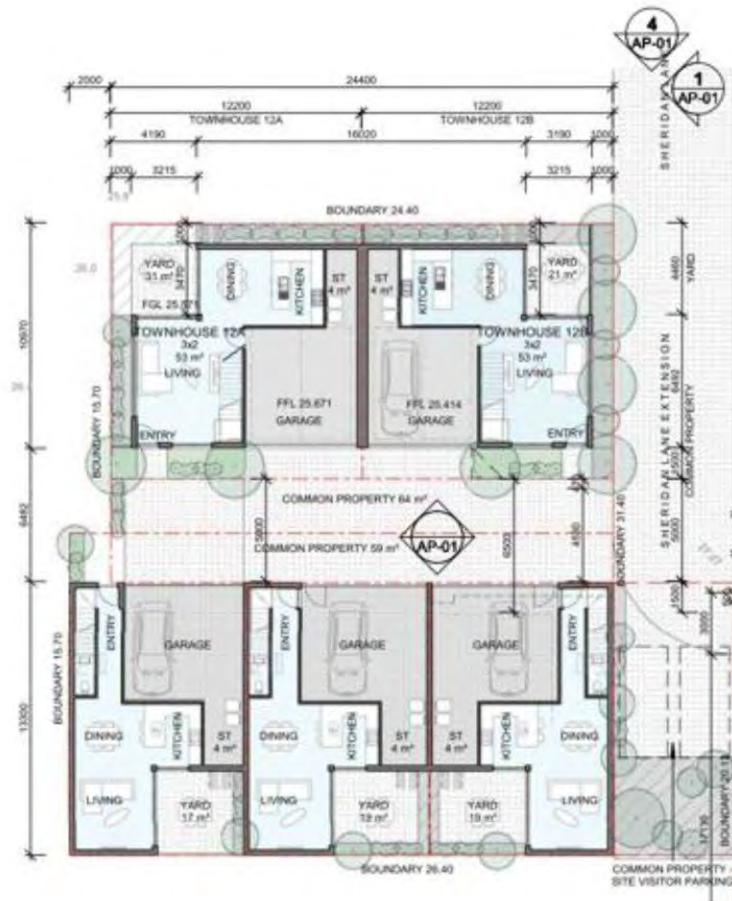


**WESTERN SECTION:**

TOWNHOUSE 12A		TOWNHOUSE 12B	
<b>SITE AREA</b>	161 m <sup>2</sup>	<b>SITE AREA</b>	161 m <sup>2</sup>
GARAGE	32 m <sup>2</sup>	GARAGE	32 m <sup>2</sup>
STORE	4 m <sup>2</sup>	STORE	4 m <sup>2</sup>
GROUND FLOOR	62 m <sup>2</sup>	GROUND FLOOR	62 m <sup>2</sup>
LEVEL 01	77 m <sup>2</sup>	LEVEL 01	77 m <sup>2</sup>
<b>TOTAL BUILT AREA</b>	173 m <sup>2</sup>	<b>TOTAL BUILT AREA</b>	173 m <sup>2</sup>

TOWNHOUSE 7A		TOWNHOUSE 7B		TOWNHOUSE 7C	
<b>SITE AREA</b>	126 m <sup>2</sup>	<b>SITE AREA</b>	129 m <sup>2</sup>	<b>SITE AREA</b>	163 m <sup>2</sup>
GARAGE	35 m <sup>2</sup>	GARAGE	39 m <sup>2</sup>	GARAGE	35 m <sup>2</sup>
STORE	4 m <sup>2</sup>	STORE	4 m <sup>2</sup>	STORE	4 m <sup>2</sup>
GROUND FLOOR	55 m <sup>2</sup>	GROUND FLOOR	53 m <sup>2</sup>	GROUND FLOOR	55 m <sup>2</sup>
LEVEL 01	56 m <sup>2</sup>	LEVEL 01	56 m <sup>2</sup>	LEVEL 01	56 m <sup>2</sup>
<b>TOTAL BUILT AREA</b>	150 m <sup>2</sup>	<b>TOTAL BUILT AREA</b>	150 m <sup>2</sup>	<b>TOTAL BUILT AREA</b>	150 m <sup>2</sup>



EASTERN SECTION:



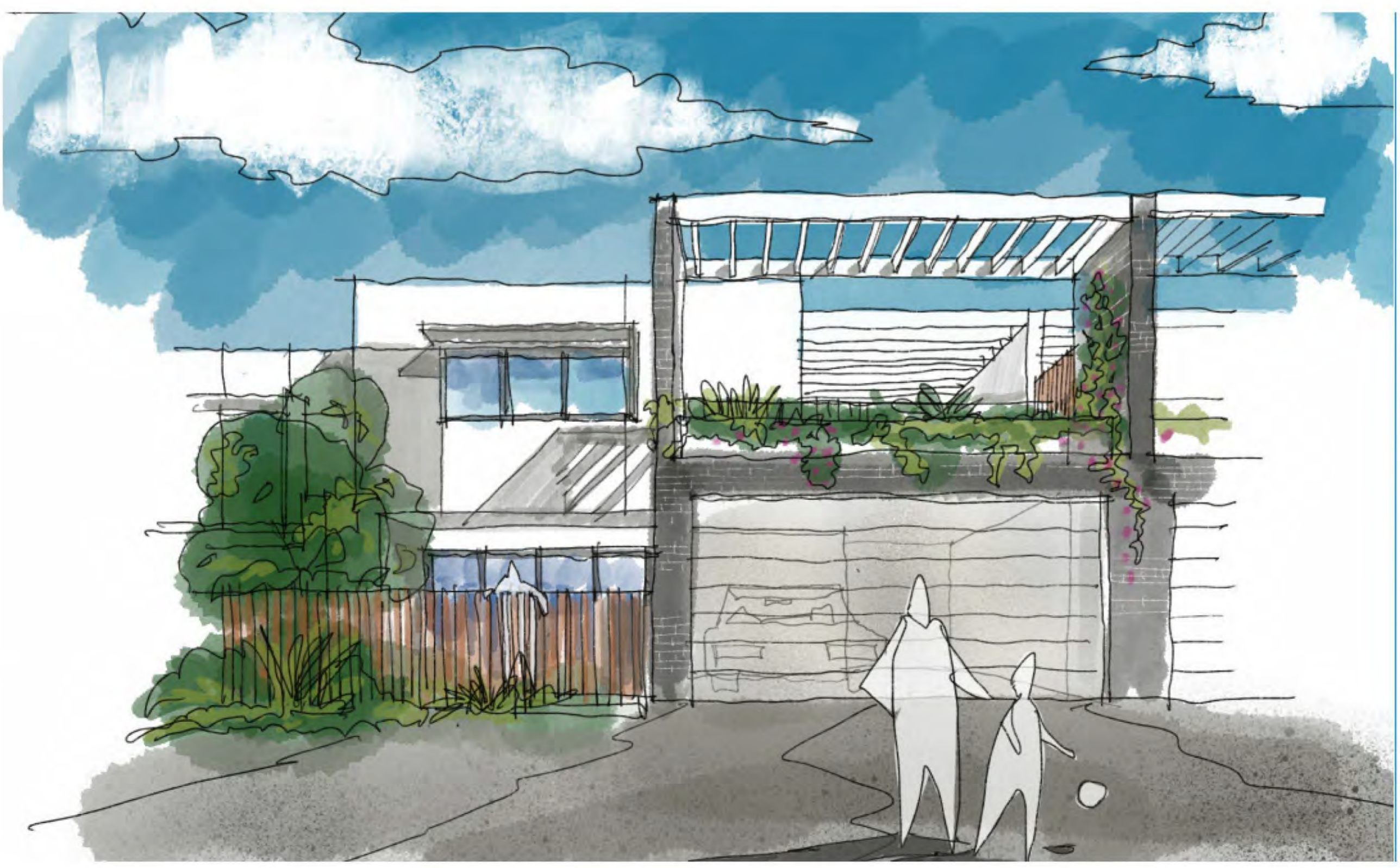
1 Ground Floor Plan  
Scale @ A1: 1:100





# 14 FLORENCE STREET, WEST PERTH

## GROUPED DWELLING DEVELOPMENT



DWG	NAME
A0.00	COVER PAGE
A0.10	SURVEY
A1.00	CONTEXT
A1.01	SITE PLAN
A2.00	EAST GROUND PLAN
A2.01	EAST LEVEL 01 PLAN
A2.02	EAST ROOF PLAN
A2.10	EAST ELEVATIONS
A2.20	EAST LANDSCAPE PLAN
A3.00	WEST GROUND PLAN
A3.01	WEST LEVEL 01 PLAN
A3.02	WEST ROOF PLAN
A3.10	WEST ELEVATIONS
A3.11	WEST LANEWAY ELEVATIONS
A3.20	WEST LANDSCAPE PLAN

DA

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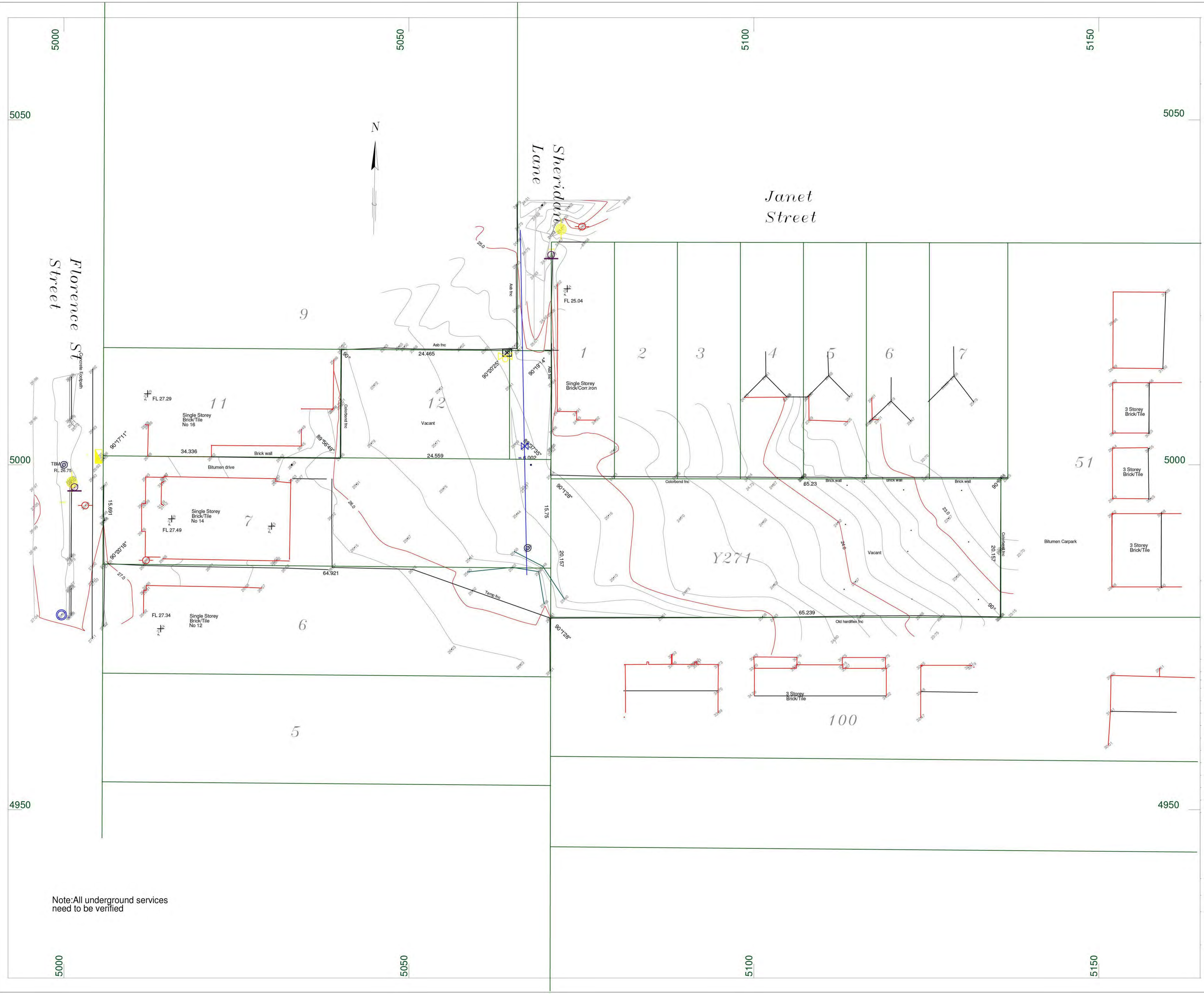
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 f: (08) 9316 0488  
 w: www.mmandsarchitects.com.au

Project 14 Florence Street  
Client Magara

Drawing Title  
COVER PAGE

designed	drawn	checked	scale	drawing no	rev
-	M.S	-	-	A0.00	B





**Feature Survey**  
Lots 7/12 and Y 271  
Florence Street West perth

Scale 1:500 @ A3

**Key Features**

- Telecom
- Water meter
- Power Pole
- Power Dome
- Sewer M/H
- Hydrant
- Water Main

Datum AHD  
Contour Interval 0.2m



Scale 1:500 @A3  
Issue Date: 29/10/18

Revisions	
No.	Description
1	29/11/17 Additional levels -abutting properties
2	29/10/18 Re-survey Lot cleared Amend boundaries-Cadastral survey



Project Number: 646-32  
Designed By: Drawn By: DB

Sheet Title: **FS646-32B**

Sheet Number: **FS646-32-01A**

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Project: 14 Florence Street  
Client: Megara

SURVEY					
designed	Designer	date	Author	scale	drawing no
18016				1 : 250 @A1	A0.10 A

Note: All underground services need to be verified





1 Context Plan  
Scale @ A1: 1 : 200

<b>Property Area</b>	2308 m <sup>2</sup>
<b>Common Strata Area</b>	546 m <sup>2</sup>
<b>Deep Planting Zone</b>	321m <sup>2</sup> or 13.9%

Lot Areas	
Name	Area
LOT 7A	123 m <sup>2</sup>
LOT 7B	120 m <sup>2</sup>
LOT 7C	120 m <sup>2</sup>
LOT 12A	160 m <sup>2</sup>
LOT 12B	160 m <sup>2</sup>

Lot Areas	
Name	Area
LOT 271A	174 m <sup>2</sup>
LOT 271B	168 m <sup>2</sup>
LOT 271C	170 m <sup>2</sup>
LOT 271D	175 m <sup>2</sup>
LOT 271E	173 m <sup>2</sup>
LOT 271F	219 m <sup>2</sup>

Open Space	
Area	Comments
1150 m <sup>2</sup>	49.8% of Total Site

N  
DA

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Project 14 Florence Street  
Client Magenta

Drawing Title  
**CONTEXT**

designed	date	scale	drawing no	rev
M.S				

project no 18016  
 scale 1 : 200 @ A1  
 drawing no A1.00  
 rev B





**1** Site Plan  
Scale @ A1: 1 : 200



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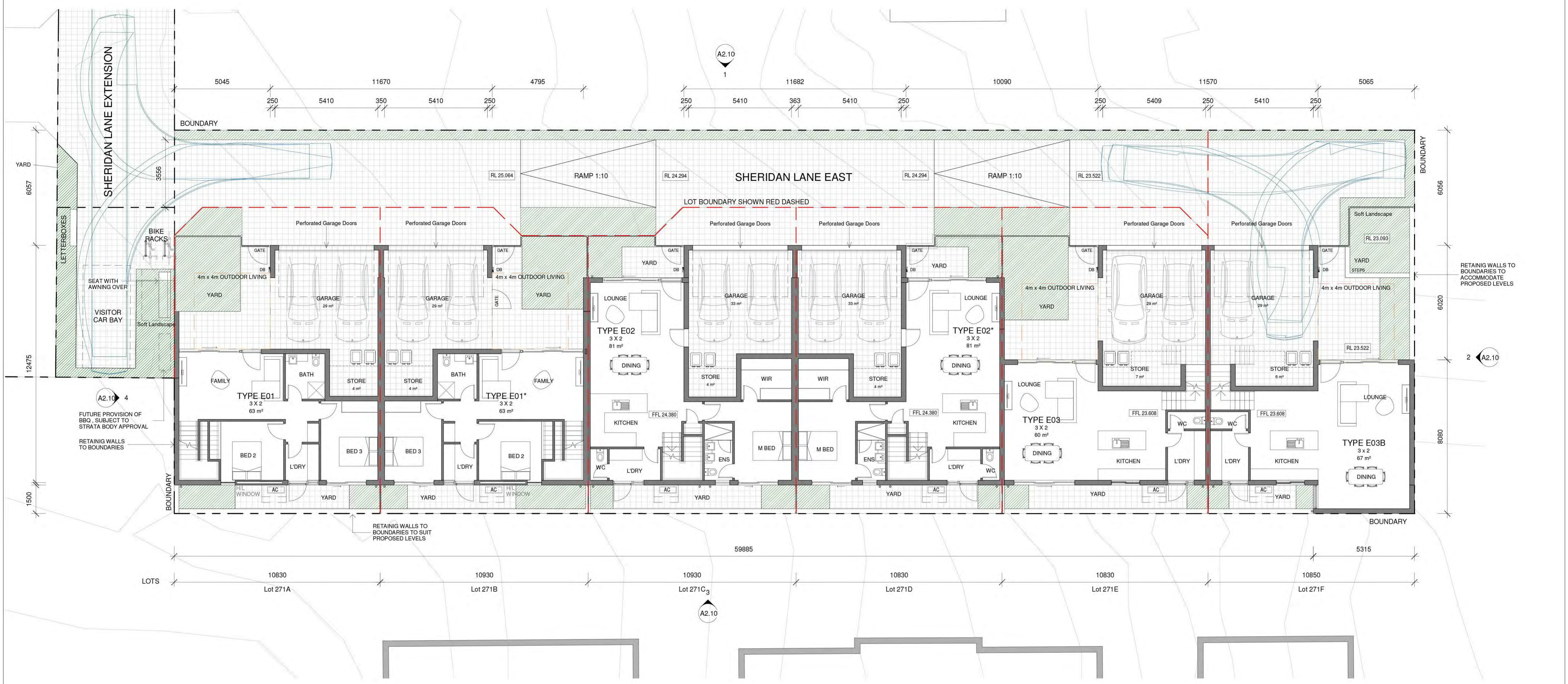
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Project: 14 Florence Street  
Client: Megara

**SITE PLAN**

designed	Designer	date	Author	scale	drawing no	rev
18016				1 : 200 @ A1	A1.01	B





**1** Ground Floor Plan  
Scale @ A1: 1 : 100

Lot 271A - Type E01		Lot 271B - Type E01		Lot 271C - Type E02		Lot 271D - Type E02		Lot 271E - Type E03		Lot 271F - Type E03B	
Name	Area	Name	Area	Name	Area	Name	Area	Name	Area	Name	Area
Ground Floor	63 m <sup>2</sup>	Ground Floor	63 m <sup>2</sup>	Ground Floor	81 m <sup>2</sup>	Ground Floor	81 m <sup>2</sup>	Ground Floor	60 m <sup>2</sup>	Ground Floor	67 m <sup>2</sup>
Level 01	65 m <sup>2</sup>	Level 01	65 m <sup>2</sup>	Level 01	49 m <sup>2</sup>	Level 01	49 m <sup>2</sup>	Level 01	69 m <sup>2</sup>	Level 01	68 m <sup>2</sup>
Garage	30 m <sup>2</sup>	Garage	30 m <sup>2</sup>	Garage	31 m <sup>2</sup>	Garage	31 m <sup>2</sup>	Garage	29 m <sup>2</sup>	Garage	29 m <sup>2</sup>
Terrace	28 m <sup>2</sup>	Terrace	28 m <sup>2</sup>	Terrace	34 m <sup>2</sup>	Terrace	34 m <sup>2</sup>	Terrace	18 m <sup>2</sup>	Terrace	18 m <sup>2</sup>
Yard	45 m <sup>2</sup>	Yard	44 m <sup>2</sup>	Yard	26 m <sup>2</sup>	Yard	26 m <sup>2</sup>	Yard	48 m <sup>2</sup>	Yard	8 m <sup>2</sup>
Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	6 m <sup>2</sup>	Store	6 m <sup>2</sup>
	107 m <sup>2</sup>		106 m <sup>2</sup>		95 m <sup>2</sup>		95 m <sup>2</sup>		101 m <sup>2</sup>		62 m <sup>2</sup>

DB - DISTRIBUTION BOARD  
LOCATED ON GARAGE WALLS

**DA**

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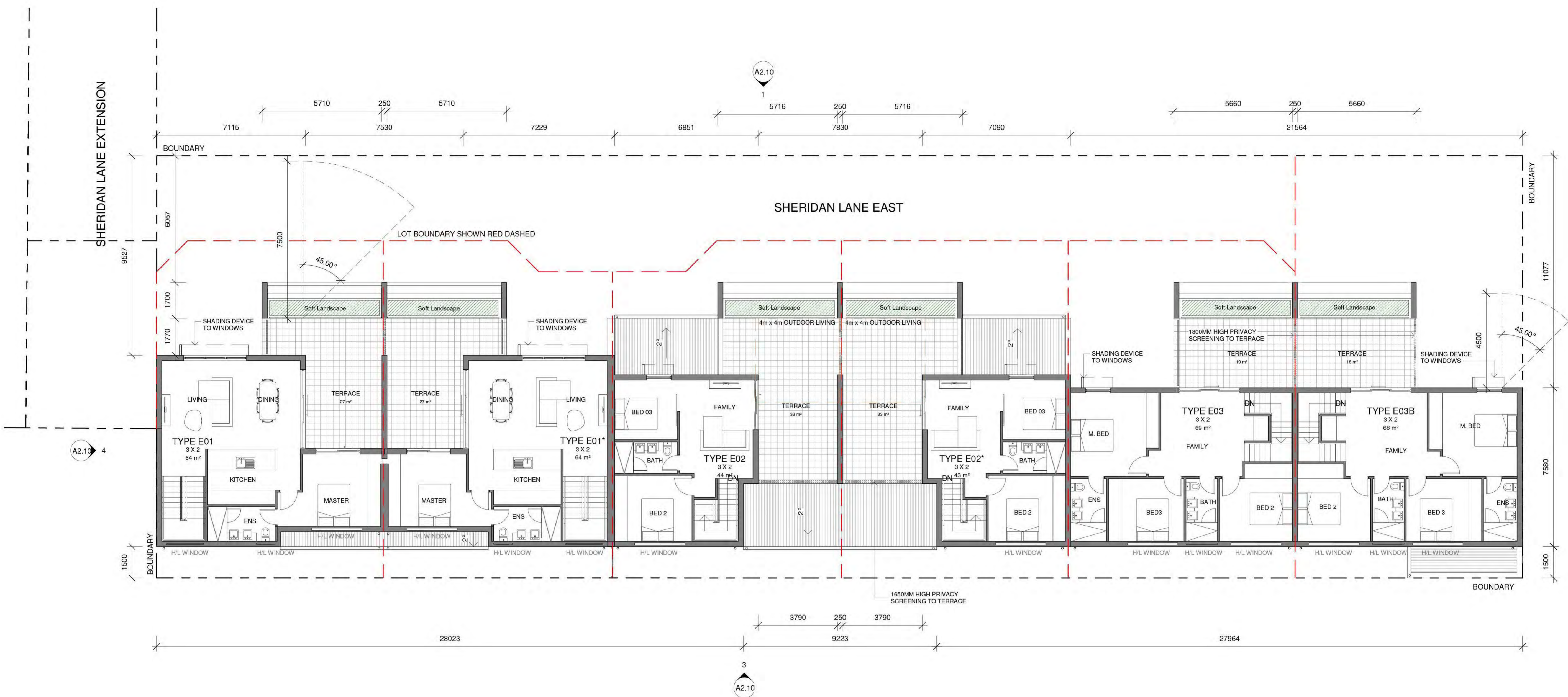
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f: (08) 9316 0468  
w: www.marchitects.com.au

Project 14 Florence St, West Perth  
Client Magera

designed	Designer		
drawn	Author		
project no	scale	drawing no	rev
18016	1 : 100 @ A1	A2.00	C

**SHERIDAN LANE EAST**





1 Level 1 Plan  
Scale @ A1: 1:100

N  
DA

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B	04/12/18	Issue for DA	
C	13/02/19	Re Issue For DA	

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Project 14 Florence St, West Perth  
Client Magera

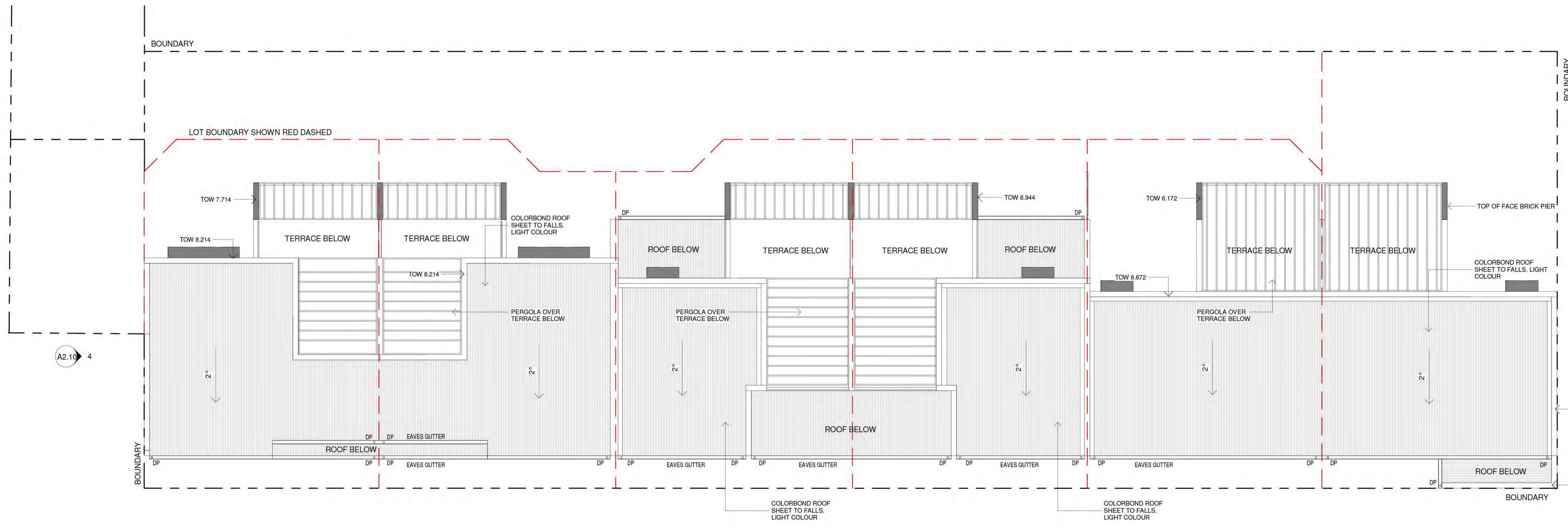
Drawing Title  
Level 1 Plan

designed	Designer	date	Author	scale	drawing no	rev
18016				1:100 @ A1	A2.01	C

**SHERIDAN LANE EAST**



A2.10  
1



1 Roof  
Scale @ A1: 1 : 100

DA

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B	04/12/18	Issue for DA
C	13/02/19	Re Issue For DA

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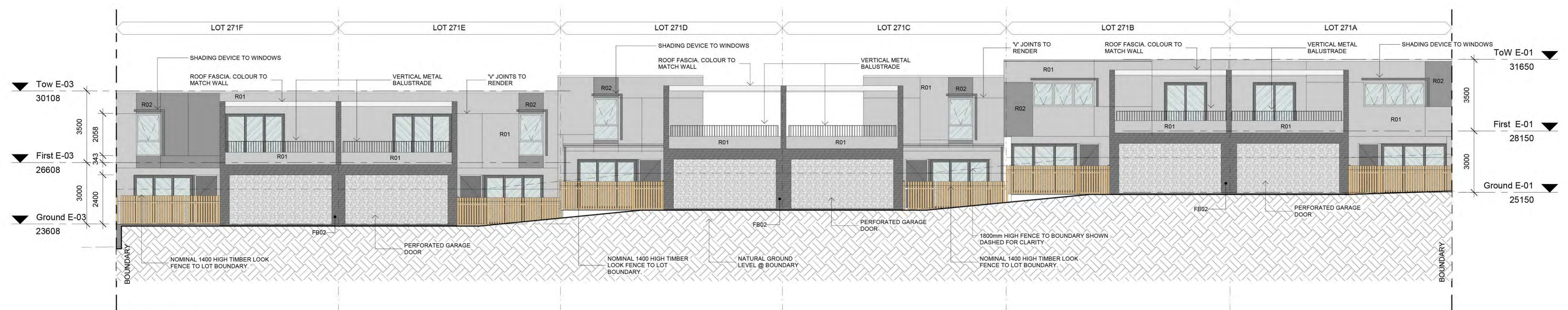
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Client Megera

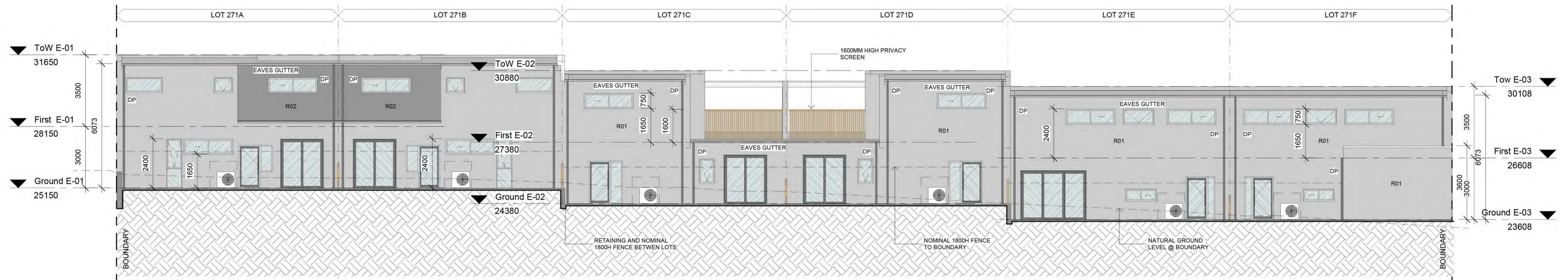
designed	Designer		
drawn	Author		
project no	scale	drawing no	rev
18016	1 : 100 @ A1	A2.02	C

**SHERIDAN LANE EAST**

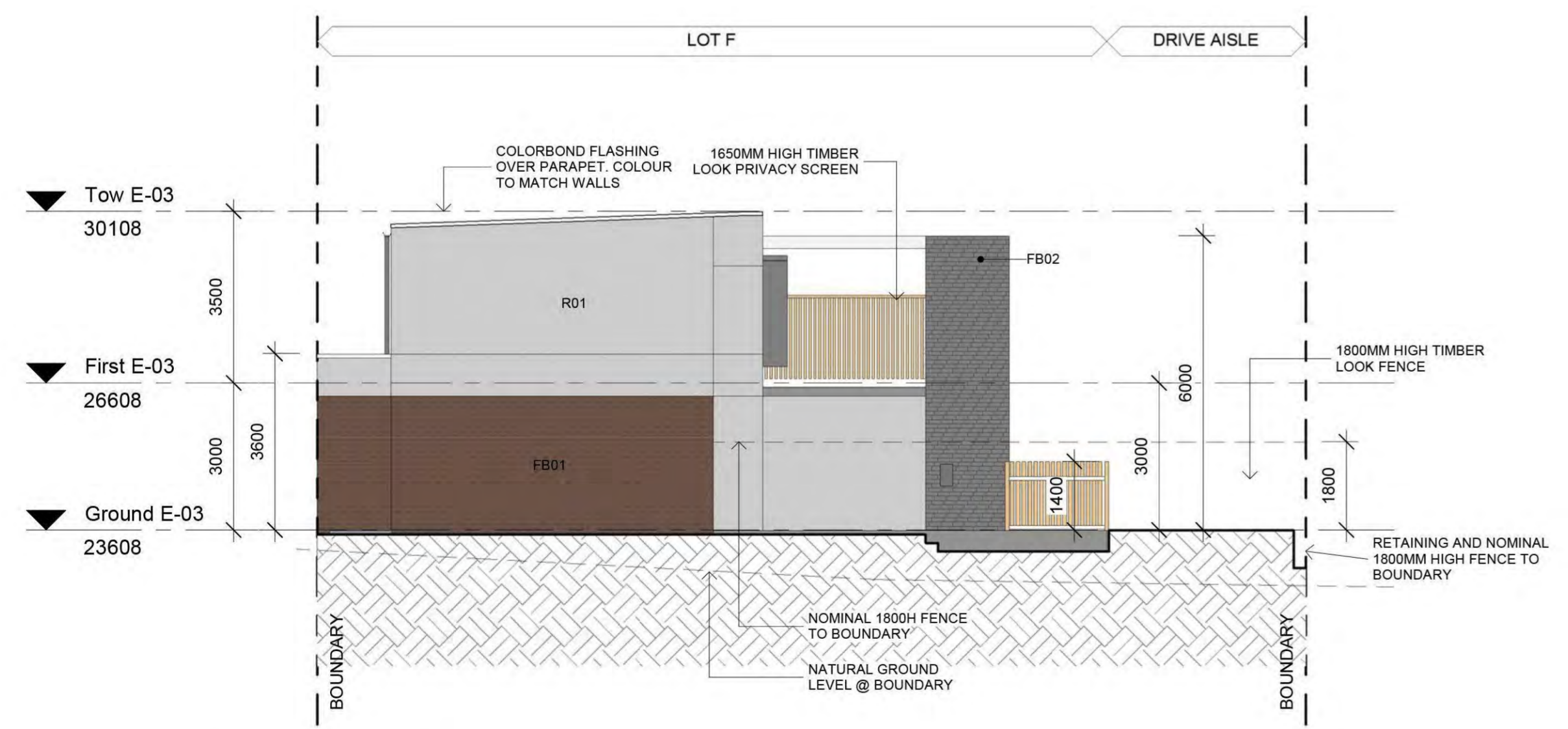




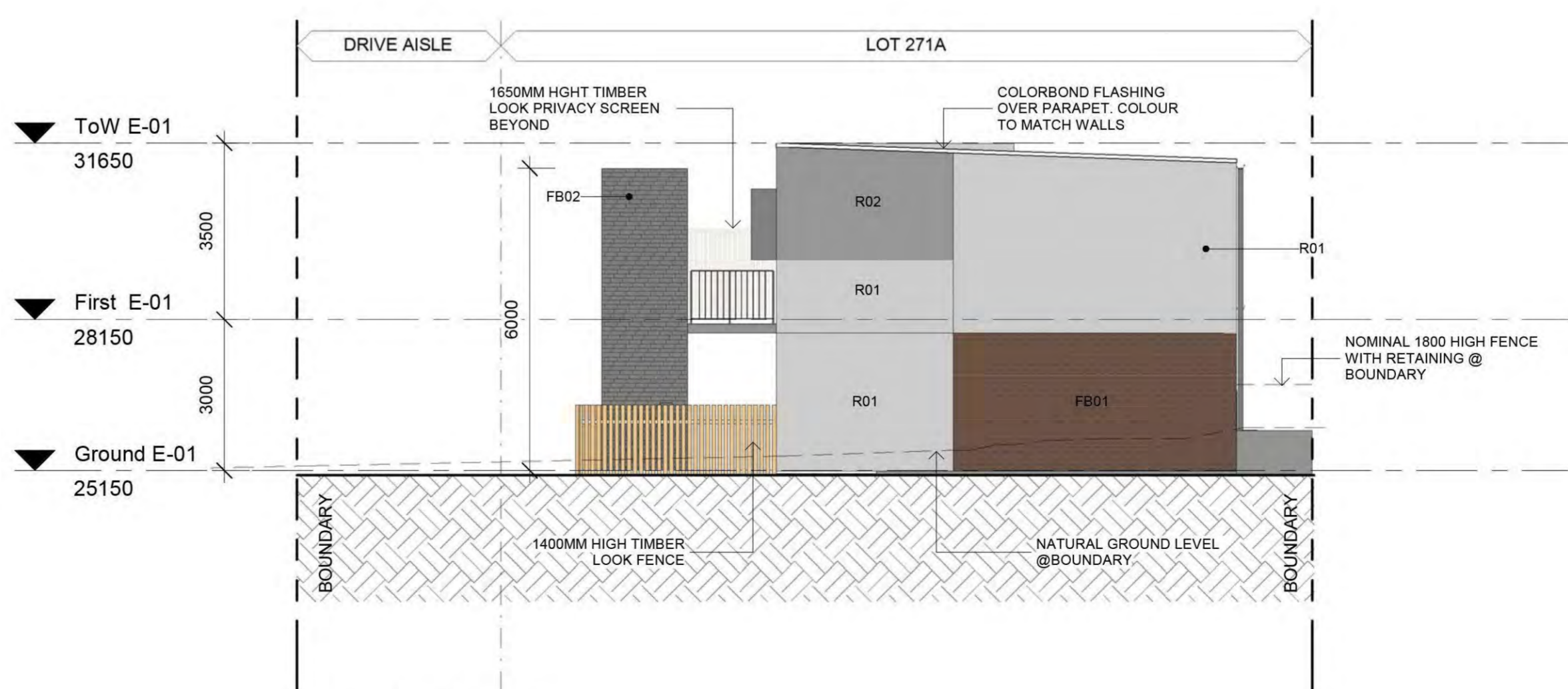
**1** North Elevation  
Scale @ A1: 1 : 100



**3** South Elevation  
Scale @ A1: 1 : 100



**2** East Elevation  
Scale @ A1: 1 : 100



**4** West Elevation  
Scale @ A1: 1 : 100

- FINISHES LEGEND**
- FB01 FACEBRICK TYPE 1
  - FB02 FACEBRICK TYPE 2
  - R01 RENDERED - LIGHT
  - R02 RENDERED - DARK

DA

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rev	date	issue
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B	04/12/18	Issue for DA
C	13/02/19	Re Issue For DA
D	20/02/19	Coloured Elevations

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Drawing Title: Elevations

designed	author	scale	drawing no	rev
18016		1 : 100	A2.10	D

**SHERIDAN LANE EAST**





Random Pattern Reconstituted Limestone



Gin Gin Gem - *Grevillea*



Limelight - *Acacia Cognata*



Japanese Maple - *Acer Palmatum*



Chinese Tallow - *Triadica Sebifera*

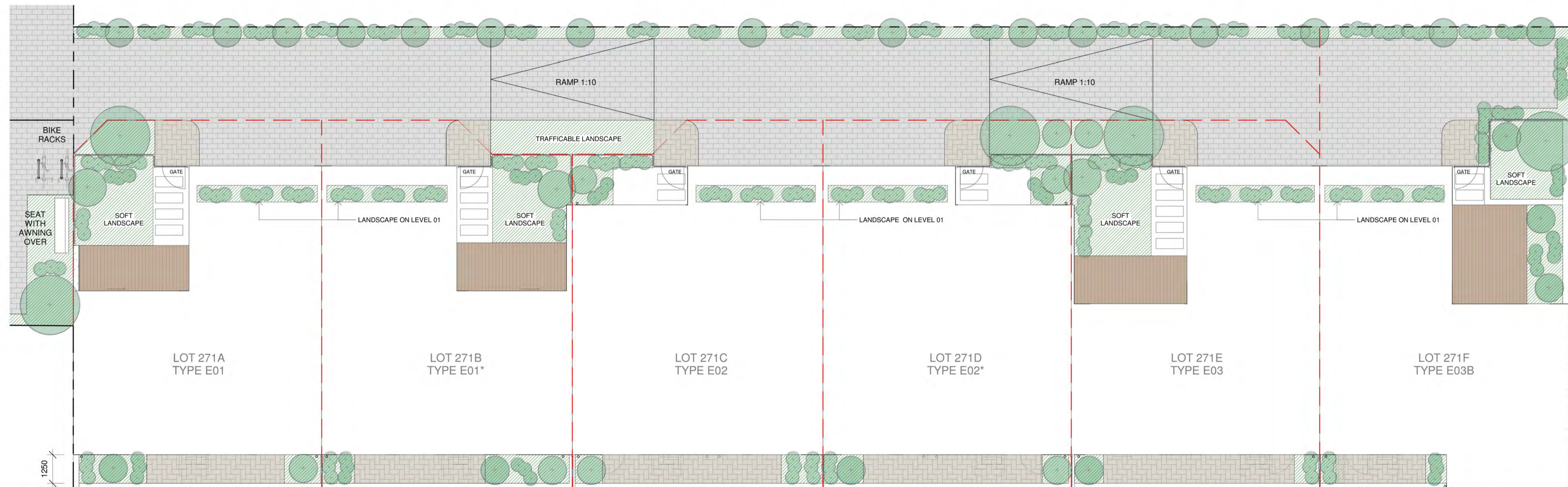


Concrete Pavers "Graphite"

**Legend**

- Large Tree - Refer to List
- Small Tree - Refer to List
- Shrub/ Ground Covers
- Trees - 400mm Pot**  
Chinese Tallow - *Triadica Sebifera*
- Shrub - 200mm Pot**  
Japanese Maple - *Acer Palmatum*
- Ground Covers - 100mm Pot**  
Street  
Gin Gin Gem - *Grevillea* - Water Wise
- Under Cover**  
Limelight - *Acacia Cognata* - Water Wise

**DEEP PLANTING ZONE**  
321M<sup>2</sup> or 13.9%



**1** Landscape Plan - East  
Scale @ A1: 1 : 100

DA

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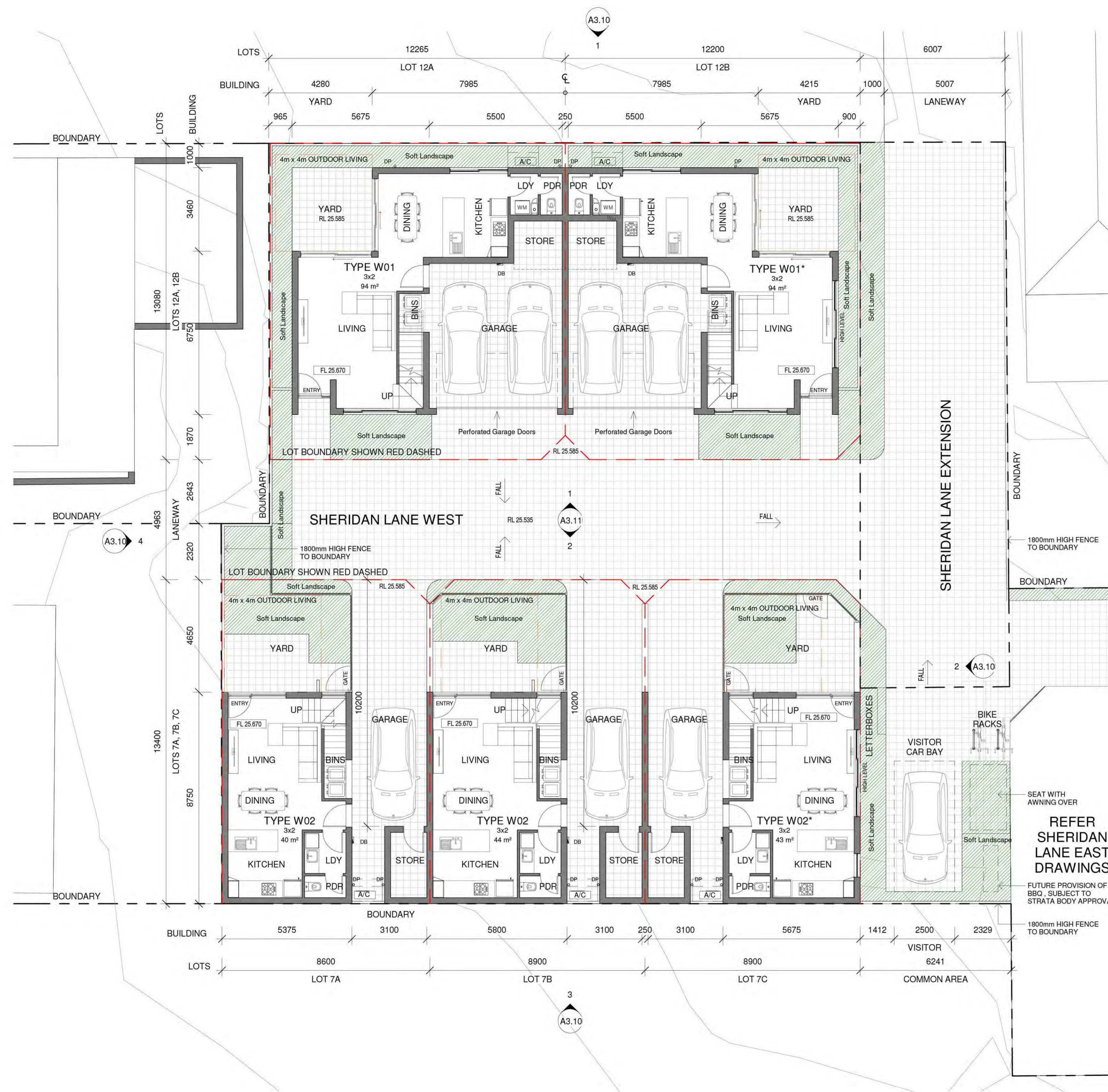
Project 14 Florence St, West Perth  
Client Mogera

Drawing Title  
Landscape Plan - East

designed	Designer	date	Author	scale	drawing no	rev
18016				1 : 100 @A1	A2.20	C

**SHERIDAN LANE EAST**





Lot 7A - Type W02		Lot 7B - Type W02		Lot 7C - Type W02*	
Name	Area	Name	Area	Name	Area
Ground Floor	37 m <sup>2</sup>	Ground Floor	41 m <sup>2</sup>	Ground Floor	39 m <sup>2</sup>
Level 1	61 m <sup>2</sup>	Level 1	64 m <sup>2</sup>	Level 1	63 m <sup>2</sup>
	98 m <sup>2</sup>		105 m <sup>2</sup>		103 m <sup>2</sup>
Garage	36 m <sup>2</sup>	Garage	36 m <sup>2</sup>	Garage	36 m <sup>2</sup>
Yard	29 m <sup>2</sup>	Yard	26 m <sup>2</sup>	Yard	26 m <sup>2</sup>
Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>
	69 m <sup>2</sup>		66 m <sup>2</sup>		66 m <sup>2</sup>

Lot 12A - Type W01		Lot 12B - Type W01*	
Name	Area	Name	Area
Ground Floor	54 m <sup>2</sup>	Ground Floor	54 m <sup>2</sup>
Level 1	69 m <sup>2</sup>	Level 1	69 m <sup>2</sup>
	123 m <sup>2</sup>		123 m <sup>2</sup>
Garage	32 m <sup>2</sup>	Garage	32 m <sup>2</sup>
Yard	45 m <sup>2</sup>	Yard	44 m <sup>2</sup>
Terrace	14 m <sup>2</sup>	Terrace	14 m <sup>2</sup>
Store	4 m <sup>2</sup>	Store	4 m <sup>2</sup>
	94 m <sup>2</sup>		94 m <sup>2</sup>

DB - DISTRIBUTION BOARD  
LOCATED ON GARAGE WALLS

REFER  
SHERIDAN  
LANE EAST  
DRAWINGS

1 Ground Floor Plan  
Scale @ A1: 1 : 100

DA

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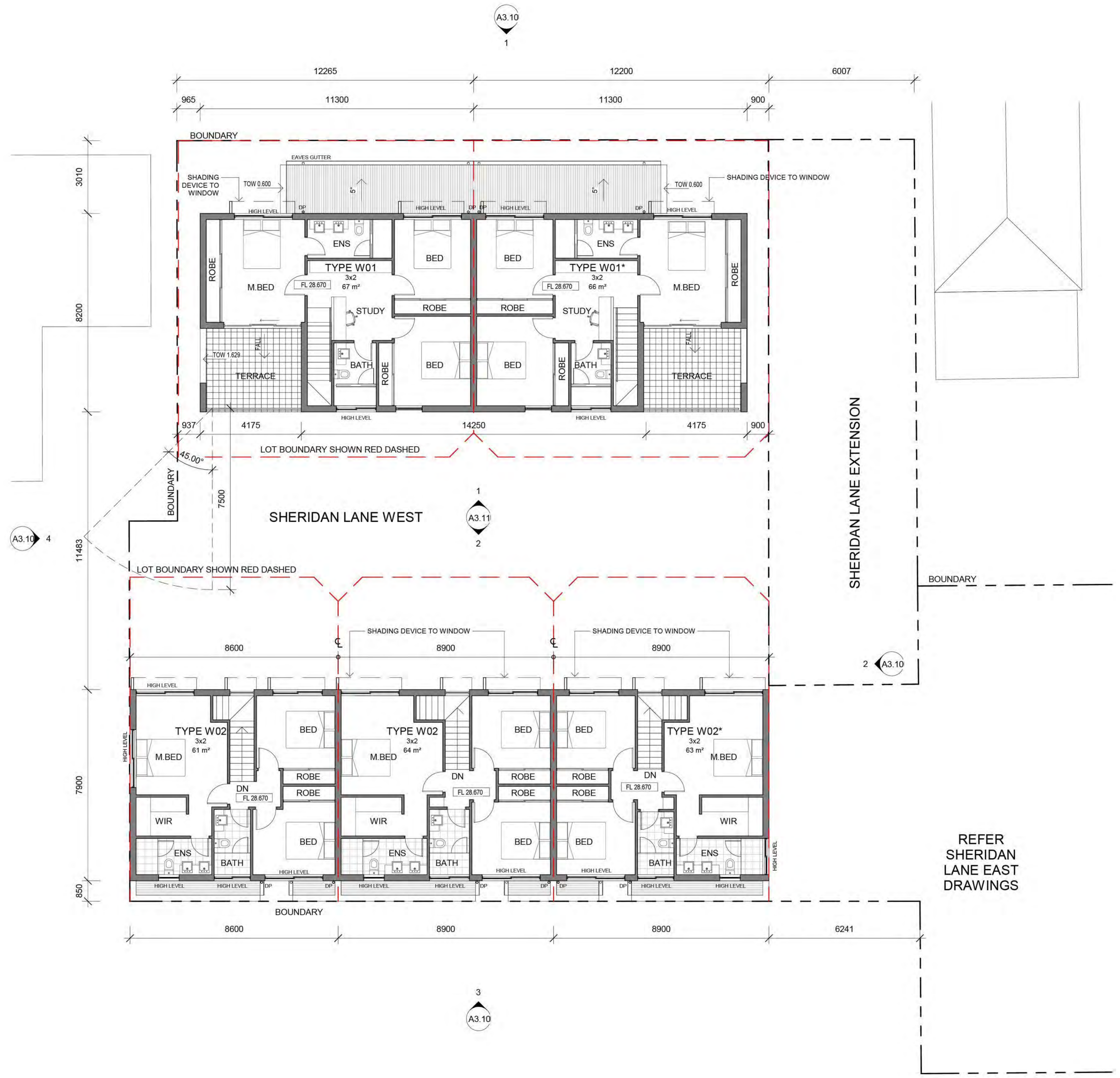
Project 14 Florence St, West Perth  
Client Magera

Drawing Title  
Ground Floor Plan - West

designed	Designer		
drawn	Author		
project no	scale	drawing no	rev
18016	1 : 100 @ A1	A3.00	C

**SHERIDAN LANE WEST**





REFER  
SHERIDAN  
LANE EAST  
DRAWINGS

**1** Level 1 Plan  
Scale @ A1: 1 : 100

**DA**

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B	04/12/18	Issue for DA
C	14/02/19	Re Issue for DA
D	20/02/19	Material Amendments

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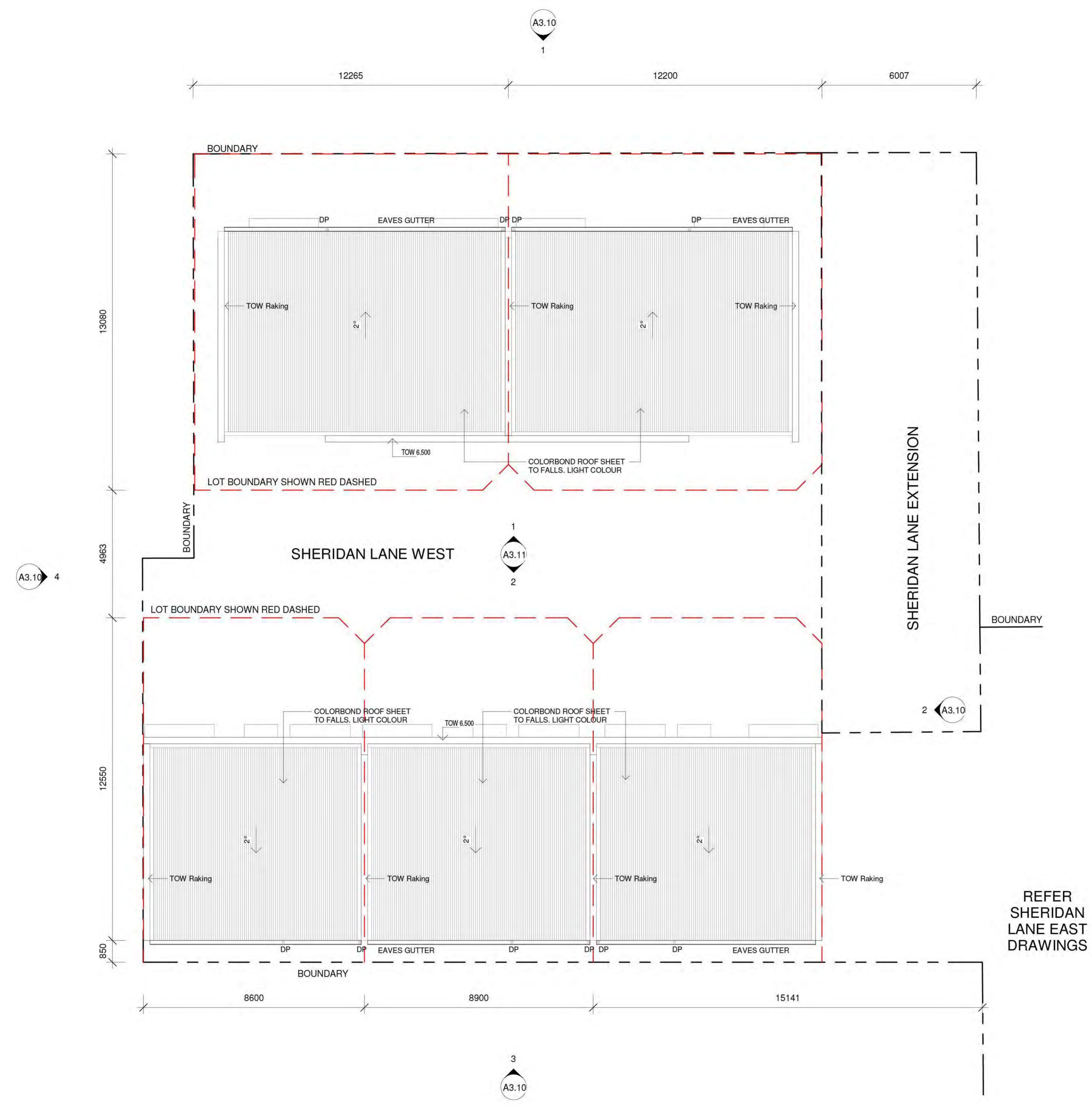
Project 14 Florence St, West Perth  
Client Magers

Drawing Title  
**Level 1 Plan - West**

designed	Designer		
dwn	Author		
project no	scale	drawing no	rev
18016	1 : 100	A3.01	D

**SHERIDAN LANE WEST**





**1** Roof  
Scale @ A1: 1 : 100

REFER  
SHERIDAN  
LANE EAST  
DRAWINGS

DA

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C	14/02/19	Pre Issue for DA

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Project 14 Florence St, West Perth  
Client Megera

Drawing Title  
Roof Plan - West

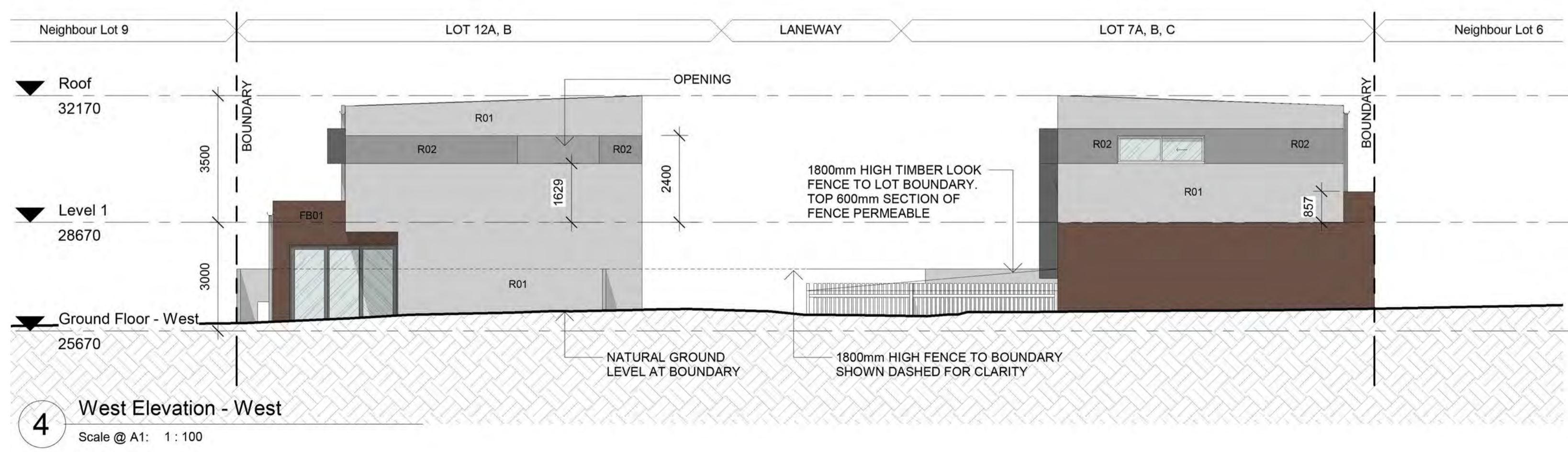
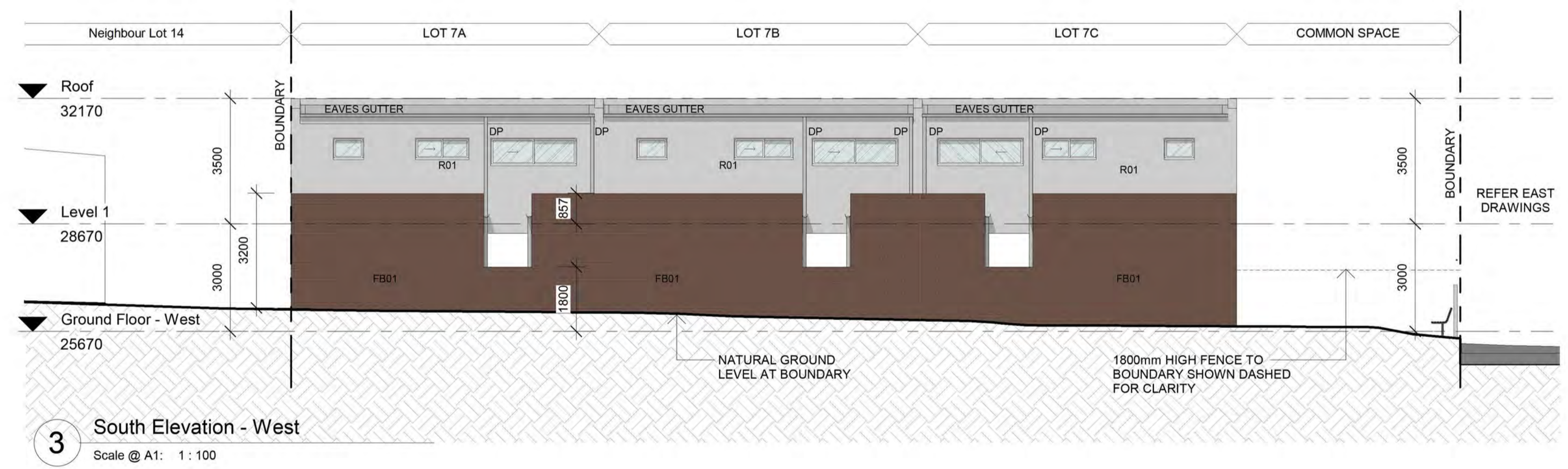
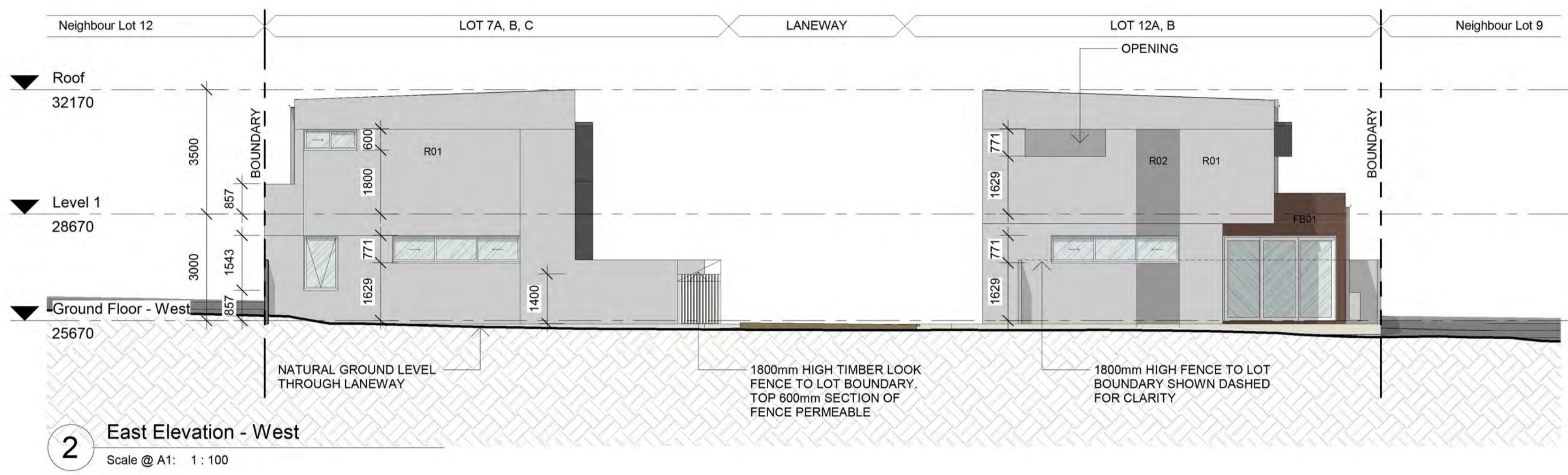
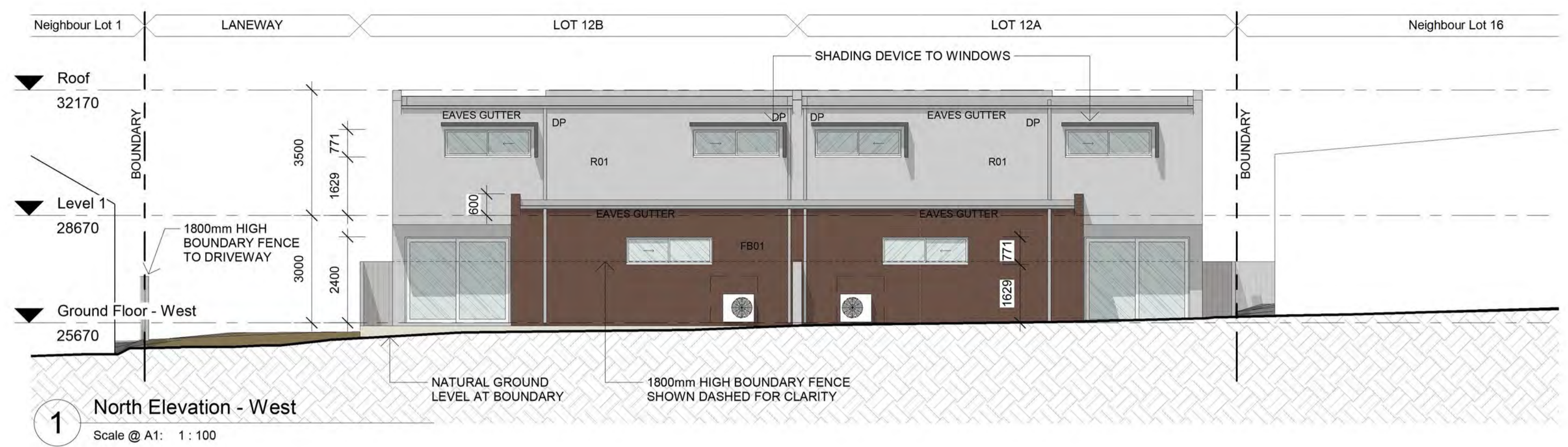
designed	Designer	date	Author	scale	drawing no	rev
18016				1 : 100 @ A1	A3.02	C

**SHERIDAN LANE WEST**



FINISHES LEGEND

- FB01 FACEBRICK TYPE 1
- FB02 FACEBRICK TYPE 2
- R01 RENDERED - LIGHT
- R02 RENDERED - DARK



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B	10/12/18	Issue for DA	
C	14/02/19	Re issue for DA	
D	26/02/19	Coloured Elevations	
E	15/03/19	Material Amendments	



Project 14 Florence St, West Perth  
Client Megra

SHERIDAN LANE WEST

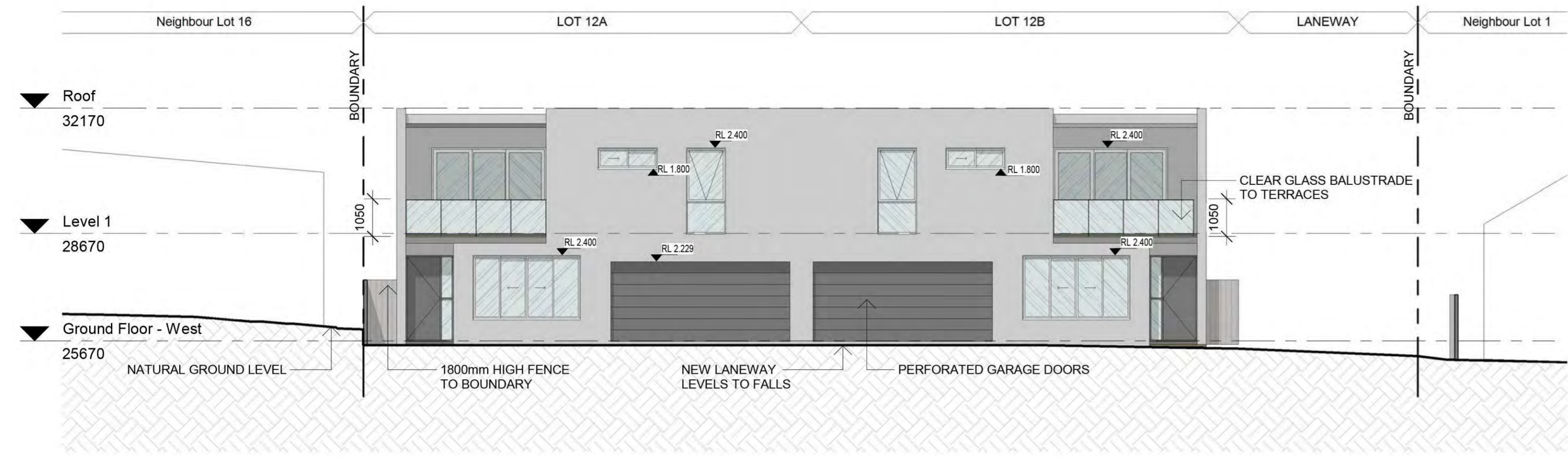
Elevations - West

designed	Designer	date	Author	scale	drawing no	rev
18016		1 : 100	A1	A3.10	E	

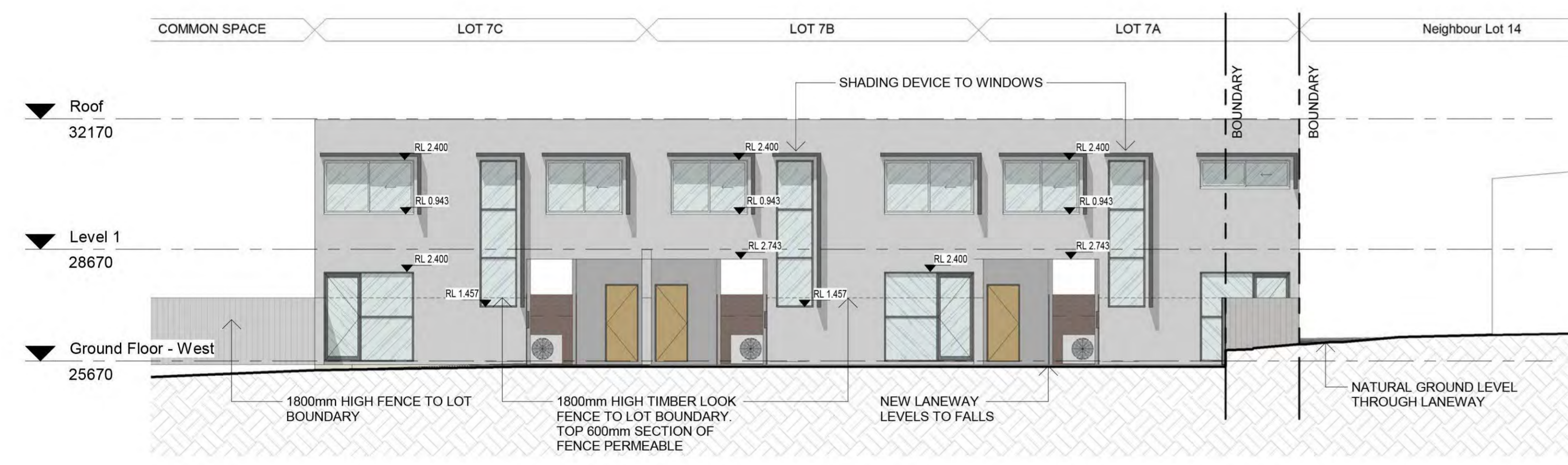


FINISHES LEGEND

- FB01 FACEBRICK TYPE 1
- FB02 FACEBRICK TYPE 2
- R01 RENDERED - LIGHT
- R02 RENDERED - DARK



1 West Lane North Elevation  
Scale @ A1: 1 : 100



2 West Lane South Elevation  
Scale @ A1: 1 : 100

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D	20/02/19	Coloured Elevations

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SHERIDAN LANE WEST

Project 14 Florence St, West Perth  
Client Magers

Drawing Title  
Elevations - West Laneway

designed	Designer		
dawn	Author		
project no	scale	drawing no	rev
18016	1 : 100	A3.11	D





Random Pattern Reconstituted Limestone



Gin Gin Gem - *Grevillea*



Limelight - *Acacia Cognata*



Japanese Maple - *Acer Palmatum*



Chinese Tallow - *Triadica Sebifera*



Concrete Pavers "Graphite"

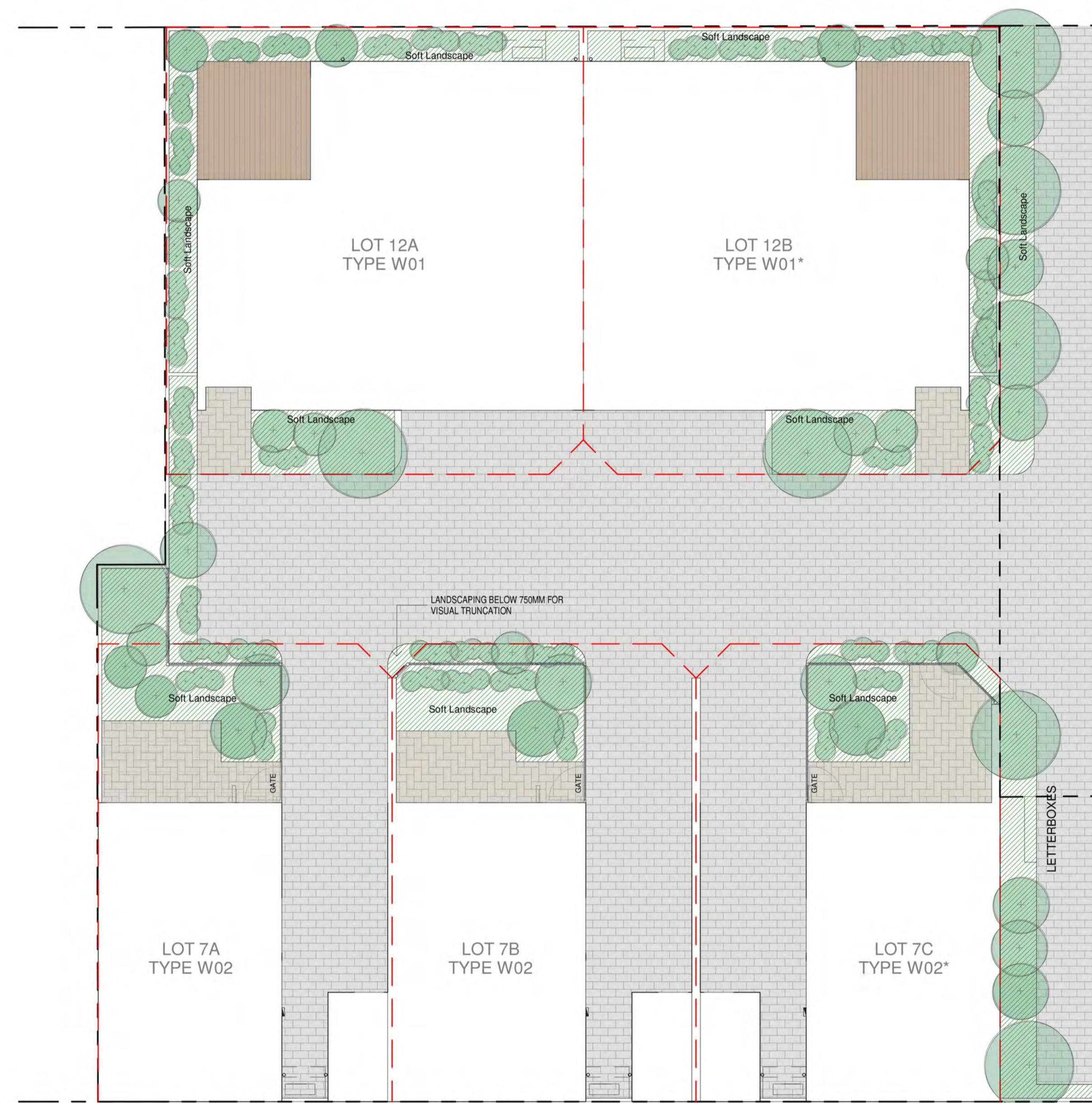
**Legend**

- Large Tree - Refer to List
- Small Tree - Refer to List
- Shrub/ Ground Covers

- Trees** - 400mm Pot  
Chinese Tallow - *Triadica Sebifera*
- Shrub** - 200mm Pot  
Japanese Maple - *Acer Palmatum*
- Ground Covers** - 100mm Pot  
Street  
Gin Gin Gem - *Grevillea* - Water Wise
- Under Cover**  
Limelight - *Acacia Cognata* - Water Wise

**DEEP PLANTING ZONE**

321m<sup>2</sup> or 13.9%



**1** Landscape Plan - West  
Scale @ A1: 1 : 100

DA

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Project 14 Florence St, West Perth  
Client Mogera

Drawing Title  
Landscape Plan - West

designed	Designer	drawn	Author	scale	drawing no	rev
18016				1 : 100 @ A1	A3.20	C

**SHERIDAN LANE WEST**





**View from access way looking north into eastern lots on Lot Y271 with interactive frontages and visually permeable garages.**



**View from access way looking south  
west into eastern lots on L of Y271  
with interactive frontages and  
visually permeable garages.**

CITY OF VINCENT  
RECEIVED  
27 February 2019





CITY OF VINCENT  
RECEIVED  
27 February 2019

View looking south east to amended boundary wall with context of existing shed and reduction in scale through minimising its length along this boundary

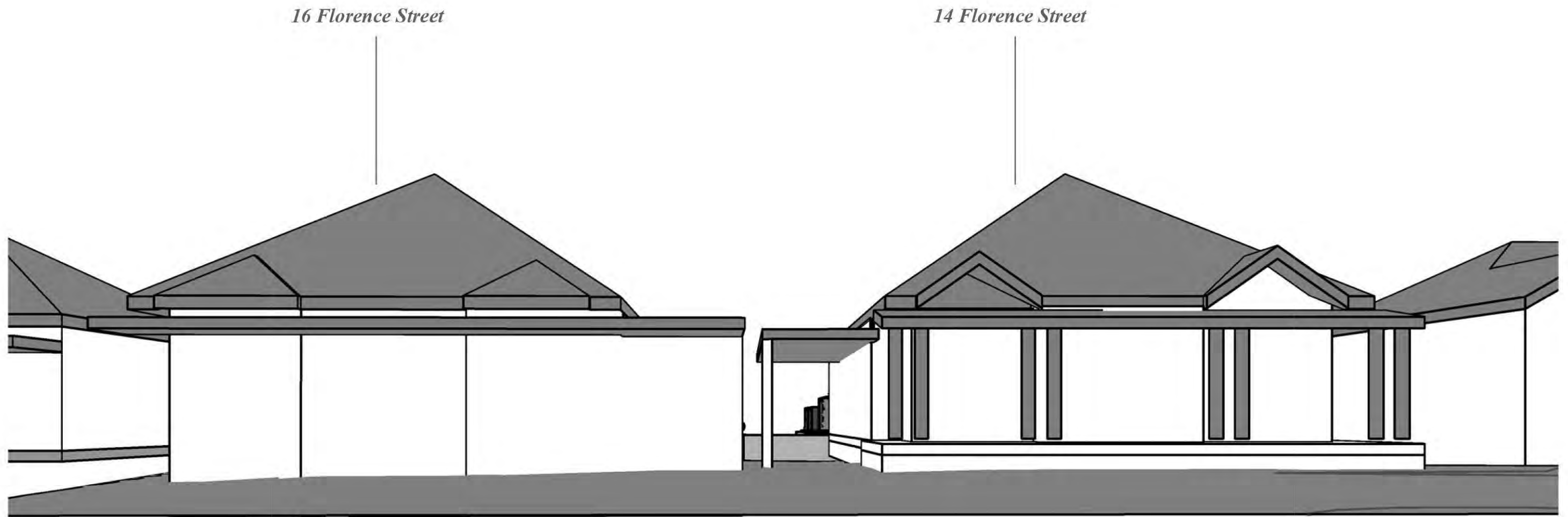




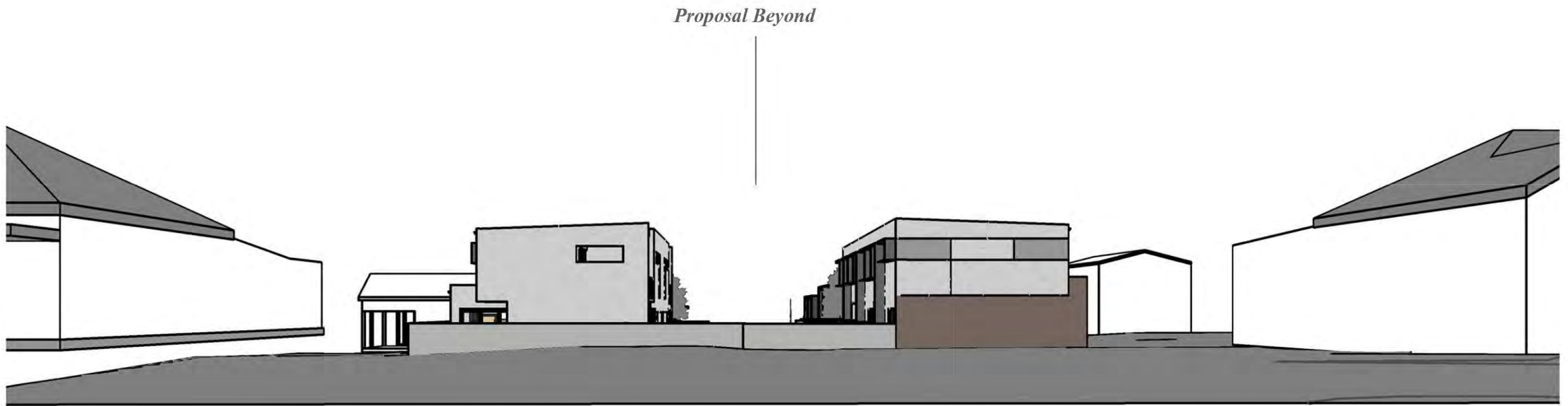
**View looking north west of boundary walls adjoining No. 12 Florence (where neighbour support was received) noting upper levels setback and the adjoining development will build up against these north boundary walls.**







Development not visible from Florence street perspective



Development from Florence street persecutive with hertiage houses removed to show context.





**CITY OF VINCENT**

ATTACHMENT 4

DEVELOPMENT ASSESSMENT PANEL MEETING

City's Response to Summary of Submissions

## Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

<b>Comments Received in Support:</b>	<b>Officer Technical Comment:</b>
Support the proposal without any additional comments.	Noted.
Support the boundary wall abutting the property at No. 14 Florence Street.	Noted.
Considers the development to be a significant improvement to the area as it results in the removal of a light industrial factory, is well serviced by public transport and close to the City.	Noted.
Support the boundary wall, setbacks and building height variations abutting No. 12 Florence Street.	Noted.
Considers the development to provide a much need alternative to existing housing options.	Noted.
Considers the design to be well considered.	Noted.

<b>Comments Received in Objection:</b>	<b>Officer Technical Comment:</b>
Object to the proposal without any additional comments	Noted.
<p>Issue: <u>Setbacks</u></p> <ul style="list-style-type: none"> <li>The reduced setbacks of 0.85 metres in lieu of 3.0 metres, along with the increased building height, will restrict access to natural sun and ventilation for the complex to the south.</li> <li>Reduced setback will impact on direct sunlight and daylight, and result in overlooking to units and common areas of the adjoining property to the south of Lot 271.</li> <li>Concerned about western boundary setback of 1.0 metres in lieu of 1.3 metres</li> <li>Setbacks do not meet the relevant requirements and will have a significant impact on adjoining properties.</li> </ul>	<ul style="list-style-type: none"> <li>The reduced setback of 0.85 metres occurs to southern boundary of Lot 7 abutting No. 12 Florence Street, and does not impact on the existing residential complex at No. 147 – 159 Charles Street. It is noted that the deemed-to-comply requirement was incorrectly advertised as 3.0m. As outlined in the report, this setback is consistent with the design principles of the Residential Design Codes (R Codes) as the façade provides highlight windows and contrasting materials to mitigate building bulk on adjoining properties. The reduced setback does not result in any greater overshadowing and provides access to sun and ventilation, as well as maintaining visual privacy through its compliance with the R Codes.</li> <li>The proposed boundary wall on the southern boundary of Lot 271 adjoins an existing residential complex on No. 147 – 159 Charles Street. As outlined in the report, this boundary wall is consistent with the design principles of the R Codes and the local housing objectives of the City's Policy No. 7.1.1 – Built Form (Built Form Policy) as the wall is single storey and is compliant with the length and height requirements to reduce impacts from building bulk. Any impact is further reduced due to the 6.3 metre setback of the existing residential complex, which is also landscaped. The boundary wall provides sufficient access for natural sun and ventilation as a result of this setback, and maintain visual privacy as it does not include any openings. The remainder of the setbacks to the ground and upper floor are compliant with the R Codes requirements.</li> <li>The reduced setback of 1.0 metres in lieu of 1.3 metres occurs to the western boundary of Lot 12 abutting No. 16 Florence Street. As outlined in the report, this setback is consistent with the design principles of the R Codes as the façade is partially open which assists in mitigating the impact of building bulk. This is further reduced by the presence of a patio built up to the lot boundary which limits the visibility of the departure. The setback maintains access to sunlight and ventilation and is</li> </ul>



**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
	<p>compliant with the visual privacy requirements of the R Codes.</p> <ul style="list-style-type: none"> <li>The remaining departures to the boundary wall requirements are consistent with the design principles of the R Codes and local housing objectives of the R Codes as outlined in the report</li> </ul>
<p>Issue: <u>Building Height</u></p> <ul style="list-style-type: none"> <li>Building height does not meet the relevant requirements and will have a significant impact on adjoining properties.</li> <li>Increased height will impact on direct sunlight and daylight to units and common areas of the adjoining property to the south of Lot 271.</li> </ul>	<ul style="list-style-type: none"> <li>As outlined in the report, the building height satisfies the local housing objectives of the City's Policy No. 7.1.1 – Built Form, as the subject site is not visible from the streetscape and the dwellings will not result in overlooking or overshadowing. The facades have been designed to provide articulation and highlight windows to minimise blank facades. For these reasons the additional height will not adversely impact on the adjoining properties.</li> <li>With respect to the adjoining property to the south of Lot 271, the departure to the height requirement relates to Unit F only which is located on the eastern boundary of the subject site. The additional height of 0.3 metres will not impact on the provision of direct sunlight and daylight to the corresponding unit, given this unit is setback 6.3 metres and features landscaping adjacent to the proposed development. It is also noted that the development is compliant with the deemed-to-comply requirements of the R Codes relating to overshadowing. The proposed departure does not impact on the communal outdoor area, which is located on the western side of the property.</li> </ul>
<p>Issue: <u>Visual Privacy</u></p> <ul style="list-style-type: none"> <li>Concerned about privacy to adjacent properties as the proposal does not meet the relevant visual privacy requirements.</li> </ul>	<p>As outlined in the report, the applicant provided amended plans so that Unit A on Lot 7 is now compliant with the visual privacy requirements of the R Codes. With respect to Unit F on Lot 271, this is consistent with the design principles of the R Codes as the opening has been designed so that the overlooking falls onto the carpark and does not occur directly into the adjoining building protecting the privacy of the existing occupants. In respect to the overlook from Unit A on Lot 12 this is not consistent with the design principles and should the application be approved, a condition requiring screening in accordance with the R Codes should be imposed.</p>
<p>Issue: <u>Garage Setback and Width</u></p> <ul style="list-style-type: none"> <li>Proposal does not meet the relevant requirements in regards to garage setbacks and garage width.</li> </ul>	<p>As outlined in the report, the garage setbacks and width are consistent with the design principles of the R Codes and the local housing objectives of the Built Form Policy as the garage doors are provided with translucent panels, and major openings and outdoor living areas are provided to mitigate the dominance of the garages. This also assists in maintaining visual connectivity between the dwellings and created streetscape, given the subject site is not visible from the public realm.</p>
<p>Issue: <u>Landscaping</u></p> <ul style="list-style-type: none"> <li>Proposal does not meet the landscaping requirements with respect to deep soil areas and canopy coverage.</li> </ul>	<p>As outlined in the report, the landscaping is consistent with the local housing objectives of the Built Form Policy it incorporates planting around the perimeter of the site, building edges and outdoor living areas to improve the amenity of the occupants as well as adjoining properties. Should the application be approved, the City recommends the imposition of a condition requiring a landscaping plan to be provided ensuring that the appropriate species are chosen to maximise canopy coverage on the site with a requirement for the approved landscaping to be implemented and maintained.</p>
<p>Issue: <u>Site Works and Retaining</u></p> <ul style="list-style-type: none"> <li>Proposal does not meet the relevant requirements with</li> </ul>	<ul style="list-style-type: none"> <li>As outlined in the report, the fill and retaining is consistent with the design principles of the R Codes as it responds to the natural features of the site and is minimised where</li> </ul>

**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<p>respect to fill and retaining at the boundary.</p> <ul style="list-style-type: none"> <li>Over height retaining walls will lead to future issues.</li> </ul>	<p>possible, and provides for vehicular access to the proposed dwellings.</p> <ul style="list-style-type: none"> <li>It is unclear what the future issues referred to are. As the application proposes to retain their own site it is not anticipated that the retaining will lead to any future issues. Prior to the commencement of works, the applicant may choose to undertake a dilapidation report to ensure that construction works do not impact on the adjoining properties.</li> </ul>
<p>Issue: <u>General Comment</u></p> <ul style="list-style-type: none"> <li>The proposal does not comply with the City of Vincent's requirements in regards to setbacks, height limits, neighbour privacy, cross-boundary noise and other factors. The development is inconsistent with existing established development(s) on adjoining land and is out of character for the locality. This will impact on adjacent and surrounding landowners as a result.</li> <li>Proposal shouldn't be considered due to its non-compliance with requirements, including the R50 standards.</li> <li>Multiple dwellings are not permitted in this location.</li> <li>Concerned about impact on existing developments with additional noise and light.</li> <li>Concerns about impact on adjoining property and rental values.</li> <li>Proposed development is too dense.</li> </ul>	<ul style="list-style-type: none"> <li>As outlined above and in the report, the departures to the deemed-to-comply requirements are consistent with the design principles of the R Codes and the local housing objectives of the Built Form Policy. The proposal provides for a transition of development from predominantly single storey to the north and west, and three storey multiple dwelling developments to the south and west. As a result of this the development is consistent with the character of the locality and will have a negligible impact on the adjoining and surrounding landowners</li> <li>The proposed departures to the deemed-to-comply standards of the R Codes and the City's Built Form Policy are capable of being assessed against the relevant design principles and/or local housing objectives. For the reasons outlined in the report these departures are consistent with these design principles and/or local housing objectives and the proposal is capable of being approved.</li> <li>The application proposes 11 two storey Grouped Dwellings, and not Multiple Dwellings. Grouped Dwellings are a permitted use within the Residential zone in accordance with the City's Local Planning Scheme No. 2.</li> <li>In regards to noise, the proposed development is not anticipated to result in any noise greater than what would be expected from other existing residential developments. Notwithstanding this any development is required to ensure compliance with the noise levels of the <i>Environmental Protection (Noise) Regulations 1997</i>. In regards to light the development does not propose any external lighting and will not result in any light spill greater than would be expected from domestic lighting.</li> <li>Property values are not a valid planning consideration.</li> <li>The number of lots has been approved by the Western Australian Planning Commission (WAPC) through subdivision applications. The proposed lot configuration is consistent with these approvals.</li> </ul>
Comments Expressing Concern:	Officer Technical Comment:
<p>Issue: <u>Visual Privacy</u></p> <ul style="list-style-type: none"> <li>The setback variations to the upper floors of the southern boundary of Lot 7 and western boundary of Lot 12 do not provide visual privacy.</li> <li>The development should maximise the visual privacy for the dwellings fronting Janet Street.</li> </ul>	<ul style="list-style-type: none"> <li>The upper floor of the dwellings proposed on Lot 7 are compliant with the visual privacy requirements of the R Codes. As outlined above and in the report, the City recommends an imposition of a condition requiring screening to Unit A on Lot 12 should the application be approved, as this is not consistent with the design principles of the R Codes.</li> <li>Unit F on Lot 271 proposes overlooking onto the adjoining property to the east, this meets the relevant design principles.</li> </ul>



## Summary of Submissions:

Comments Expressing Concern:	Officer Technical Comment:
	<ul style="list-style-type: none"> <li>There are no visual privacy departures with respect to the adjoining properties to the north as it is setback 11.0 metres.</li> </ul>
<p>Issue: <u>Building Height</u></p> <ul style="list-style-type: none"> <li>Compliance with the 7.0 metre maximum height requirement would be preferred to minimise adverse visual impacts on surrounding properties, including those along Janet Street.</li> </ul>	<p>As outlined above and in the report, the departure to the height requirement for Unit F on Lot 271 is consistent with the design principles. The upper floor of the dwelling is setback 11.0 metres from the adjoining properties along Janet Street which minimises the visual impact of this departure.</p>
<p>Issue: <u>Landscaping</u></p> <ul style="list-style-type: none"> <li>Deep soil zones and associated tree planting and canopy coverage should be maximised to enhance the visual amenity of the development. This could include tree planting along the boundary of the properties fronting Janet Street.</li> <li>Landscaped trees should be provided at an appropriate standard to provide maximum visual privacy.</li> </ul>	<p>The proposed landscaping plan provides for tree planting along the northern boundary of Lot 271, however as noted above, the City recommends a condition for a landscaping plan to ensure that appropriate tree species are selected to maximise canopy coverage and to provide for visual privacy, notwithstanding the developments compliance with the deemed-to-comply visual privacy requirements of the R Codes.</p>
<p>Issue: <u>Garage Setbacks and Width</u></p> <ul style="list-style-type: none"> <li>Maximising the setback of garages will minimise its dominance on the frontage. This would improve the visual impact and noise from vehicles accessing and egressing via the driveway.</li> </ul>	<p>As outlined above and in the report, the garage setbacks and width are consistent with design principles of the R Codes and the local housing objectives of the Built Form Policy. In regards to noise, as outlined above it is not anticipated that the reduced setback of the garages will result in any noise greater than what would be expected from a residential development with compliant garage setbacks.</p>
<p>Issue: <u>Site Works and Retaining Walls</u></p> <ul style="list-style-type: none"> <li>Fill should be minimised to reduce adverse impacts on the properties fronting Janet Street.</li> </ul>	<p>As outlined above and in the report, the fill and retaining is consistent with the design principles of the R Codes as it responds to the natural features of the site and is minimised where possible, and provides for vehicular access to the proposed dwellings.</p>
<p>Issue: <u>Visual Privacy</u></p> <ul style="list-style-type: none"> <li>The development should minimise the extent of visual encroachment and maximise the privacy for the residents of the dwellings fronting Janet Street.</li> </ul>	<p>The development on Lot 271 is compliant with the deemed-to-comply visual privacy requirements of the R Codes with respect to the adjoining properties to the north, and as a result will not impact on these dwellings.</p>
<p>Issue: <u>Parking</u></p> <ul style="list-style-type: none"> <li>Concerned with the lack of visitor bays, and the impact that the introduction of 11 dwellings (including residents and visitors) will have on the existing on-street bays that Janet Street and Hammond Street residents utilise.</li> <li>Suggested that a condition should be imposed which does not allow for residents to be able to receive a parking permit.</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the R Codes, the development requires a total of 11 residents parking bays and two visitor parking bays. The development proposes a total of 23 parking bays, with 22 for residents and one for visitors. As outlined in the report, the departure to visitor parking bays is consistent with the design principles of the R Codes as there is an overall overprovision of parking on the site which can accommodate visitor parking, and the subject is within close proximity to public transport as well as the Leederville Town Centre and Perth CBD.</li> <li>Should the application be approved, the City recommends an advice note be included advising the development provides for sufficient parking and no parking permits will be issued for the residents. This will ensure that the development will not result in parking issues with the existing on-street bays along Janet Street.</li> </ul>
<p>Issue: <u>Traffic</u></p> <ul style="list-style-type: none"> <li>The development will contribute to existing traffic congestion in the area, impacting on existing resident's ability to safely manoeuvre through the local road network.</li> </ul>	<p>The applicant has submitted a Traffic Impact Assessment (TIA) with the proposal to consider the impact on the local road network. The TIA identifies that the additional 48 daily vehicle trips generated by the development can be accommodated within the capacity of the existing road network with no impact anticipated to the existing traffic conditions. The City has reviewed the TIA and disagrees with the number of daily vehicle</p>

**Summary of Submissions:**

Comments Expressing Concern:	Officer Technical Comment:
	trips within the TIA, which equates to 4.36 per dwelling. This is less than the eight vehicle trips per day commonly used in respect to residential developments, which would equate to 88 daily vehicle trips per day. Notwithstanding this, the City is satisfied that these additional daily vehicle trips can be accommodated within the existing road network. It is also noted that given the proximity to public transport, these daily vehicle trips could be less.
<p>Issue: <u>Other</u></p> <ul style="list-style-type: none"> <li>• Would like consultation with the applicant as part of replacing the boundary fencing to ensure appropriate materials are used so as to not impact on the visual aesthetics of outdoor living areas.</li> <li>• Concerned that the development will impact the Janet Street which has a large number of heritage and character retention streetscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Boundary fencing is a civil matter administered through the <i>Dividing Fences 1961</i> and does not require development approval from the City. This issue is outside of the scope of the application.</li> <li>• The development is not located within the Janet Street Heritage Area, which includes the adjoining properties to the north of Lot 271, and is not subject to the Janet Street Heritage Area Guidelines of the City's Policy No. 7.5.15 – Character Retention Areas and Heritage Areas. Notwithstanding this, the departures sought do not impact on these properties for the reasons outlined above and in the report, including the setback from the northern boundary of the dwellings and the provision of landscaping along the boundary.</li> </ul>

Note: Submissions are considered and assessed by issue rather than by individual submitter.





**CITY OF VINCENT**

ATTACHMENT 5

DEVELOPMENT ASSESSMENT PANEL MEETING

Applicant's Response to Summary of Submissions

## Summary of Submissions:


The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

<b>Comments Received in Support:</b>	<b>Applicant Comment:</b>
Support the proposal without any additional comments.	Noted
Support the boundary wall abutting the property at No. 14 Florence Street.	Noted this is explicitly supported by the owners of Eddington House that will remain in the ownership of the Sheridan's and currently operates as approved short term accommodation.
Considers the development to be a significant improvement to the area as it results in the removal of a light industrial factory, is well serviced by public transport and close to the City.	Noted
Support the boundary wall, setbacks and building height variations abutting No. 12 Florence Street.	Noted and this again is explicit support from an affected neighbour, demonstrating the appropriateness of a design principle assessment in these instances, but also demonstrating our consultation with affected neighbours.
Considers the development to provide a much need alternative to existing housing options.	Noted and is consistent with our market analysis for grouped dwellings of between 100-127m <sup>2</sup> for downsizers, young families and single parents at affordable prices.
Considers the design to be well considered.	Noted and this is consistent with commentary from the Design Review Panel

<b>Comments Received in Objection:</b>	<b>Applicant Comment:</b>
Object to the proposal without any additional comments	Not a valid planning consideration.
<p>Issue: <u>Setbacks</u></p> <ul style="list-style-type: none"> <li>The reduced setbacks of 0.85 metres in lieu of 3.0 metres, along with the increased building height, will restrict access to natural sun and ventilation for the complex to the south.</li> <li>Reduced setback will impact on direct sunlight and daylight, and result in overlooking to units and common areas of the adjoining property to the south of Lot 271.</li> <li>Concerned about western boundary setback of 1.0 metres in lieu of 1.3 metres</li> <li>Setbacks do not meet the relevant requirements and will have a significant impact on adjoining properties.</li> </ul>	<p>The development replaces an old saw tooth factory wall that was 1.5 – 2 storeys in height at nil to 800mm setback to the south and also we have ensured impact on this boundary is minimised by placing outdoor living areas and living spaces to the north.</p> <p>The plans have been amended to further break up the southern wall so that the main bedrooms are setback on the western units (Lot 271 A &amp; B Type E01).</p> <p>Building bulk is reduced on adjoining properties by minimisation in length of the walls along any boundary, noting the south boundary to south property along Charles Street could have a single level boundary wall for 2/3 the length, but instead there is small portion in the east only – to ensure light and ventilation of both the subject land and adjoining property are maximised.</p> <p>Buildings to the south at The Mews are setback at least 6m, our development complies with solar design requirements and we've ensured there are no overlooking issues to the common areas and pool area, meaning there is demonstrably no impact on direct sunlight or daylight to these properties or balconies or outdoor living areas. Noted also is the factory shih has been removed, plus significant tree and shade sail that currently provides significant screening and shade to the pool and adjoining common area from our property and northern light.</p>



**Summary of Submissions:**

Comments Received in Objection:	Applicant Comment:
	 <p data-bbox="911 786 1976 846"><b>Google image of The Mews and Lot Y271 boundary showing vegetation screening and old factory.</b></p>
<p data-bbox="111 881 369 906">Issue: <u>Building Height</u></p> <ul data-bbox="111 914 888 1154" style="list-style-type: none"> <li data-bbox="111 914 888 971">• Building height does not meet the relevant requirements and will have a significant impact on adjoining properties.</li> <li data-bbox="111 1065 888 1154">• Increased height will impact on direct sunlight and daylight to units and common areas of the adjoining property to the south of Lot 271.</li> </ul>	<p data-bbox="911 911 1976 1027">Buildings have been setback from the north to minimise impact, with minor variations to heights to address topography and to maintain 27m floor to ceiling heights. –noting flats to the east, south east, and east are three storey and support has been received from the Western and south western single house properties (No. 12 and 14 Florence Street).</p> <p data-bbox="911 1065 1976 1271">As detailed buildings to the south at The Mews are setback at least 6m, our development complies with solar design requirements and we’ve ensured there are no overlooking issues to the common areas and pool area, meaning there is demonstrably no impact on direct sunlight or daylight to these properties or balconies or outdoor living areas. Noted also is the factory shih has been removed, plus significant tree and shade sail that currently provides significant screening and shade to the pool and adjoining common area from our property and northern light</p>
<p data-bbox="111 1279 359 1304">Issue: <u>Visual Privacy</u></p> <ul data-bbox="111 1312 888 1398" style="list-style-type: none"> <li data-bbox="111 1312 888 1398">• Concerned about privacy to adjacent properties as the proposal does not meet the relevant visual privacy requirements.</li> </ul>	<p data-bbox="911 1312 1976 1458">Minor cone of vision encroachment are over eastern car parking only or resolved through screens. There is no cone of vision encroachment from Lot Y271 to the Mews in the south, but noting there is already an encroachment from the Mews balconies into the subject land, and this have driven the design to ensure it responds to the site context and maintains amenity for new residents.</p>

## Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Issue: <u>Garage Setback and Width</u></p> <ul style="list-style-type: none"> <li>Proposal does not meet the relevant requirements in regards to garage setbacks and garage width.</li> </ul>	<p>Noted and refer to Design Principle assessment, noting concerns over under provision of car parking below which we've helped resolved through provision of 2 car bays, and have now made the doors visually permeable. This is supported by the Design Review Panel to ensure living spaces are north facing and impact to north is minimised.</p>
<p>Issue: <u>Landscaping</u></p> <ul style="list-style-type: none"> <li>Proposal does not meet the landscaping requirements with respect to deep soil areas and canopy coverage.</li> </ul>	<p>Amended plans to ensure compliance, noting Design WA as released on 19<sup>th</sup> February 2019, to come into full operation 24<sup>th</sup> May 2019, requires 10% deep soil, we provide 13.9% and the landscaping provision of the Built Form policy has not been approved by the WAPC.</p>
<p>Issue: <u>Site Works and Retaining</u></p> <ul style="list-style-type: none"> <li>Proposal does not meet the relevant requirements with respect to fill and retaining at the boundary.</li> <li>Over height retaining walls will lead to future issues.</li> </ul>	<p>Noted, see design principle assessment</p> <p>Retaining walls will be built to NCC compliance and signed off by licenced building surveyor, structural engineer and building permit will be issued by the City of Vincent</p>
<p>Issue: <u>General Comment</u></p> <ul style="list-style-type: none"> <li>The proposal does not comply with the City of Vincent's requirements in regards to setbacks, height limits, neighbour privacy, cross-boundary noise and other factors. The development is inconsistent with existing established development(s) on adjoining land and is out of character for the locality. This will impact on adjacent and surrounding landowners as a result.</li> <li>Proposal shouldn't be considered due to its non-compliance with requirements, including the R50 standards.</li> <li>Multiple dwellings are not permitted in this location.</li> <li>Concerned about impact on existing developments with additional noise and light.</li> <li>Concerns about impact on adjoining property and rental values.</li> <li>Proposed development is too dense.</li> </ul>	<p>It is not essential to tick the deemed to comply boxes for the detailed design elements to preserve streetscape and amenity. Nor does the R Codes or Built Form Policy detail 'essential' provisions. In this instance a design principle assessment is entirely appropriate to facilitate unlocking of the land, removal of a non-conforming use and acceptable infill development for future residents, on this heavily constrained land parcel, while preserving the streetscape and amenity of the surrounds.</p> <p>Non-compliance is not a valid reason for not considering an application, the application meets the R50 standards for subdivision as evidenced by the Survey Strata Subdivision approvals issued by the WA Planning Commission.</p> <p>Multiple Dwellings are not proposed – this looks to be a copy and paste submission from the previous application.</p> <p>The new development will comply with all noise and light spill legislation, regulations and NCC requirements.</p> <p>The development aligns with the approved survey strata lot layout, as approved by the WA Planning Commission and as such has been determined to be an appropriate density for the site.</p>
Comments Expressing Concern:	Applicant Comment:
<p>Issue: <u>Visual Privacy</u></p> <ul style="list-style-type: none"> <li>The setback variations to the upper floors of the southern boundary of Lot 7 and western boundary of Lot 12 do not provide visual privacy.</li> <li>The development should maximise the visual privacy for the dwellings fronting Janet Street.</li> </ul>	<p>Expectation that standard privacy screening conditions can be imposed.</p> <p>This is a key development objective and has been achieved, while also maintaining visual privacy setbacks to The Mews and other neighbours.</p>



## Summary of Submissions:

Comments Expressing Concern:	Applicant Comment:
<p>Issue: <u>Building Height</u></p> <ul style="list-style-type: none"> <li>Compliance with the 7.0 metre maximum height requirement would be preferred to minimise adverse visual impacts on surrounding properties, including those along Janet Street.</li> </ul>	<p>No 1 Janet Street already has a significant boundary wall and vegetation screening the rear of their property, and this is the lowest point of the property and it has been staggered down to ensure compliant ramps, excess height is minimised and we meet the laneway level in the west. See also Design Principle justification in the report.</p>
<p>Issue: <u>Landscaping</u></p> <ul style="list-style-type: none"> <li>Deep soil zones and associated tree planting and canopy coverage should be maximised to enhance the visual amenity of the development. This could include tree planting along the boundary of the properties fronting Janet Street.</li> <li>Landscaped trees should be provided at an appropriate standard to provide maximum visual privacy.</li> </ul>	<p>We have amended plans to achieve 13.9% deep soil (where 10% required by Design WA), this is 40% more than what is now deemed an acceptable outcome in SPP 7.3 Design WA Vol 2.</p> <p>Agreed and we have put in landscaping along terraces to achieved this to the north and south</p>
<p>Issue: <u>Garage Setbacks and Width</u></p> <ul style="list-style-type: none"> <li>Maximising the setback of garages will minimise its dominance on the frontage. This would improve the visual impact and noise from vehicles accessing and egressing via the driveway.</li> </ul>	<p>We have reduced impact of garages by submitting amended plans ensuring they are visually permeable, noting compliance with environmental design and outdoor living design principles to ensure north facing living areas and no impact form cone of vision encroachment from the Southern apartment have a negative impact on amenity of future residents. There is no evidence that the development will not comply with noise regulations, noting the Building Permit process will ensure NCC compliance.</p>
<p>Issue: <u>Site Works and Retaining Walls</u></p> <ul style="list-style-type: none"> <li>Fill should be minimised to reduce adverse impacts on the properties fronting Janet Street.</li> </ul>	<p>Agreed and achieved through a staggered stepdown and ramping to ensure development meets Laneway levels and steps down to the east.</p>
<p>Issue: <u>Visual Privacy</u></p> <ul style="list-style-type: none"> <li>The development should minimise the extent of visual encroachment and maximise the privacy for the residents of the dwellings fronting Janet Street.</li> </ul>	<p>Agreed and this was a key design response to the previous application and our understanding of Janet Street residents concerns - there are no visual privacy setback encroachment to Janet street properties.</p>
<p>Issue: <u>Parking</u></p> <ul style="list-style-type: none"> <li>Concerned with the lack of visitor bays, and the impact that the introduction of 11 dwellings (including residents and visitors) will have on the existing on-street bays that Janet Street and Hammond Street residents utilise.</li> <li>Suggested that a condition should be imposed which does not allow for residents to be able to receive a parking permit.</li> </ul>	<p>The development, with 11 grouped dwellings, requires an aggregate of 14 car bays. We have provided 20 across the site, meaning an overall surplus of 6 bays. This is a response to the market and the concerns of local residents, made clear across the initial application in January 2018. The current plans comply with the allocation of visitor parking, as approved through the survey strata subdivision process. This means most dwellings (8 of the 11) provide an 'onsite' visitor bay within the strata lot to reduce demands on the surrounding road network, notwithstanding the proximity to activity centres, high frequency bus routes and the CBD being within walking distance.</p>
<p>Issue: <u>Traffic</u></p> <ul style="list-style-type: none"> <li>The development will contribute to existing traffic congestion in the area, impacting on existing resident's ability to safely manoeuvre through the local road network.</li> </ul>	<p>The impact of traffic was assessed as part of the survey strata subdivision approvals and also further assessed in the Traffic Impact Assessment (as per WA Planning commission Guidelines) prepared by Move Consultants and submitted with the attached Development Application report and the local road network has capacity to deal with the traffic – with upgrades to Sheridan Lane a significant improvement to safety and manoeuvring.</p>

**Summary of Submissions:**

<b>Comments Expressing Concern:</b>	<b>Applicant Comment:</b>
<p>Issue: <u>Other</u></p> <ul style="list-style-type: none"><li>• Would like consultation with the applicant as part of replacing the boundary fencing to ensure appropriate materials are used so as to not impact on the visual aesthetics of outdoor living areas.</li><li>• Concerned that the development will impact the Janet Street which has a large number of heritage and character retention streetscapes.</li></ul>	<p>Agreed and will be undertaken as part of the next stage of development and as per the <i>Dividing Fences Act</i>.</p> <p>The development has been demonstrated to have a positive impact on a currently compromised streetscape and the Janet Street heritage retention area by setting back the two storey buildings and increasing landscaping from the Janet street properties. Additionally and more generally the development provides for retention and conservation of the dwelling along Florence street (Eddington house) and therefore protection and enhancement of existing streetscape character, key objectives of the City of Vincent Heritage policies</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.





**CITY OF VINCENT**

ATTACHMENT 6

DEVELOPMENT ASSESSMENT PANEL MEETING

Design Review Panel Minutes and Applicant's Responses



CITY OF VINCENT

**DESIGN REVIEW PANEL**

**Wednesday 23 January 2019 at 3.30pm**

**Venue: Function Room  
City of Vincent Administration and Civic Centre**

**MINUTES**

**Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Joslin Colli (Coordinator Planning Services)
Munira Mackay	Kate Miller (Senior Urban Planner)
Sid Thoo	Roslyn Hill (Minute Secretary)
Tom Griffiths	

\*\*\*\*\*

REDACTED FOR PRIVACY PURPOSES

Applicant-Item 3.2  
Trent Durward            Megara  
Adrian

REDACTED FOR PRIVACY PURPOSES

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**3.30pm                    Member Discussion**  
**4.00pm**

**1.     Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.10pm.

**2.     Apologies**

**3.     Business**

REDACTED FOR PRIVACY PURPOSES



REDACTED FOR PRIVACY PURPOSES

REDACTED FOR PRIVACY PURPOSES



# REDACTED FOR PRIVACY PURPOSES

## 4.50pm–5.30pm – Applicant’s Presentation – DA Lodged 5.2018.481

3.2 **Address:** 14 & 16A Florence Street, West Perth

**Proposal:** 11 Grouped Dwellings

**Applicant:** Megara Eighteen Pty Ltd

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 January 2018

### Applicant’s Presentation:

The presented a power point presentation

### Recommendations & Comments by DAC on 17 January 2018:

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"><li>• Consider more street activation and passive surveillance from the front façade to the laneway (Sheridan Lane).</li><li>• Consider retaining one level instead of dropping in the level difference.</li><li>• Consider reorientating Units to address Sheridan Lane at ground level (entry next to the Lane).</li></ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"><li>• Regard should be given to future maintenance requirements for paths to front doors, gardens and landscaped areas when considering the space provided (such as the inaccessible garden bed width at the northern boundary), positioning of trees and garden beds.</li></ul>
<b>Principle 3 – Built form and scale</b>	
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"><li>• Examine the overlooking to the rear and consider suitable solutions.</li><li>• Consider flipping the layout internally to facilitate the provision of windows from the stairs and entry on this elevation</li></ul>
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"><li>• Sun-shading should be further considered.</li></ul>
<b>Principle 6 –</b>	<ul style="list-style-type: none"><li>• Lack of visitor car bay has been noted.</li></ul>

<b>Amenity</b>	
<b>Principle 7 – Legibility</b>	
<b>Principle 8 – Safety</b>	Sheridan lane ground level - Ensure a quality fence design with visually permeable panels.
<b>Principle 9 – Community</b>	
<b>Principle 10 – Aesthetics</b>	
<b>Comments</b>	

**Recommendations & Comments by DRP (using the Built Form Policy Design Principles):**

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>• Consider changing the garage doors to a transparent / translucent material to create a more artistic element</li> <li>• Consider shifting the bedrooms north to provide further articulation to the southern boundary and to break up the long, flat façade</li> <li>• A more active entry plane could be achieved through amending the garage.</li> <li>• Lot 271 is similar to a traditional mews however consider tandem parking so the double garage door does not dominate</li> <li>• Consider further articulation to the facades, specifically the southern elevation</li> <li>• Develop the architectural language to articulate and add delight into the façade</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Consider how landscaping can be improved to meet the City's requirements</li> <li>• Consider implementing landscaping area first then designing the vehicle access around this, given minimal vehicles traversing in this area rather than leftover areas being landscaped after the road is constructed</li> </ul>
<b>Principle 3 – Built form and scale</b>	N/A
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>• Type E grouped dwellings have good solar passive orientation and north-facing outdoor living areas. Perhaps review overshadowing impacts of upper floor overhang to ground floor family area</li> <li>• Sliding doors to Terrace for Type E01 dwellings face east/west - consider reviewing the size of these openings/shading to reduce excess incident solar gain in summer</li> <li>• Consider window opening in south wall of Master Bedroom in Dwelling Type E02 to improve cross ventilation opportunities - this can be a small opening, around 5% of bedroom floor area. Similarly, a small ventilation in the stairwell can help improve stack and cross ventilation to ground and upper floor living areas</li> <li>• Proposed light colour roof and predominant external wall colour to dwellings is commendable</li> <li>• Type W grouped dwellings also have good solar passive orientation. Type W02 dwellings may have</li> </ul>



	<p>problematic cross ventilation due to on boundary construction. An openable roof window (with appropriate overhead shading) in the ceiling/roof above the upper floor stair landing may help to improve stack ventilation</p> <ul style="list-style-type: none"> <li>• Suggest conducting preliminary NatHERS ratings to determine likely rating and construction specification requirements</li> </ul>
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>• Consider reducing the 1.8m fence heights at pedestrian levels, specifically as the development incorporates OLA's on the upper levels and there is no through traffic. This will improve the attractiveness, activation and passive surveillance opportunities at ground level for this development.</li> </ul>
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>• Consider opportunity for a communal area (I.e. bbq area). Also consider a focal point in the dead end / visitor parking area</li> </ul>
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	N/A

**Conclusion:**

The design approach is supported by the DRP, subject to the applicant addressing:

- Landscaping shortfall
- Reconsidering the interface of the garages and the upper canopy structure, consider setting back of the canopy to reduce impact on the laneway.

To be returned to DRP

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- 4. **General Business**
- 5. **Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 7.10pm.

The next meeting will be held on 6 February 2019.