



Metro West Joint Development Assessment Panel Agenda

Meeting Date and Time: 8 March 2018; 9:00am
Meeting Number: MWJAP/181
Meeting Venue: City of Vincent
244 Vincent Street
Leederville

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Dan Loden (Local Government Member, City of Vincent)
Cr Joshua Topelberg (Local Government Member, City of Vincent)

Officers in attendance

Ms Emily Andrews (City of Vincent)
Ms Joslin Colli (City of Vincent)
Mr John Corbellini (City of Vincent)
Mr Rob Sklarski (City of Vincent)

Minute Secretary

Ms Louise Hood (City of Vincent)

Applicants and Submitters

Mr Trent Durward (Megara)

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

Nil

3. Members on Leave of Absence

Nil



4. Noting of Minutes

Minutes of meeting no.180 held on 28 February 2018 were not available at time of agenda preparation.

5. Declarations of Due Consideration

The Presiding Member notes the agenda was updated to include the late submission of the responsible authority report recommendation for Item 8.1 that was received on 28 February 2018.

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

Nil

7. Deputations and Presentations

Nil

8. Form 1 – Responsible Authority Reports – DAP Applications

| | | |
|------------|------------------------|--|
| 8.1 | Property Location: | Lots 7 and Y271 (14) Florence Street, West Perth |
| | Application Details: | 15 Multiple Dwellings |
| | Applicant: | Mr Trent Durward, Charber Pty Ltd c/o Megara |
| | Owner: | Charber Pty Ltd c/o Megara |
| | Responsible Authority: | City of Vincent |
| | DAP File No: | DAP/17/01343 |

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

Nil

10. Appeals to the State Administrative Tribunal

Nil

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)

| | |
|-----------------------------------|--|
| Property Location: | No. 14 (Lots 7 & Y271) Florence Street, West Perth |
| Development Description: | Demolition of Portion of Existing Light Industry Building and Development of Fifteen Multiple Dwellings |
| DAP Name: | Metro West Joint Development Assessment Panel |
| Applicant: | Megara |
| Owner: | Charber Pty Ltd |
| Value of Development: | \$3.5 million |
| LG Reference: | 5.2017.453.1 |
| Responsible Authority: | City of Vincent |
| Authorising Officer: | John Corbellini, Director Development Services |
| DAP File No: | DAP/17/01343 |
| Report Due Date: | 28 February 2018 |
| Application Received Date: | 7 December 2017 |
| Application Process Days: | 90 Days |
| Attachment(s): | <ol style="list-style-type: none">1. Location Map2. Development plans DA-00 Cover, DA-01 Context, DA-02 Context, DA-03 Site Plan, DA-04 Ground Floor, DA-05 Level 01 Plan, DA-06 Level 02 Plan, DA-07 Roof Terrace Plan, DA-08 Solar Studies, DA-09 Elevations, DA-10 Elevations, DA-11 Street Perspective, DA-12 Entry Perspective, DA-13 Elevated Entry, DA-14 Perspective, DA-15 Site Survey, DA-16 Landscape Plan, DA-17 Landscape Plan, DA-18 Perspectives, DA-19 Laneway Views, DA-20 Rear Perspectives , Sustainability Report3. Summary of Submissions4. DAC plans and minutes 22 November 2017 and applicant response5. DAC plans and minutes 17 January 2018 and applicant response6. Applicant response to submissions |

Officer Recommendation:

That the Metro West Joint Development Assessment Panel resolves to:

Refuse DAP Application reference DAP/17/01343 and accompanying plans DA-03 Site Plan, DA-05 Level 01 Plan, DA-06 Level 02 Plan, DA-07 Roof Terrace Plan, DA-08 Solar Studies, DA-09 Elevations, DA-10 Elevations, DA-16 Landscape Plan, DA-17 Landscape Plan, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations*

2015 and the provisions of the Clause of the City of Vincent Town Planning Scheme No. 1, for to the following reasons:

Reasons

1. Having regard to clause 67(b) and 67(m) of the *Planning and Development (Local Planning Scheme) Regulations 2015* the proposed development is inconsistent with the City of Vincent's draft *Local Planning Scheme No. 2*, which will apply a residential density code of R50 to the land and classifies Multiple Dwellings as being not permitted in this location. The proposed land use in the context of the design being considered will have a significant adverse effect on the inhabitants of the locality and is inconsistent with the future development pattern intended for the locality.
2. The development will affect the discontinuance of a Non-conforming use however the Multiple Dwellings are considered more detrimental to the locality than the exiting non-conforming use as the proposal is inconsistent with the existing established development on adjoining land and will be out of character with the locality by way of height, bulk and scale.
3. Building size – The bulk and scale of the development is such that it is not indicated in the local planning framework and is not consistent with the future desired built form of the locality. The development does not comply with the Plot Ratio requirements of the current density and is not considered to respond to the future R50 character identified for the site.
4. Building Height - The building height creates an adverse impact on the amenity of the adjoining properties to the north and the Janet Street streetscape. The height is inconsistent with the City's Policy 7.1.1 Built Form which identifies this as a two storey height area, the increased height and reduced setbacks results in unnecessary overshadowing to the adjoining properties particularly the outdoor living areas and swimming pool.
5. Lot boundary setbacks – The two storey boundary wall on the eastern side and the 1.5 metre to 3 metre building setback proposed to the southern boundary does not moderate the visual impact of the building bulk on the private open space areas of this neighbouring property and the 1.5 metres to 6 metres setback to the northern boundary does not moderate the visual impact of the building bulk created by the three storey plus roof terrace development on the outdoor living areas of the properties to the north.
6. Design of car parking spaces – Visitors parking spaces are not located so as to be conveniently accessed.
7. Visual privacy – The development results in direct overlooking of active habitable spaces of the Janet Street properties to the north from major openings to bedrooms, living areas and the roof terrace. Screening to comply with the Visual Privacy requirements on level one, level two and the roof terrace would likely add to the perceived bulk of the development and would reduce the outlook for the units.
8. The units have not been suitably designed to provide functional and a high standard of internal amenity in accordance with Draft *State Planning Policy 7.3 Residential Design Codes Guidance for multiple dwelling and mixed use*

development with minimal windows providing limited outlook and light into the habitable spaces of the units. Where windows have been provided these are non-compliant with the Visual Privacy requirements and any screening required would significantly impact on the amenity of the dwellings.

Background:

| | |
|---------------------|---|
| Property Address: | No. 14 (Lots 7 & Y271) Florence Street, West Perth |
| Zoning | MRS: Urban TPS: Residential R80 Draft LPS 2: Residential R50 |
| Use Class: | TPS: Multiple Dwellings – “P” Draft LPS 2: Multiple Dwellings – “Not Permitted” |
| Strategy Policy: | City of Vincent Policy No. 4.1.5: Community Consultation City of Vincent Policy No. 7.1.1: Built Form State Planning Policy 3.1: Residential Design Codes |
| Development Scheme: | Town Planning Scheme No. 1 Draft Town Planning Scheme No. 2 |
| Lot Size: | 1314.53m ² |
| Existing Land Use: | Light Industry (Engraving Workshop) |

The subject site is located on the rear lot (Lot Y271) of No. 14 Florence Street, West Perth. The front lot (Lot 7) contains a single house and part of an engraving workshop that also falls across part of the subject lot (Lot Y271). The single house is on the City’s Municipal Heritage Inventory as a Category B - Conservation Recommended and was recently granted approval as a short term dwelling. The engraving workshop is a Light Industry which has non-conforming use rights since the City’s Scheme was established.

A green title subdivision of No. 14 Florence Street was granted conditional approval by the Western Australian Planning Commission on the 22 December 2017. This subdivision splits the lot fronting Florence Street (Lot 7) into two creating proposed Lot 100 and Lot 101, with the front lot (lot 100) accommodating the heritage listed single house and the rear lot (Lot 101) fronting Sheridan Lane only. The subdivision approval requires the extension of Sheridan Lane to allow the subject lot (Lot Y271) to have access to a public road so that it can also be converted into a third green title lot. Currently the subject lot (Lot Y271), does not have direct access to a public road and relies on Lot 7 to access Florence Street and has an access gate to Sheridan Lane. The subdivision approval also requires the demolition of the engraving workshop, which currently crosses the boundary of Lot 7 and Lot Y271.

A survey-strata subdivision (WAPC 980-17) for the rear of Lot 7 was recently granted conditional approval by the Western Australian Planning Commission. This subdivision proposes the rear of Lot 7 (proposed Lot 101) to be split into three survey strata lots with common property that will have access to Sheridan Lane. The lot sizes approved in this subdivision were granted an increased dwelling density of up to 25 percent under subclause 20(2)(a) of the City’s Town Planning Scheme No. 1 (TPS1) on the basis that the subdivision would affect the discontinuance of the engraving workshop, which was considered a non-conforming use. An application for survey strata subdivision for 2 lots on Lot 12 Florence Street immediately north of

Lot 7 has also been approved with access via a common property access leg shared with Lot 7.

A development application has been lodged for the development of five grouped dwellings on these five survey-strata lots. The applicant is currently considering the submissions received during community consultation as well as the City's comments on the proposal with the application to be determined by Council.

The subject lot is zoned Residential R80 in accordance with Town Planning Scheme No. 1 with Multiple Dwellings a permitted 'P' use within the zone. Prior to 27 January 2015, Multiple Dwellings were not permitted on the subject site under subclause 20(4)(a)(i) of TPS1. However, following a scheme amendment (Scheme Amendment No. 37) that down-code the area to R50 to address the minimum lot size changes made to State Planning Policy 3.1: Residential Design Codes (R-Codes) in 2013, the subject site (Lot Y271) was inadvertently left as R80 and removed from subclause 20(4)(a)(i), which resulted in Multiple Dwellings being permitted on the subject site. In response the City adopted its draft Local Planning Scheme No. 2 in November 2014, which applied a density code of R50 to the subject lot and reinstated the multiple dwelling restriction.

The subject site adjoins single houses to the north and west that front Janet Street and Florence Street respectively. These properties are zoned Residential and have an R50 density that will not change in LPS2. The properties on Janet Street also form part of a proposed Janet Street Heritage Area, which was adopted by Council for the purposes of community consultation in December 2017 as part of the City's Local Planning Policy 7.5.1.5 Character Retention and Heritage Areas.

Multiple dwelling developments adjoin the subject development to the south and east. These properties are zoned Residential and have an R80 density, which is not proposed to change in LPS2 given these properties front Charles Street and form part of the Charles Street Transit Corridor.

On 7 December 2017 the City received a development application to demolish the portion of the existing engraving workshop on site and develop 15 multiple dwellings.

Details:

The application is proposing the removal of a portion of the existing metal workshop which has non-conforming use rights and replacement with a three storey multiple dwelling development with a roof terrace comprising of 15 units. The development includes two units and car parking at ground level. The development is accessed from Sheridan Lane with the car park and unit 1 fronting this direction. Due to the orientation of the lot the development has been designed to front north and south. Two visitor car parking bays are located in front of the proposed Unit 1 fronting Sheridan Lane and a further 29 bays, including another two visitor bays, are provided behind the ground floor dwellings and a gate, towards the east of the site. The remaining 13 units site above the ground floor and have a two storey component to their dwellings in addition to a roof terrace for each unit above.

The development proposes the incorporation of a number of elements from the existing workshop on the subject lot including reuse of the roof trusses as part of an outdoor entry feature, reuse of timber for landscaping planters, reuse of the windows as an architectural feature in the entry, potential for reuse of the buildings bricks in the entry and the retention of one of the engraving press machines as a focal point.

Whilst the retention of materials from the engraving workshop is considered to acknowledge the history of the site as the engraving workshop is not included on the City's Municipal Heritage Inventory these elements have no recognised heritage significance.

Development plans and building perspectives are provided as **Attachment 2**.

Legislation & policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations)

City of Vincent Town Planning Scheme No. 1 (TPS1)

City of Vincent Local Planning Scheme No. 2 (LPS2)

State Government Policies

State Planning Policy 3.1 Residential Design Codes (R-Codes)

Local Policies

City of Vincent Policy No. 4.1.5 Community Consultation

City of Vincent Policy No. 7.1.1 Built Form

Consultation:

Public Consultation

The proposal was advertised for a period of 21 days from 19 January 2018 to 9 February 2018. Letters were sent to owners and occupiers within a 150 metre radius of the subject lot, in accordance with the City's Policy 4.1.5 Community Consultation. A sign was also erected on site and a notice was placed in the local newspaper.

A total of 89 submissions, comprising of 87 objections and 2 submissions in support, were received during the consultation period.

The main issues raised through the submissions related to:

- The height of the development, at three storeys with a terrace, being too high and
 - having an impact on access to natural light for surrounding properties;
 - being disproportionate and not being complimentary to the surrounding developments and therefore negatively impacting the streetscape and dominating the existing developments, in particular the surrounding heritage and federation style homes on Janet Street;
- Loss of privacy, with the proposed design not minimising overlooking to active habitable spaces of Janet Street and outdoor living areas to the apartments to the south;
- Insufficient open and outdoor space provided to units;

- Sheridan Lane, Janet Street and Hammond Street, which are narrow and already congested with parking, will not be able to cope with the increased traffic created by the development, including concerns regarding the safety of pedestrians and cyclists in the area as a result of the increased traffic given the lack of footpaths on these roads;
- The location and lack of visitor bays and the number of dwellings creating parking problems for the surrounding streets, such as Janet Street, Hammond Street and Sheridan Lane, which are all narrow and already experiencing parking issues; increased noise impacting on the amenity of the area as a result of increased traffic and the use of the roof terraces in close proximity surrounding properties; and
- The development devaluing and having an impact on the resale value of the surrounding properties.

A summary of the submissions received and the City's response to each issue raised is included in **Attachment 3**.

Consultation with other Agencies or Consultants

Design Advisory Committee (DAC)

The original proposal was considered by the City's DAC on 22 November 2017 prior to the application being submitted. The plans submitted and the minutes from the DAC meeting are provided in **Attachment 4**. On 17 January 2018 the plans submitted as part of the DAP application were referred to the DAC for additional comments. The minutes from this meeting are included as **Attachment 5** along with the applicant's response to these DAC's comments.

The applicant has addressed some of the DAC's comments, however, the City does not consider that four of the comments have been adequately addressed. The DAC identified that the northern façade should draw on the character elements of Janet Street, however, the design has not been amended to reflect this recommendation. The DAC also commented that the building should be broken up to reduce the bulk of the building and increase the amount of communal open space. The communal open space is currently located at the front of the development facing Sheridan Lane. Given the small frontage of the site to Sheridan Lane and that this space will be used for vehicle access, the DAC recommended that more consideration be given to communal areas being provided within the site to create a greater level of amenity for residents. The applicant did not make significant changes to address these recommendations with only minor modifications noting the need to retain ground floor units to achieve the R80 density of the site.

It should also be noted that the DAC were not aware that the overlooking proposed by the development did not comply with the deemed-to-comply standard of the R-Codes when they considered the proposal. As such the DAC did not provide comment on the impact screening of the windows and terrace would have on the internal amenity of the proposed dwellings. The application of such screening would result in these dwellings have no outlook and limited access to natural light given the major opening of the living areas of Units 4 to 15 would all require screening or conversion to a non-major opening, which would remove the only outlook and severely restrict the access to natural light in the living areas of these units.

Planning assessment:

The table below summarises the planning assessment of the plans against the provisions of the City of Vincent Town Planning Scheme No. 1, the R-Codes and the City's policies. 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.

| Planning Element | Deemed-to-Comply | Discretion Required |
|--------------------------|------------------|---------------------|
| Building Size | | ✓ |
| Street Setback | ✓ | |
| Lot Boundary Setbacks | | ✓ |
| Building Height | | ✓ |
| Open Space | ✓ | |
| Landscaping | ✓ | |
| Street Walls and Fencing | ✓ | |
| Sight Lines and Access | ✓ | |
| Parking | | ✓ |
| Bicycle Parking | | ✓ |
| Visual Privacy | | ✓ |
| Solar Access | ✓ | |
| Site Works | ✓ | |
| Retaining Walls | ✓ | |
| External Fixtures | ✓ | |
| Utilities and Facilities | | ✓ |
| Dwelling Size | ✓ | |
| Outdoor Living Areas | ✓ | |
| Street Surveillance | ✓ | |

Detailed assessment:

| Building Size | |
|--|--|
| Deemed to Comply | Proposal |
| R-Codes Clause 6.1.1 1.0 or 1314m ² | 1.13 or 1486.4m ² |
| Lot Boundary Setbacks | |
| Deemed to Comply | Proposal |
| R-Codes Clause 6.14 and Built Form Policy Clause 5.3 <u>Minimum Setback</u> <i>Ground Floor</i> North – 4.0m South – 4.0m East – 4.0m <i>First Floor</i> | <u>Minimum Setback</u> <i>Ground Floor</i> North – 1.5m South – 1.5m East – 1.3m <i>First Floor</i> |

| Deemed to Comply Standard | Proposal |
|--|--|
| <p>R- Codes Clause 6.3.3</p> <p>One bicycle bay per 3 dwellings for residents; and one bicycle space to each ten dwellings for visitors, designed in accordance with AS2890.3.</p> <p>7 bicycle bays required</p> | <p>5 bicycle bays</p> |
| Utilities and Facilities | |
| Deemed to Comply Standard | Proposal |
| <p>R- Codes Clause 6.4.6</p> <p>4m² store with a minimum dimension of 1.5m</p> | <p>Units 2 to Units 9: 3.6m² stores</p> <p>Unit 10: 3.45 m² store</p> <p>Unit 11: 3.92 m² store, with a minimum dimension of 1.4m</p> <p>Unit 14 and Unit 15: minimum dimension of 1.4m</p> |

Officer Comments

Land Use

The subject site is zoned Residential with a density of R80 in accordance with the City's Town Planning Scheme No. 1 (TPS 1). Multiple Dwellings are classified as a "P" use within the Residential zone and are no longer restricted on the subject site by subclause 20(4)(a)(i) of TPS1. Under TPS1, a "P" use is defined as meaning "*that the use is permitted by the Scheme*". The City has sought and received legal advice on whether the JDAP can exercise discretion in relation to the suitability of the land use, given it is currently a "P" use in TPS1. On taking this legal advice the City advises that the JDAP does have discretion to determine the suitability of the land use, given the definition of a "P" use under TPS1, unlike in some other schemes, does not limit the decision maker's discretion in considering "P" uses. On this basis it is appropriate for the JDAP to have due regard to the matters set out in clause 67 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulation 2015*.

In accordance with clause 67 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulation 2015*, the decision maker is required to have due regard to any proposed local planning scheme that has been advertised (subclause (b)). The City advertised is draft Town Planning Scheme No. 2 in 2014 and on 8 December 2017, the Acting Minister for Planning announced that the City's draft LPS2 is to be modified before final approval is to be granted. All of the requested modifications have been made as required by the Acting Minister following discussions and agreement with Officers of the Department of Planning, Lands and Heritage. The City has signed and sealed the final documents and understands that LPS2 is now with the Acting Minister for Planning for final approval. The City has taken legal advice on this matter and in accordance with Clause 67(b) of the Scheme Regulations the City considers that LPS2 should be given serious regard as it is a

seriously entertained planning proposal, and has progressed to the end of the scheme adoption process. The City has no reason to believe that the Scheme will not be approved in its current form and understands that the final decision is both reasonably certain and imminent.

'Due regard' has been cited in a number of legal cases including *Tah Land Pty Ltd v Western Australian Planning Commission* [2009] WASC 196, where the Supreme Court held that:

- *'due regard' implies something greater than mere 'regard'; and*
- *the decision-maker has a mandatory obligation to consider that document or planning instrument when making a decision on an application to which the particular document or instrument relates.*

Draft LPS2, as modified and currently being considered by the Acting Minister, will change the density of the subject site from R80 to R50, and will apply the following provision to the subject site under Clause 32 *Additional site and Development requirements*: "*Notwithstanding any other provisions in this scheme, multiple dwellings are not permitted.*" Due regard should be given to the restriction of Multiple Dwelling on the subject site under TPS2.

The site does contain a non-conforming use, in the form of a Light Industry (Engraving Workshop) and the applicant has argued that Clause 23 *Changes to non-conforming use*, should be considered as part of the JDAP's determination of this development application. Clause 23 of LPS2 states:

- "(1) *A person must not, without development approval –*
 - (a) *alter or extend a non-conforming use of land; or*
 - (b) *erect, alter or extend a building used for, or in conjunction with, a non-conforming use of land; or*
 - (c) *repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or*
 - (d) *change the use of land from a non-conforming use to another use that is not permitted by the Scheme.*
- (2) *An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.*
- (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 non-conforming use; and*
 - (b) *is closer to the intended purpose of the zone in which the land is situated."*

The City has also taken legal advice on this matter and advises that as the JDAP is not making a decision on this development application under LPS2, it cannot have

regard to what that decision may or may not be if it was determined under TPS2. As the JDAP is required to make a decision on the application under TPS1 and, as part of that decision is required to have due regard to the land use restriction that applies to the subject site under LPS2, it cannot have regard to whether this application would or would not be approved under LPS2.

Multiple Dwellings have been restricted on the subject site and surrounding area since the introduction of TPS1 in 1998 in order to protect the heritage and character of the area. The current permissibility of Multiple Dwellings on the subject site was an inadvertent outcome of a recent scheme amendment, which will be rectified in LPS2.

The land immediately north of the subject site is still characterised by single storey single dwellings which have been identified as having heritage significance and are proposed to be classified as a Heritage Area by the City following approval by Council in December 2017 to advertise the proposal. The subject site does not have direct road frontage and is currently landlocked and only accessible via Florence Street utilising the vehicle access alongside the existing heritage dwelling on this lot.

The development is proposed to be accessed from an extension of an existing laneway accessed from Janet Street with no street frontage provided to the development and units overlooking surrounding properties, in particular the rear outdoor living areas of the single storey Janet Street dwellings. The development is tucked behind existing multiple dwellings to the south and east of the site with these developments having direct frontage to Charles Street.

The existing context of the site where the front portion has a density of R50 and is occupied by an existing heritage dwelling does not lend itself to an R80 density given the existing engraving workshop operating from the site and its land locked status. In reviewing the previous scheme amendments affecting the area, which lifted the Multiple Dwelling restriction for site fronting major transport corridors, the site does not meet the test applied in these amendments, in that it does not front a major road and is located within the two storey height area identified in the City's Built Form Policy.

Given the above, and in considering a proposal for Multiple Dwellings against the matters set out in clause 67 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulation 2015*, it is considered that the proposed multiple dwelling development, in its current form, is not compatible with the setting, particularly the adjoining single storey lots to the north, and will have an adverse impact on the character of the locality as a result of the height, bulk, scale, orientation and appearance of the development.

The proposed land use in the context of the design being considered will have a significant adverse effect on the inhabitants of the locality and is inconsistent with the future development pattern intended for the locality.

With due regard being given to LPS2 as considered by the Acting Minister it is considered that approval of Multiple Dwellings on the subject lot has the potential to prejudice the intent of LPS2 and the bulk and scale of the development proposed is not appropriate for consideration under the current TPS 1.

Plot Ratio

The maximum plot ratio permitted under Clause 6.1.1 of the R-Codes is 1.0 for the subject site, which totals 1,314 square metres. The application proposes a plot ratio of 1.13 which is an area of 1,486.4 square metres. This departure equates to an additional 172.4 square metres of floor area.

The applicant is seeking the application of a density bonus in accordance with clause 20(2)(a) of the TPS1, which sets out that subject to compliance community consultation requirements under the R-Codes, the decision maker may grant an increase in the permitted dwelling density by up to 50 percent if "*the proposed development effects the discontinuance of a non-conforming use*". The subject lot is currently occupied by a engraving workshop) that has been in this location since TPS1 came into effect in 1998 the existing development would likely be classified as a Light Industry under TPS1, which is an 'X' use within the Residential zone. The site has enjoyed non-conforming use rights since the Gazettal of TPS1.

This development application does propose the demolition of the existing workshop and thereby the discontinuance of the non-conforming land use. It is considered that the proposal meets Clause 20(2)(a) and therefore the JDAP has the discretion to increase the dwelling density applicable to the subject site by up to and 50 percent. The R-Codes do not restrict the number of Multiple Dwellings on an R80 site. However, the applicant is arguing that the plot ratio applicable to the subject site should be permitted to increase by up to 50 percent to 1.5, which equates to a floor area of 1,971 square metres.

Community consultation was undertaken on the proposed plot ratio in accordance with the R-Codes. During community consultation a number of objections were lodged regarding the proposed plot ratio on the basis of the impact the additional bulk and scale had on the locality and arguing that it constituted an overdevelopment of the site.

In accordance with the R-Codes, where a proposal does not meet the deemed-to-comply requirements, it is to be assessed against the relevant design principles, the ability to consider any density increase is also required to consider whether the proposal can meet the relevant design principles.

The relevant design principle states that *development of the building is at a bulk and scale indicated in the local planning framework and is consistent with the existing or future desired built form of the locality*. The design principles relate only to built form (i.e. bulk and scale) and not to aspects of density. This R-Codes discusses the need for a relationship to the local planning framework, which includes both statutory and strategic documents. The R-Codes explain that the relevant local planning framework that the City can consider includes existing TPS 1 and LPS2, the City's Local Planning Strategy and associated policies.

In considering whether the development meets the design principles it is necessary to consider whether the building respects the existing and future desired pattern of the development or whether the proposal is detrimental to the character. The land which adjoins the site to the east and south is currently zoned R80 with Multiple Dwellings and is proposed to remain at this density.

The land to the north and adjoining to the west is currently classified as R50 and is also proposed to remain at this density. The lots immediately adjoining to the south

are characterised by single dwellings proposed to be protected by the Janet Street Heritage Area with the intention to retain the existing housing stock.

The subject site is proposed to be coded R50 in LPS2. In accordance with Table 4 of the R-Codes development at R50 is permitted to a maximum plot ratio of 0.6. The proposed development seeks a plot ratio almost double this amount. In the context of the existing landscape the proposed building size and plot ratio of the development at three storeys, with a roof terrace and a minimum 1 metres to 2.8 metre setback to all adjoining property boundaries is considered excessive and application of clause 20(2)(a) the application of a 50 percent dwelling density bonus is not considered to meet the objectives of the existing character and intended future development pattern.

Building Height

The application proposes a three storey development with a roof terrace component which results in a 12.1 metre high structure in lieu of the two storey and 7.0 metre maximum height set as a deemed-to-comply standard for the subject site. The height of the development is not consistent with the single storey developments to the north and will dominate over these northern dwellings.

The properties along Janet Street (to the north of the subject site) are proposed to form part of the City's Character Retention and Heritage Areas. The dwellings along Janet Street abutting the subject site are single storey cottage style homes and the proposed design of the development, and in particular the three storey with roof terrace height is not complimentary to these proposed character homes. The development in its current form will also be visible from Janet Street and will draw away from the character of the dwellings. This concern was also reflected through the community consultation with a number of submissions received which object to the bulk and scale of the development and its impact on both surrounding properties and streets.

Whilst the existing developments to the south and east of the subject site are three storey's in height, the adjoining lots abut Charles Street which is identified as a Transit Corridor, and have significant setbacks to the lower density single storey character homes in the area.

It should be noted that the overlooking from the roof terrace to the north, south and east of the subject site does not meet the deemed-to-comply standards of the R-Codes and so if approved this may require screening. The height of the development based on the plans proposed and does not take into account any privacy screening that may be required to the roof terrace component. Should the terrace be screened, the impact of overlooking would be reduced; however the overall bulk and height of the dwelling would be increased by an additional 0.4 metres.

The proposal is considered to be overdevelopment of the site, resulting in excessive bulk and dominance of the adjoining properties to the south and east and the streetscape.

The proposal has been assessed against the design principles of Clause 6.1.2 of the R-Codes and the local housing objectives of Clause 5.6 of the Built Form Policy, with due regard given the subclauses 67(m) and (n) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The development is not

considered to satisfy the above design principles or local housing objectives and is not considered compatible with its setting due to the effect of the height, bulk, scale and appearance of the development will have on the character of the locality.

Lot boundary Setbacks

The lot boundary setbacks have been assessed in accordance with Clause 6.4.1 of the R-Codes which sets a deemed-to-comply setback of four metres for R80 coded development with a frontage greater than 16 metre. The proposal incorporates a number of departures from the deemed-to-comply provisions relating to lot boundary setbacks to the north, south and east boundaries. During the advertising period the City received a number of submissions objecting to the scale, bulk and siting of the development. The reduced lot boundary setbacks were not helped by the variations proposed to the plot ratio and height requirements as outlined above.

The proposal has been assessed against the relevant design principles which encourage development to be setback from boundaries to ensure adequate sunlight and ventilation to building and open space, reduce building bulk and minimise potential overlooking. The proposed lot boundary setbacks on the northern and southern boundaries are adjacent to outdoor living areas of the adjoining properties.

It is considered that the proposed development presents significant bulk and scale to these outdoor living areas. It is considered that the proposal does not provide for a range of textures, materials or colours and does not integrate or compliment the dominant character of the local area. The applicant has proposed landscaping in the form of a line of Chinese Tallow trees running along the northern boundary in an attempt to screen the bulk of the development from the adjoining properties and street. However, despite the proposed landscaping, the development is still considered to present an inappropriate visual impact in terms of bulk, on the adjoining properties.

Although the proposal satisfies the solar access deemed-to-comply standards of the R-Codes, the reduced setbacks are considered to have a significant impact on the amenity of the southern adjoining properties. The proximity of the development to the courtyards and major openings of the southern adjoining properties, given the proposals scale and mass, is also considered to have an impact on that properties access to ventilation.

The proposed setbacks are considered to constitute an overdevelopment of the subject site which increases the impact of building bulk on adjoining properties, the streetscape and the locality. Given the above, the proposed development is not considered to satisfy the relevant design principles of the R-Codes or the local housing objectives of the Built Form Policy.

Visual Privacy

The visual privacy requirements have been assessed in accordance with Clause 6.4.1 of the R-Codes, in accordance with the deemed-to-comply requirements where the subject site and affected adjoining site are subject to different R-Codes, the setback distance is determined by reference to the lower density. The land

immediately north of site is zoned Residential R50 as such the visual privacy facing these lots is required to comply with the setbacks for areas coded R50 or lower.

The assessment undertaken has identified that the majority of the bedroom and lounge room openings at the first floor, the second floor lounge rooms and roof terraces on the northern side will not comply with the deemed-to-comply standards of the R-Codes. The City received objections from all owners immediately abutting the property to the north citing concern with loss of privacy as a result of overlooking from the development. There are seven properties adjoining the subject lot to the north with their outdoor living areas adjoining the subject lot.

The design principles of the R-Codes require development to demonstrate that minimal direct overlooking of active habitable spaces and outdoor living areas can be achieved. Due to the orientation of the development facing north south and the prominence of major openings within the northern elevation to allow northern light into the lounge rooms this has resulted in all of the proposed units overlooking the adjoining properties. The development does not incorporate any measures to mitigate potential overlooking with no screening or obscured windows proposed. The incorporation of screening devices on the development would likely add to the perceived bulk of the development and would reduce the outlook for the units.

Draft State Planning Policy 7.3 – Residential Design Codes Guidance for multiple dwelling and mixed use development (SPP 7.3) (as advertised by WAPC) proposes the incorporation of provisions for the layout of rooms within an apartment to ensure they're functional, well-organised and provide a high standard of amenity. These provisions as outlined in Part 4.4 of the draft SPP 7.3 provide guidance to ensure that dwellings are designed with access to light and provide outlook. The units on levels one and two comprise a combination of layouts, the living areas and bedrooms with only one window fronting the north. These windows result in overlooking to the Janet Street properties to the north and would only comply if the window was altered in size, material or screened externally. Any changes would significantly impact on the internal amenity of the proposed dwellings.

The departures do not meet the design principles and are not considered appropriate in the context of the impact this will have on the outdoor living areas of the adjoining properties. In addition it is considered that altering the openings to comply with the Visual Privacy requirements requiring smaller or obscured windows or permanent screening will significantly impact on the amenity of the dwellings and is not considered a suitable response to address the departure.

Parking

The parking requirements have been assessed in accordance with Clause 6.3.3 and Clause 6.3.4 of the R-Codes. Whilst the number of parking bays required has been adequately provided on site, an assessment of the development had identified that the location of the visitor bays is not in accordance with the deemed-to-comply standards of Clause 6.3.4 as a result of two of the required four visitor bays being located to the rear of the development and not being in a convenient and accessible location for visitors to the site.

During the consultation period concerns were raised regarding parking on site and in particular the provision of visitor parking. The submissions raised concern that visitors to the site would result in parking on the nearby streets of Janet and Hammond streets, which already face parking issues.

The development has not provided sufficient number of bike facilities however it is considered that the shortfall of 2 bicycle bays will not impact on the development. The Design Principles of the R-Codes require car, bicycle and other parking facilities to be designed and located on site to be conveniently accessed, and as the visitor bays are not located close to the entry point of the dwelling, the visitor parking facilities are considered to be insufficient.

Utilities and Facilities

The development proposes a number of storerooms that do not meet the minimum dimension outlined in the deemed-to-comply requirements. The storerooms are conveniently located and accessible to residents as such are considered to meet the Design Principles of Clause 6.4.6.

Vehicle access

A number of submissions received during the advertising process raised concern with the use of Janet Street and Sheridan Lane with increased traffic it was considered that these roads were not suitable to cater for anticipated vehicle movements. No traffic monitoring was provided with the application however, in accordance with Liveable Neighbourhoods (January 2009) Sheridan Lane would be classified as a Laneway comprising a typical reserve width of 6m and a daily capacity of 300 vehicles per day (vpd). The City's assessment of the proposed development has concluded that the development is likely to generate an additional 120vpd. With only two other lots accessed from the southern section of Sheridan Lane it is considered that there is sufficient capacity for this section of road to cater for the anticipated vehicles movements associated with the proposed development.

With reference to Janet Street in accordance with Liveable Neighbourhoods this would be classified as a Access Street D and is designed to accommodate approximately 1000vpd, given the number of existing dwellings fronting this street Janet Street has sufficient capacity to carry existing and anticipated vehicle traffic.

Conclusion:

The proposal requires the DAP to exercise its discretion in relation to the proposed building size, lot boundary setbacks, building height, visual privacy, parking, utilities and facilities and land use. The proposed building size and building height is considered to be excessive and to have a detrimental impact on the amenity of adjoining properties and the streetscape. The proposed lot boundary setbacks are considered to further contribute to the impact of building bulk and scale on the streetscape and adjoining properties. Given this, it is considered that the proposal results in an overdevelopment of the site.

The departures from the visual privacy deemed-to-comply standards result in significant overlooking of adjoining outdoor living areas which will result in a significant negative impact on the amenity of these properties. The development is not considered to satisfy the design principles of the R-Codes in relation to visitor parking.

It is relatively certain that the proposed land use will become a prohibited use in LPS2 relatively imminently and given the impact of the development on the locality, it is recommended that the application be refused for the reasons outlined in the Recommendation of this report.



CITY OF VINCENT

ATTACHMENT 1

DEVELOPMENT ASSESSMENT PANEL MEETING

Location Map



CITY OF VINCENT

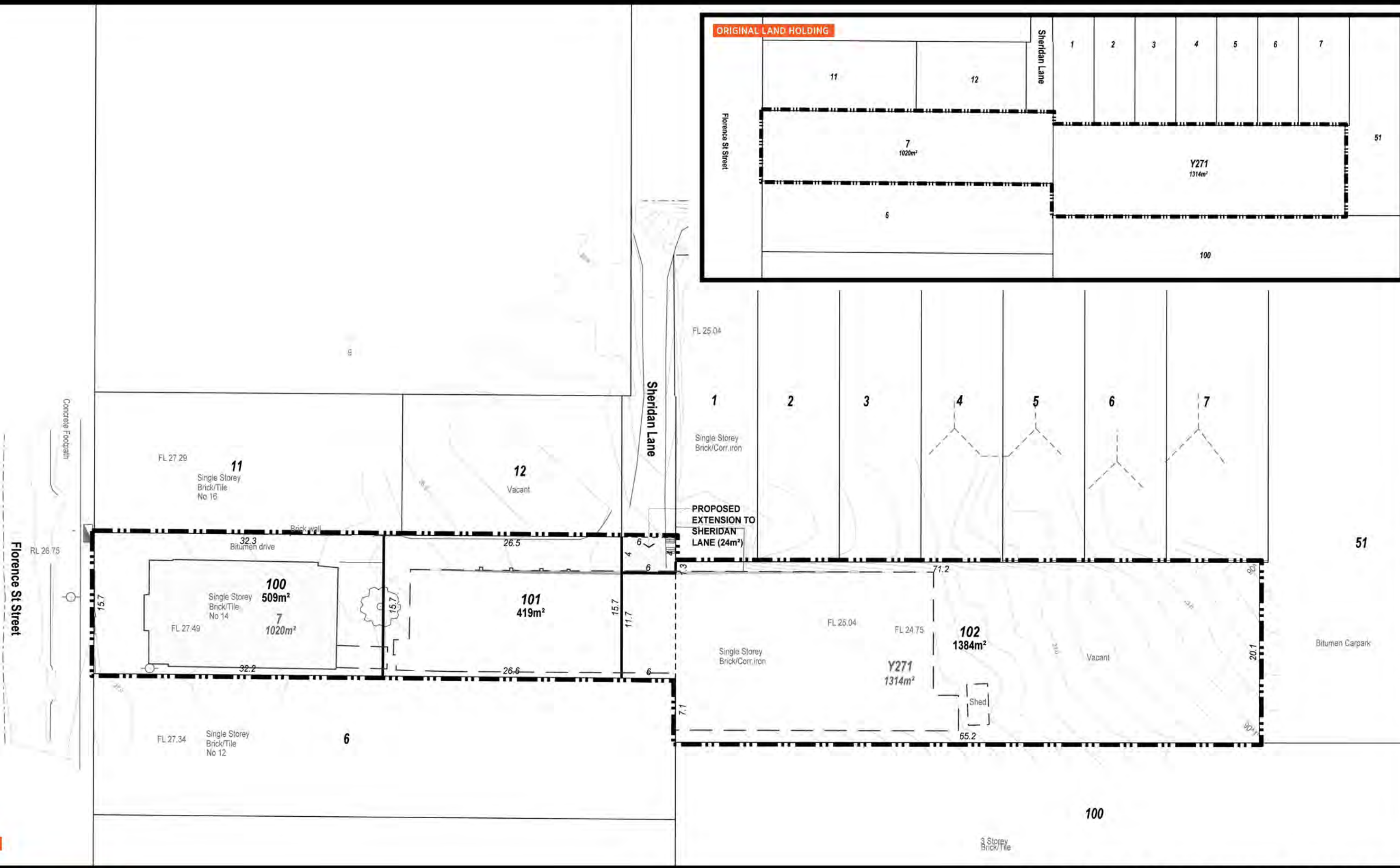
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

Locality Map

No. 14 Florence Street, West Perth

Extent of Consultation
150m radius





WWW.SITEPD.COM.AU

LOTS 7, 12 AND Y271 FLORENCE STREET, WEST PERTH

CLIENT : -
 PLAN NO. : 7-3-001
 REVISION : A
 DATE : 15 September 2017
 DRAWN : BDL
 SCALE : 1:400@A3

NOTE
 Base 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.



LEGEND
 [Solid line] SUBJECT SITE
 [Dashed line] PROPOSED BOUNDARY
 [Dotted line] BOUNDARY TO BE REMOVED
 [Solid outline] BUILDING TO BE RETAINED
 [Dashed outline] BUILDING TO BE DEMOLISHED



PROPOSED PLAN OF SUBDIVISION



CITY OF VINCENT

ATTACHMENT 2

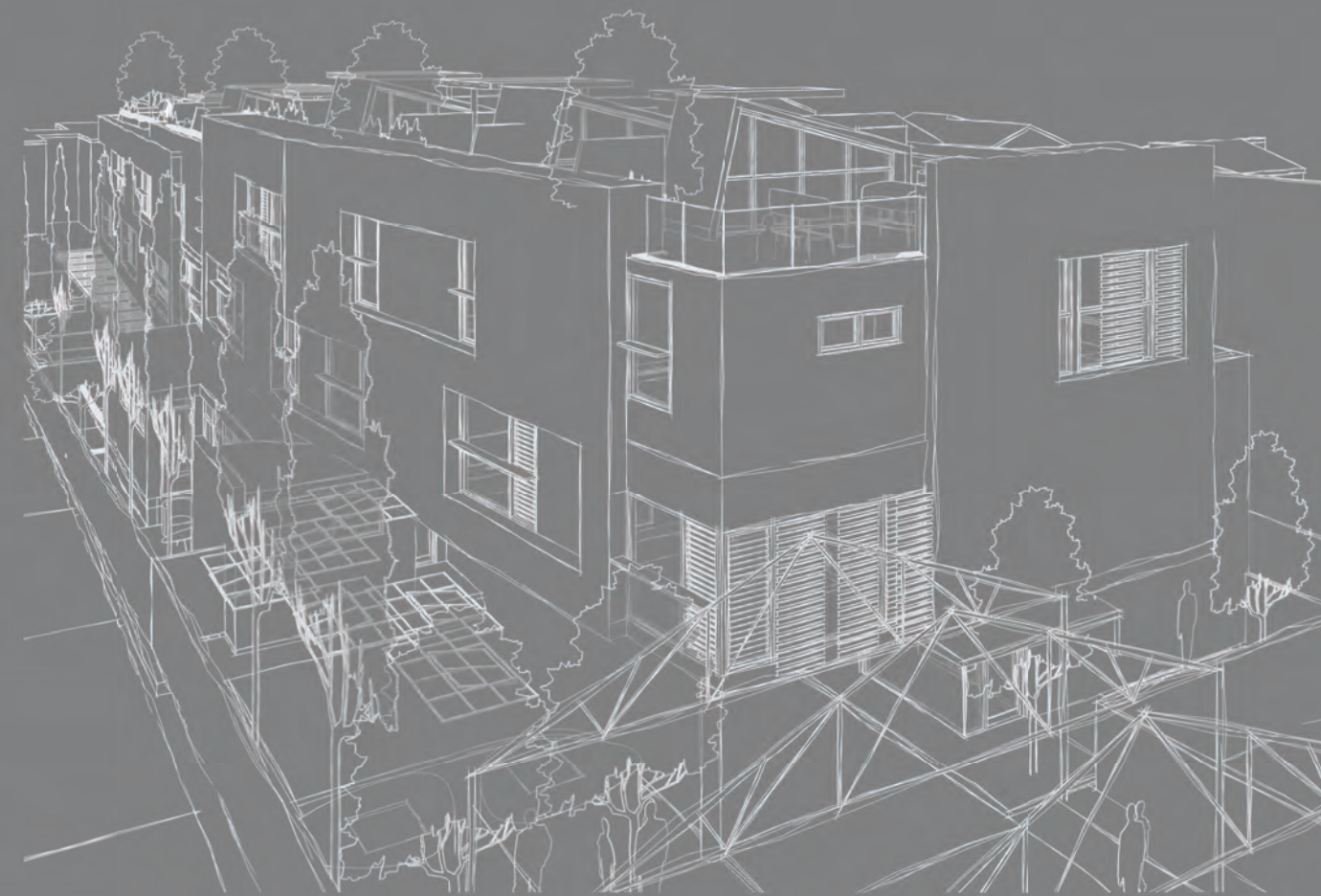
DEVELOPMENT ASSESSMENT PANEL MEETING

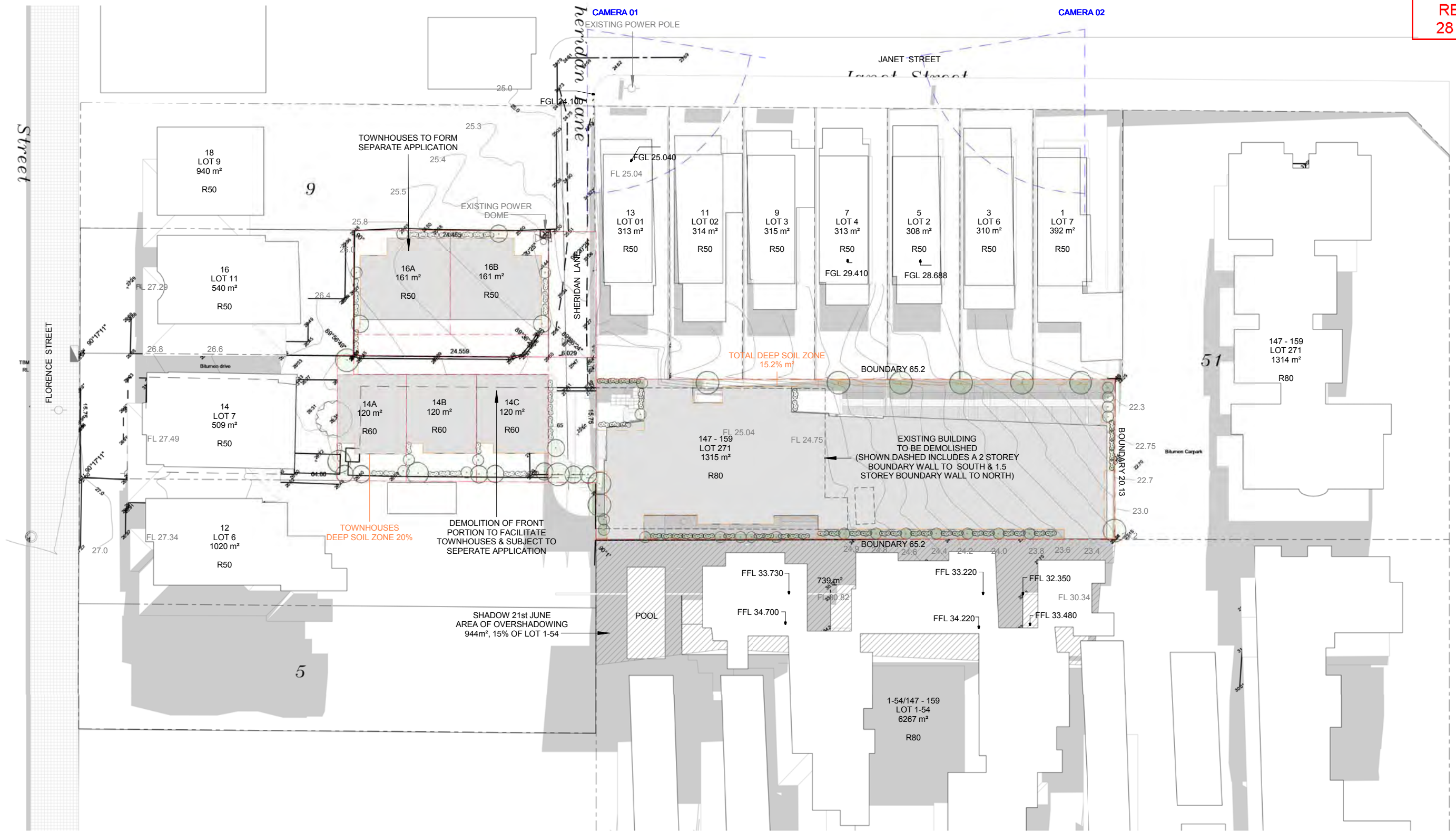
Development Plans

14 Florence St, West Perth

Development Application

| DRAWING NUMBER | DRAWING NAME |
|----------------|--------------------|
| DA-00 | COVER |
| DA-01 | CONTEXT |
| DA-02 | CONTEXT |
| DA-03 | SITE PLAN |
| DA-05 | LEVEL 01 PLAN |
| DA-06 | LEVEL 02 PLAN |
| DA-07 | ROOF TERRACE PLAN |
| DA-08 | SOLAR STUDIES |
| DA-09 | ELEVATIONS |
| DA-10 | ELEVATIONS |
| DA-11 | STREET PERSPECTIVE |
| DA-12 | ENTRY PERSPECTIVE |
| DA-13 | ELEVATED ENTRY |
| DA-14 | PERSPECTIVE |
| DA-15 | SITE SURVEY |
| DA-16 | LANDSCAPE PLAN |
| DA-17 | LANDSCAPE PLAN |
| DA-18 | PERSPECTIVES |
| DA-19 | LANEWAY VIEWS |
| DA-20 | REAR PERSPECTIVES |

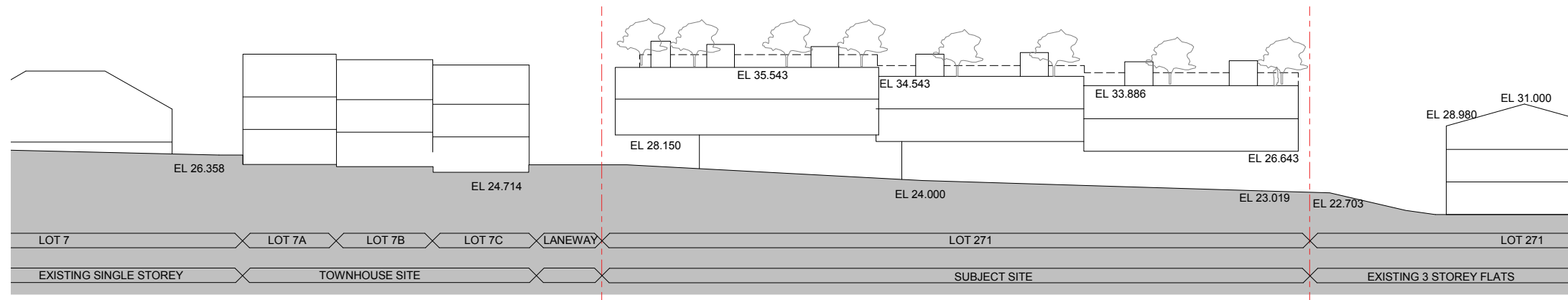




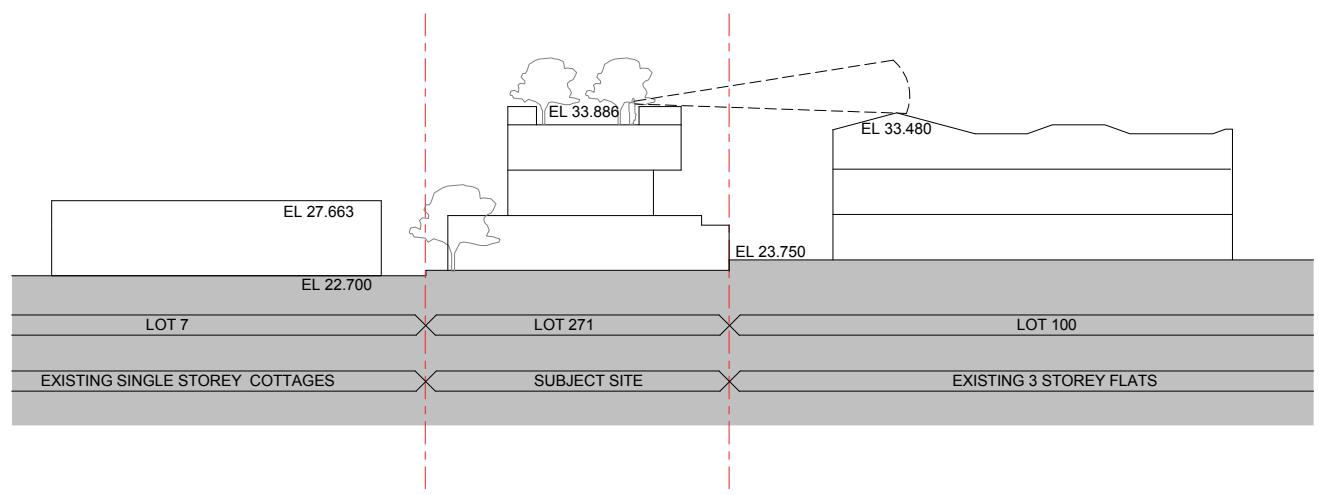
1 CONTEXT
1 : 500

- NEW BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO BE RETAINED
- DEEP SOIL ZONE

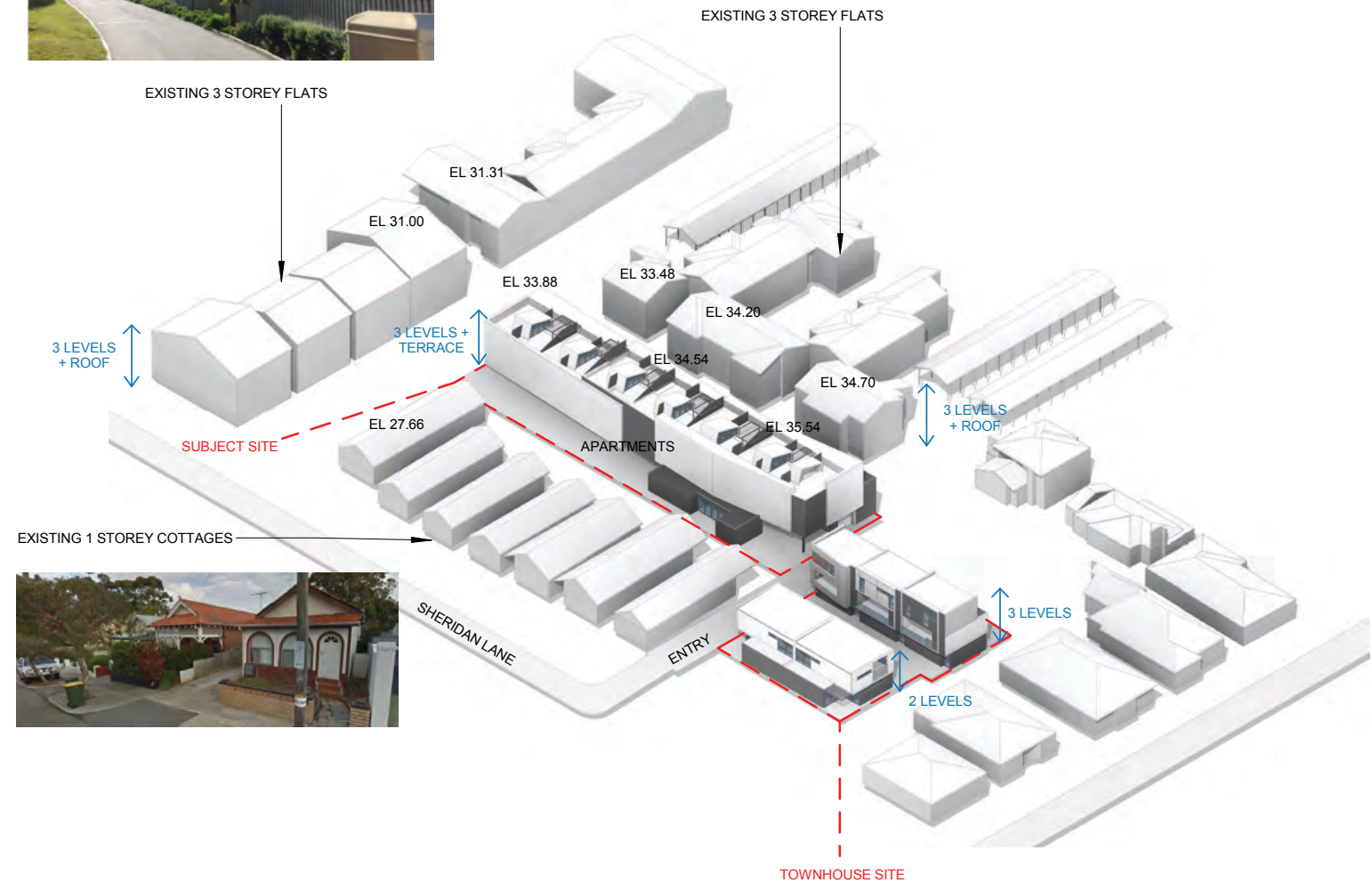


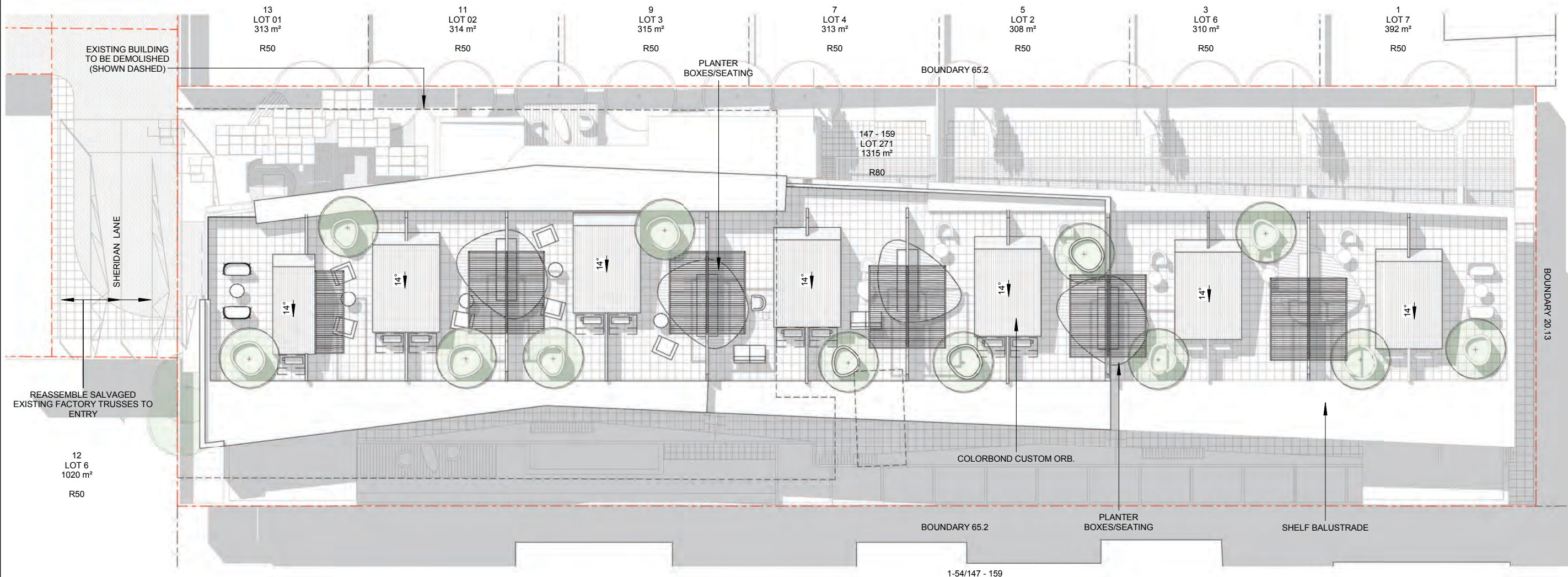


01 SITE SECTION 01
1 : 500



02 SITE SECTION 02
1 : 500





1 SITE PLAN
1 : 200

| | |
|--------------------------------|---------------------------|
| LOT 271 | |
| SITE AREA | 1315 m² |
| ZONING | R80 |
| PLOT RATIO | 1.05 |
| | |
| GROUND FLOOR | 192 m ² |
| LEVEL 01 | 548 m ² |
| LEVEL 02 | 622 m ² |
| TOTAL | 1362 m² |
| REQUIRED OPEN SPACE 45% | = 591m² |
| PROVIDED OPEN SPACE 61% | = 803m² |

| | |
|---|-----------------------|
| SOAKWELL CALCULATIONS | |
| ROOF AND UNCOVERED HARD SURFACE AREA | = 1156m ² |
| SOAKWELLS REQUIRED 4 x 4.50m ² (1800x1800) | = 18.32m ³ |

| | |
|------------------------------------|---------------------------|
| DEEP SOIL ZONE | |
| MINIMUM DEEP SOIL ZONE 15% | = 197m² |
| PROVIDED DEEP SOIL ZONE 15% | = 201m² |

| | |
|----------------------|-----|
| OVERSHADOWING | |
| ACTUAL OVERSHADOWING | |
| LOT 1-54 | 15% |

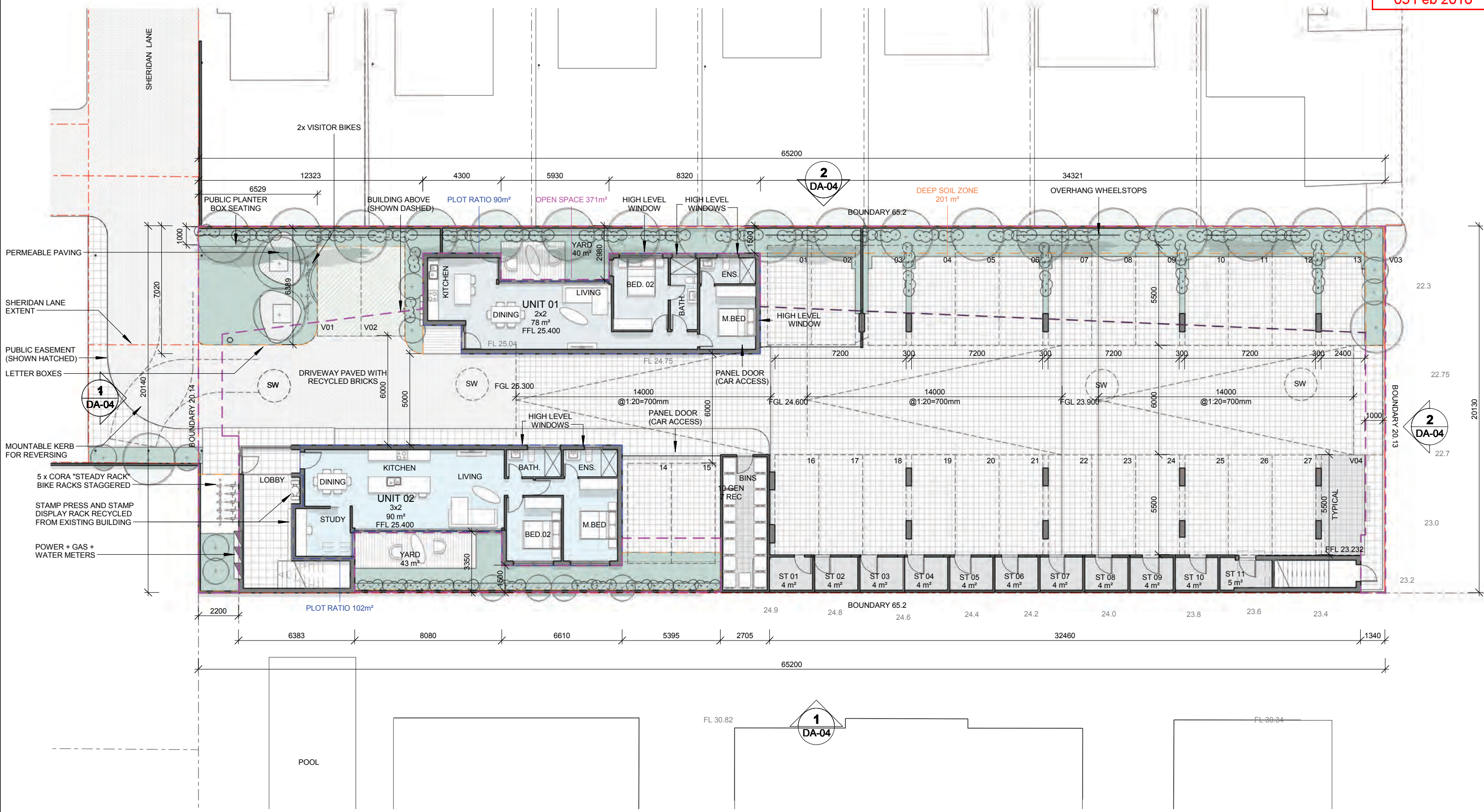
| | |
|--|--|
| OUTDOOR LIVING AREAS | |
| MINIMUM OUTDOOR LIVING = 10 m² x 15 = 150m² | |
| PROVIDED OUTDOOR LIVING | |
| - UNIT 01 = 40m ² | |
| - UNIT 02 = 43m ² | |
| - UNIT 03 = 28m ² | |
| - UNIT 04 = 30m ² | |
| - UNIT 05 = 31m ² | |
| - UNIT 06 = 31m ² | |
| - UNIT 07 = 31m ² | |
| - UNIT 08 = 33m ² | |
| - UNIT 09 = 31m ² | |
| - UNIT 10 = 31m ² | |
| - UNIT 11 = 31m ² | |
| - UNIT 12 = 33m ² | |
| - UNIT 13 = 33m ² | |
| - UNIT 14 = 31m ² | |
| - UNIT 15 = 31m ² | |
| TOTAL = 488m² | |

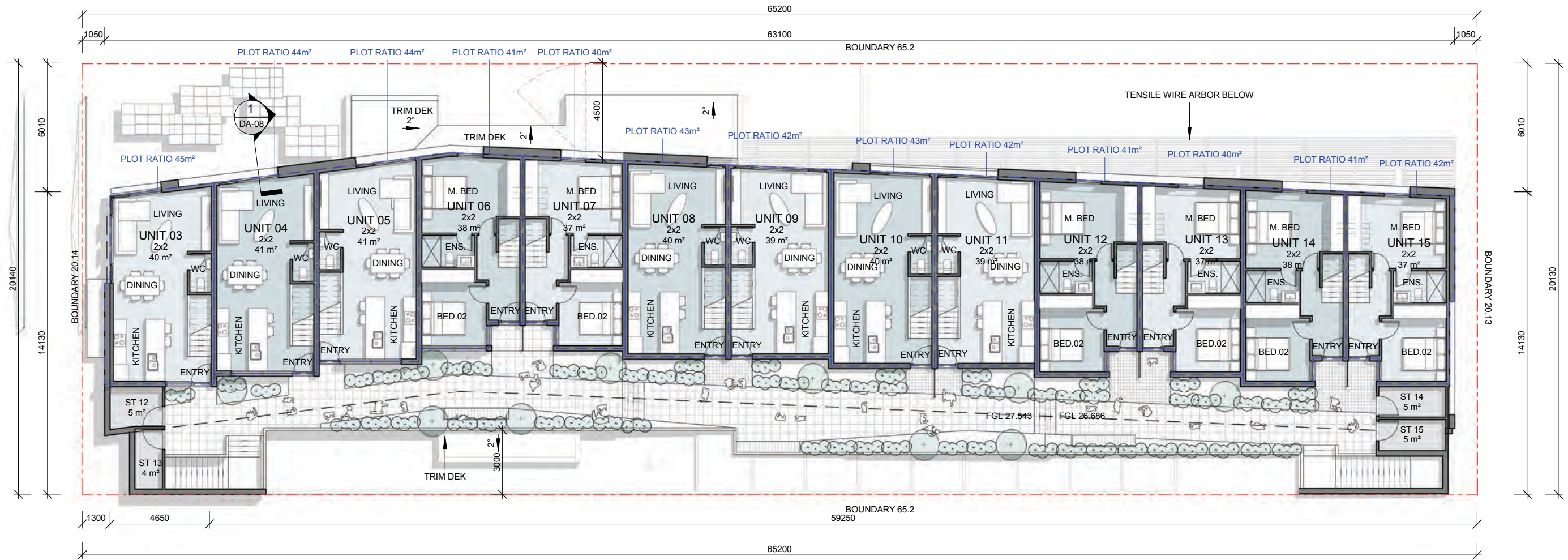
| UNIT SCHEDULE | | | |
|----------------------|------|---------------------------|--------------------|
| Name | Type | Net Area | GEA |
| UNIT 01 | 2x2 | 78 m ² | 90 m ² |
| UNIT 02 | 3x2 | 90 m ² | 102 m ² |
| UNIT 03 | 2x2 | 85 m ² | 95 m ² |
| UNIT 04 | 2x2 | 85 m ² | 92 m ² |
| UNIT 05 | 2x2 | 85 m ² | 92 m ² |
| UNIT 06 | 2x2 | 82 m ² | 88 m ² |
| UNIT 07 | 2x2 | 81 m ² | 87 m ² |
| UNIT 08 | 2x2 | 89 m ² | 91 m ² |
| UNIT 09 | 2x2 | 88 m ² | 90 m ² |
| UNIT 10 | 2x2 | 89 m ² | 91 m ² |
| UNIT 11 | 2x2 | 88 m ² | 90 m ² |
| UNIT 12 | 2x2 | 87 m ² | 88 m ² |
| UNIT 13 | 2x2 | 86 m ² | 87 m ² |
| UNIT 14 | 2x2 | 87 m ² | 88 m ² |
| UNIT 15 | 2x2 | 86 m ² | 91 m ² |
| Grand total | | 1286 m² | |

1380m²

1380m²

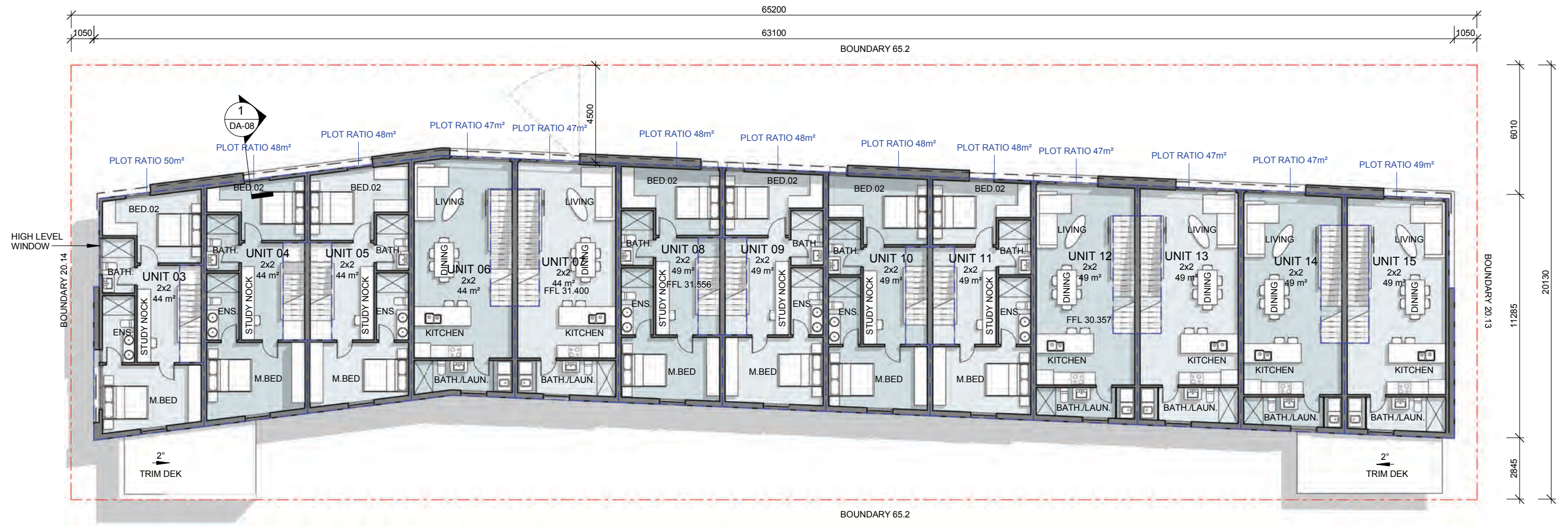






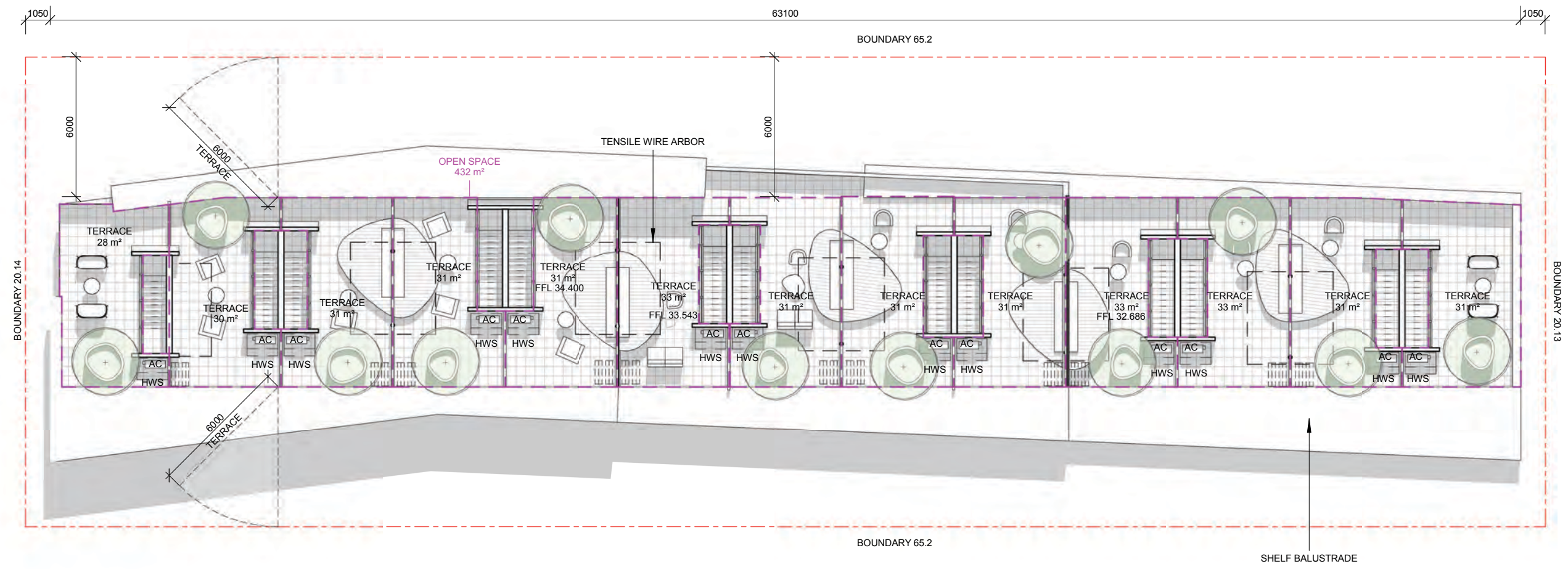
1 LEVEL 1
1:200





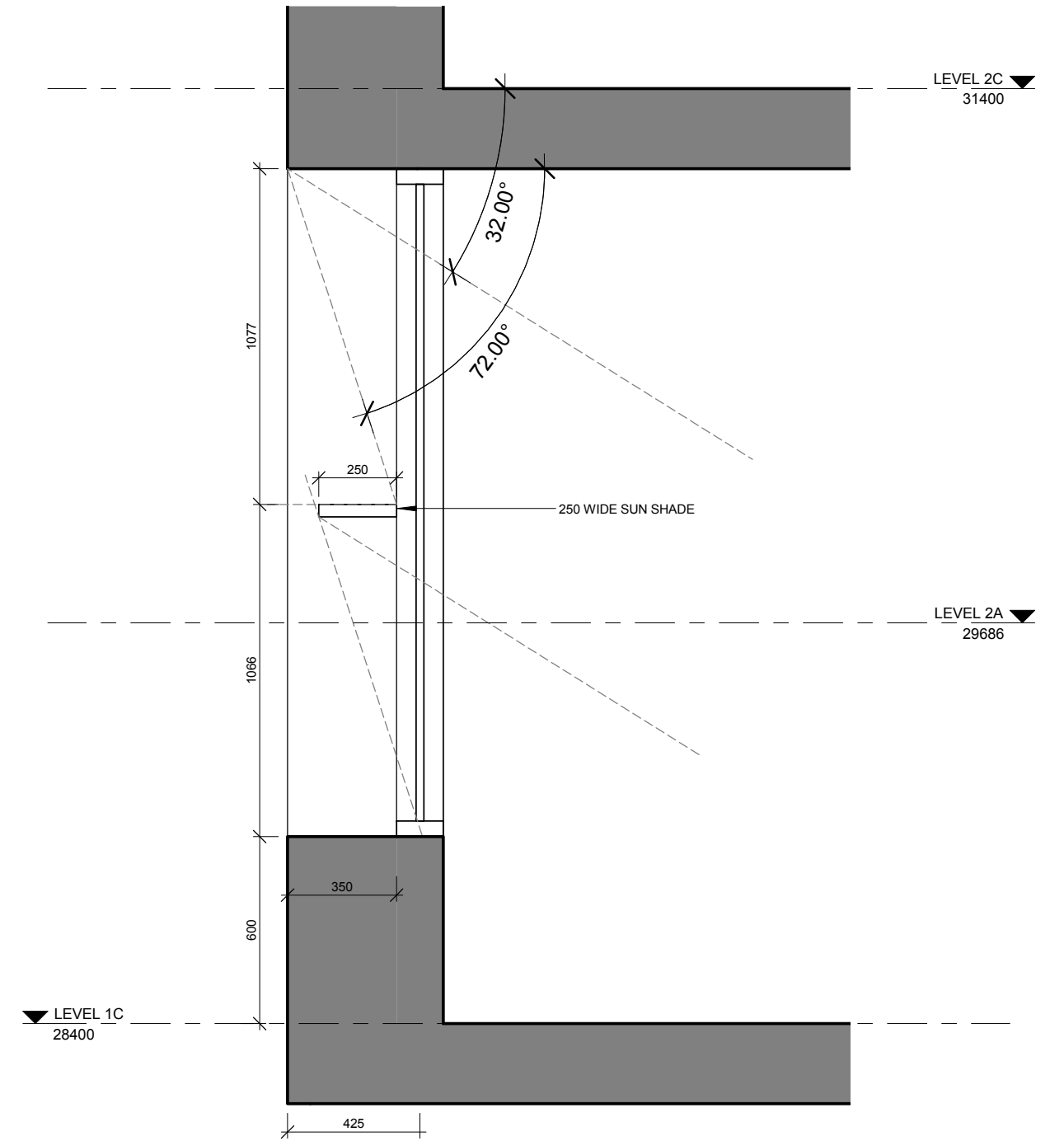
1 LEVEL 2
1 : 200



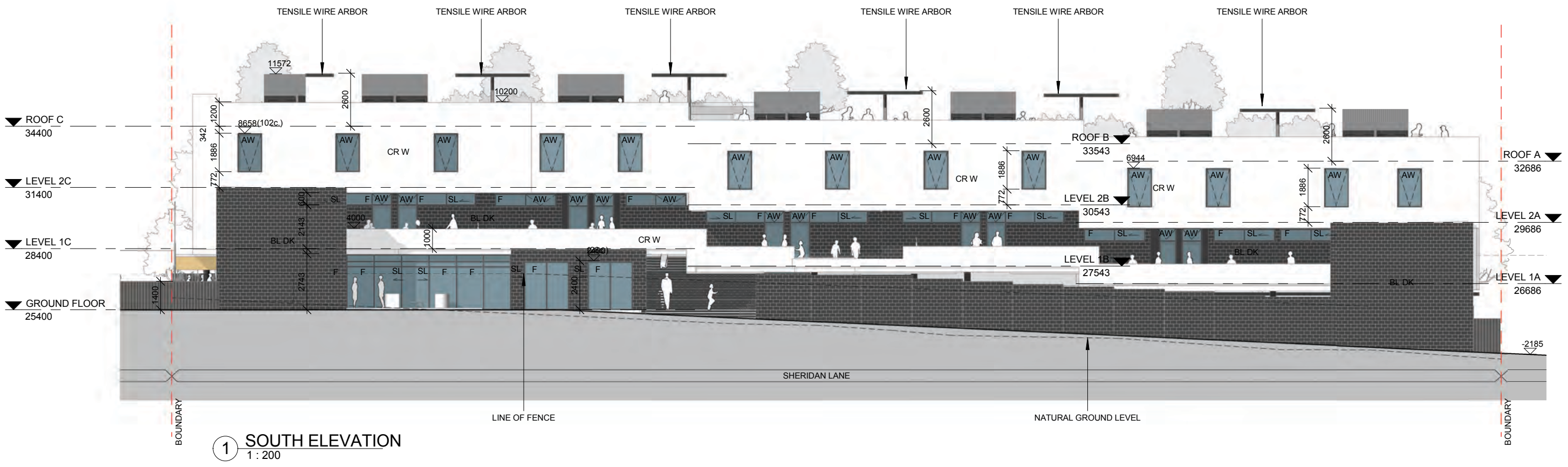
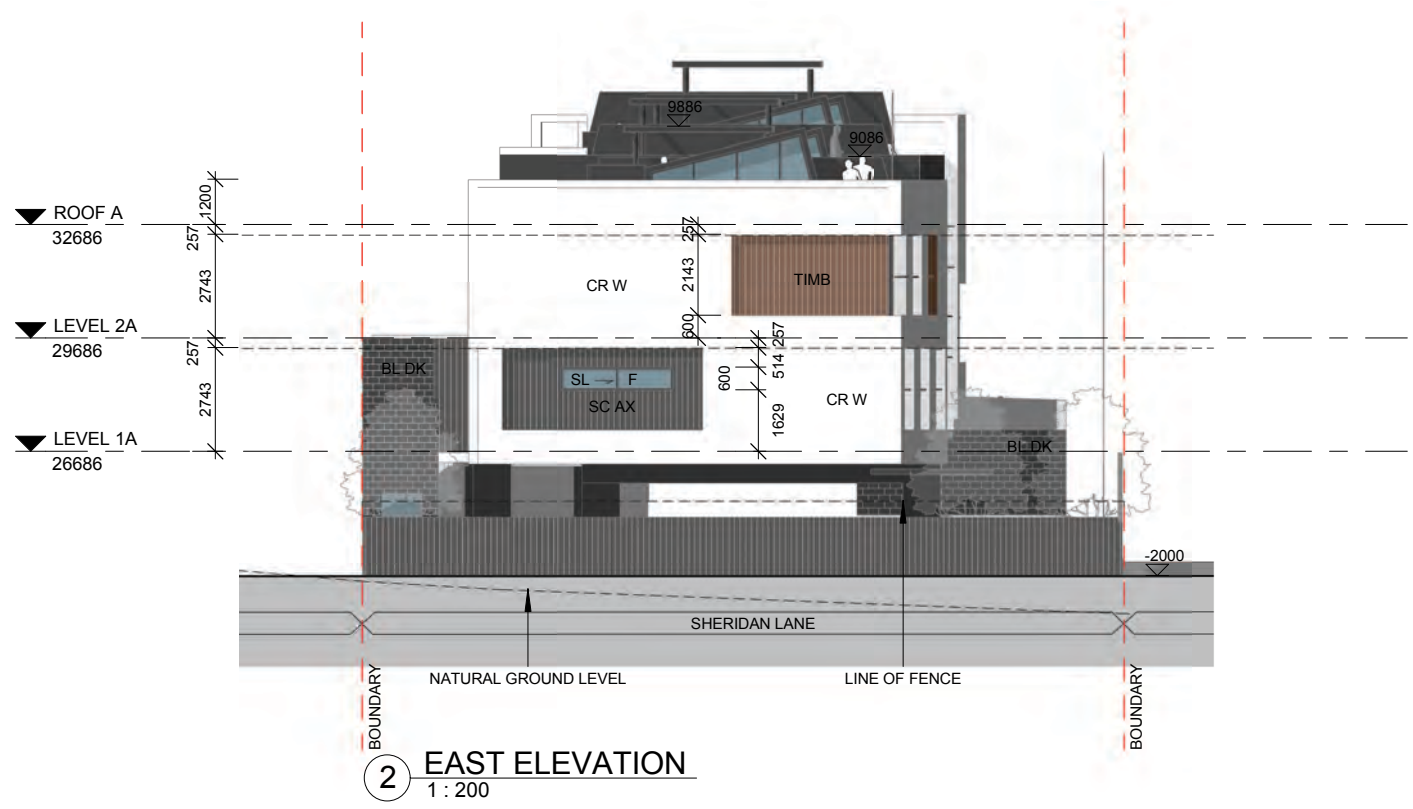


1 ROOF TERRACE
1:200





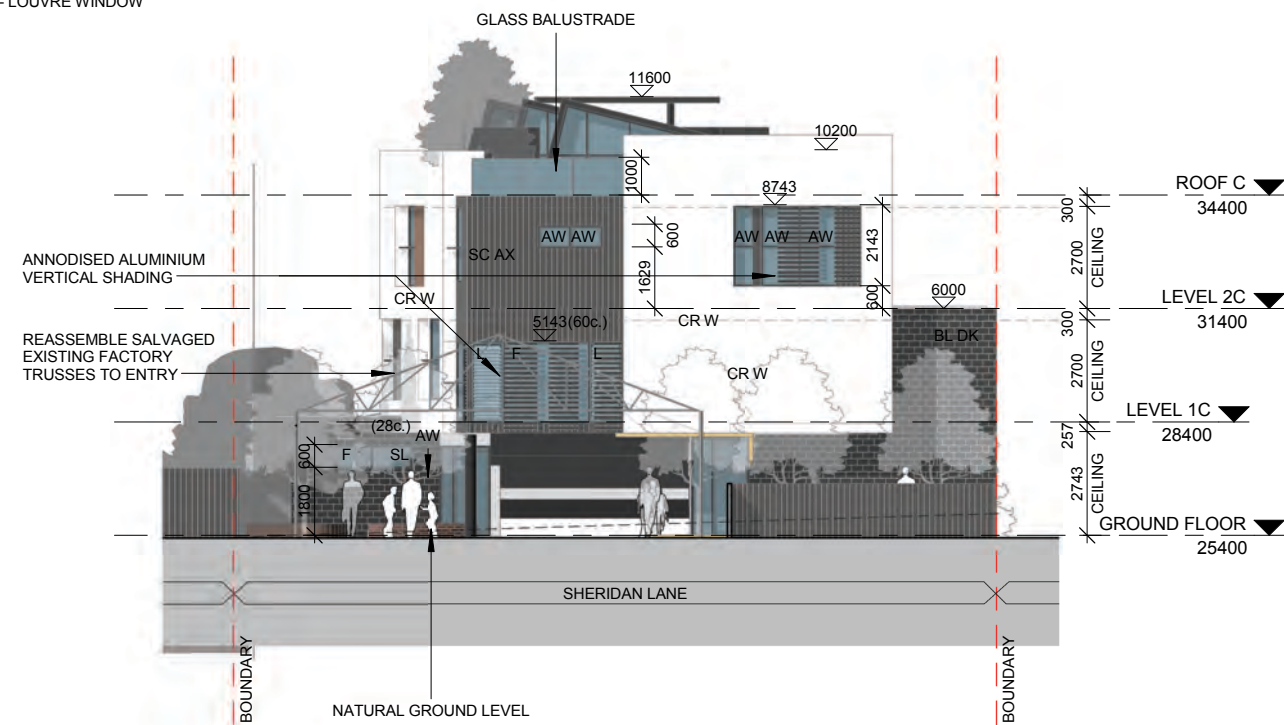
① WINDOW SHADE DETAIL
1 : 20



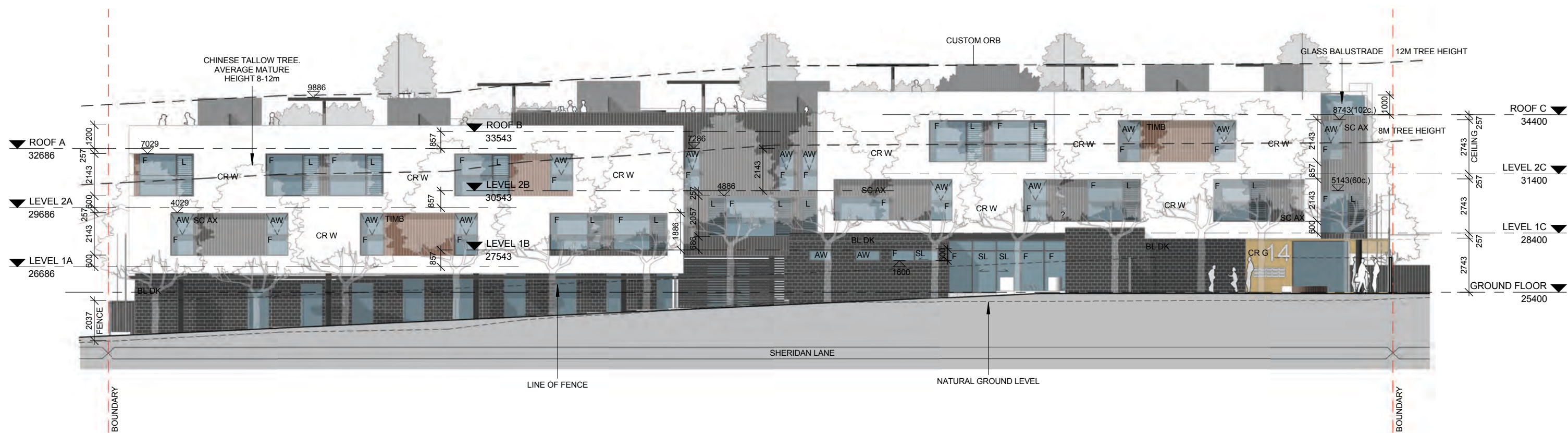
ELEVATION LEGEND

- CR W - CEMENT RENDER, WHITE
- CO - COLOBOND CUSTOM ORB.
- CR DK - CEMENT RENDER, DARK (MONUMENT)
- BL DK - BLOCK, DARK (CHARCOAL)
- SC AX - SCYON AXON, 133 WIDE SMOOTH
- TIMB - VULCAN ELEMENTS

- AW - AWNING WINDOW
- F - FIXED WINDOW
- SL - SLIDING WINDOW/DOOR
- L - LOUVRE WINDOW



1 WEST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



1 NE LOWER



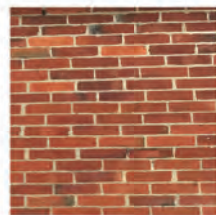
① ENTRY



RECYCLED WINDOWS FROM EXISTING BUILDING.
REFITTED WITH CERAMIC PATTERNED GLASS



RECYCLED TIMBER FROM EXISTING
ROOF JOISTS



RECYCLED BRICKS



STAMP PRESS FROM EXISTING BUILDING.
ON DISPLAY IN LOBY



STAMP DISPLAY CABINET FROM
EXISTING BUILDING. ON DISPLAY IN LOBY

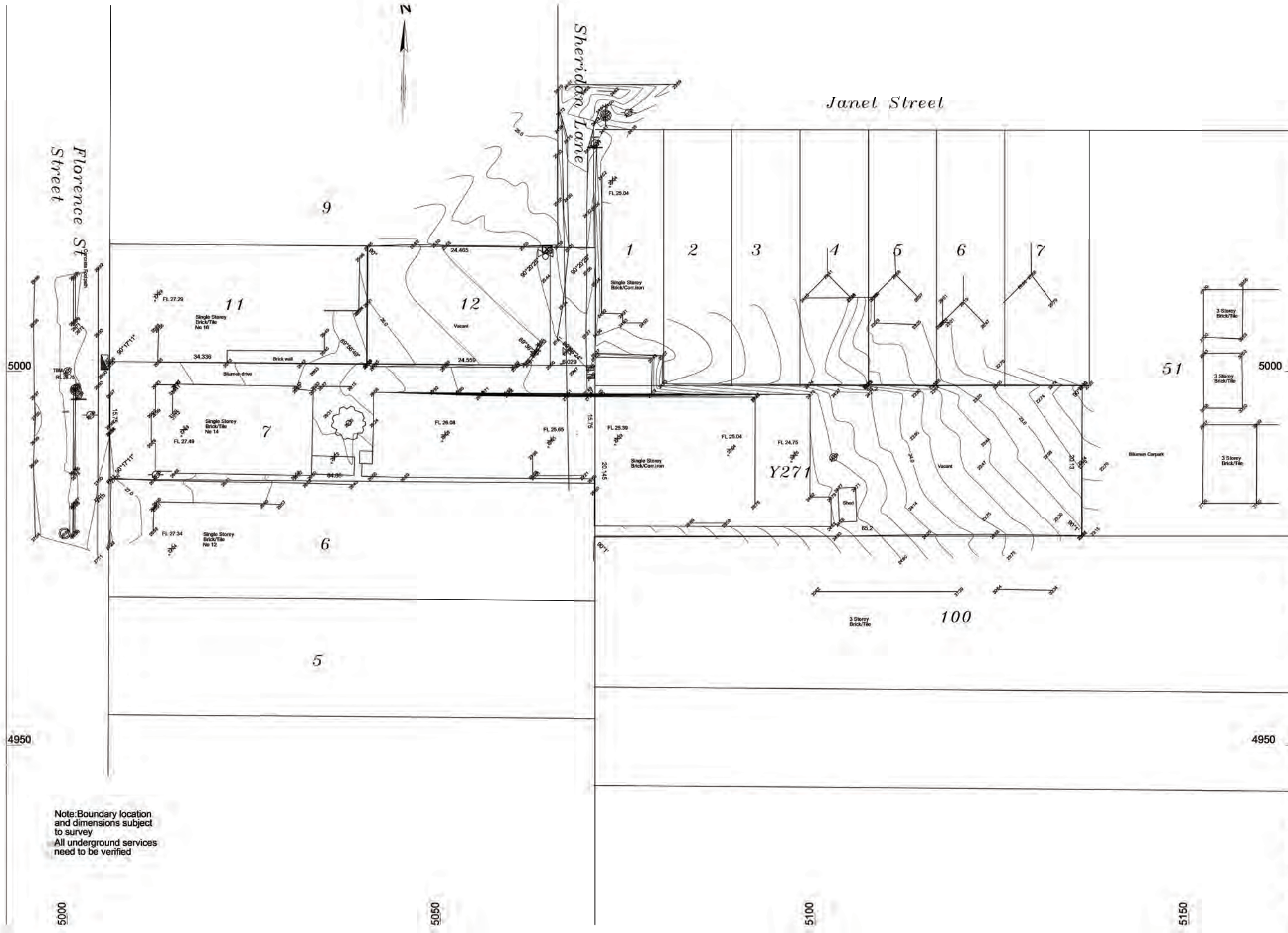


TRUSS FROM EXISTING BUILDING.
RECYCLED FOR ENTRY WALKWAY

① NW ELEVATED



① PERSPECTIVE



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

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



Scale 1:500 @ A3

Issue Date: 10/07/17

| Revisions | | |
|-----------|------|-------------|
| No | Date | Description |
| | | |
| | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | |



Project Number: 646-32 Drawn By: DB
Designed By: Checked By:
Sheet Title: **FS646-32**
Sheet Number: **FS646-32-01**

1 SITE SURVEY
1:500





Gin Gin Gem - *Grevillea*



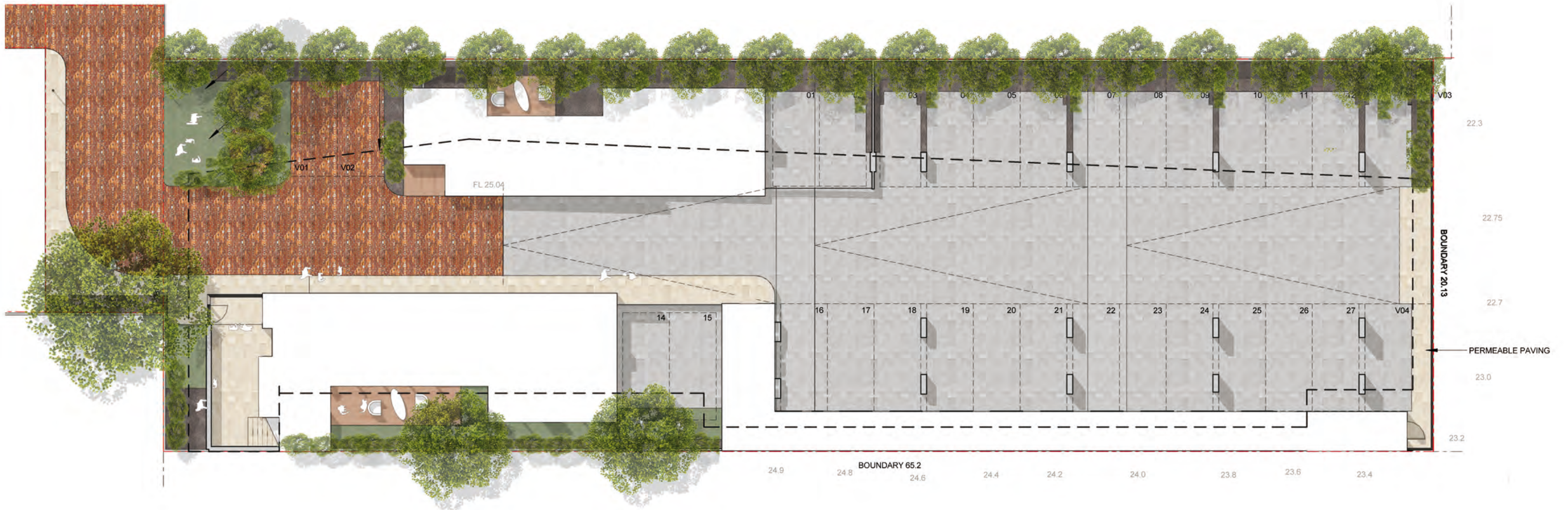
Limelight - *Acacia Cognata*



Chinese Tallow - *Triadica Sebifera*



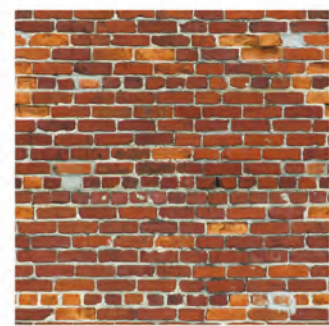
Bougainvillea



Concrete Pavers "Graphite"

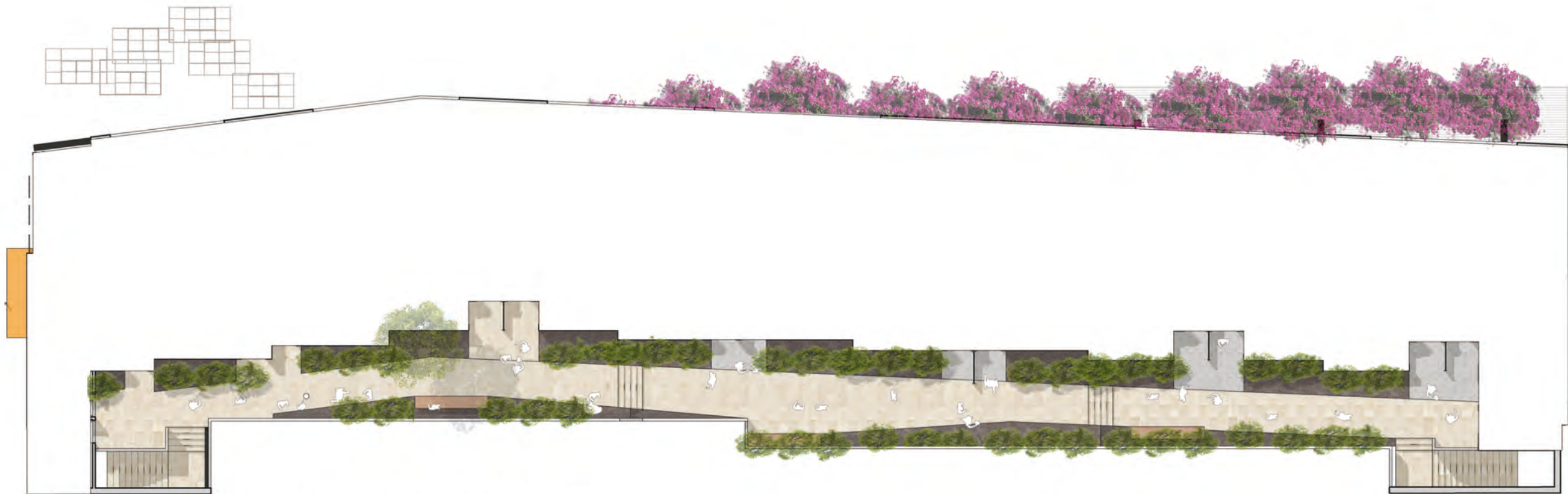


Random Pattern Reconstituted Limestone



Recycled Bricks





② LANDSCAPE PLAN - LEVEL 01
1:200



① LANDSCAPE PLAN - ROOF TERRACE
1:200

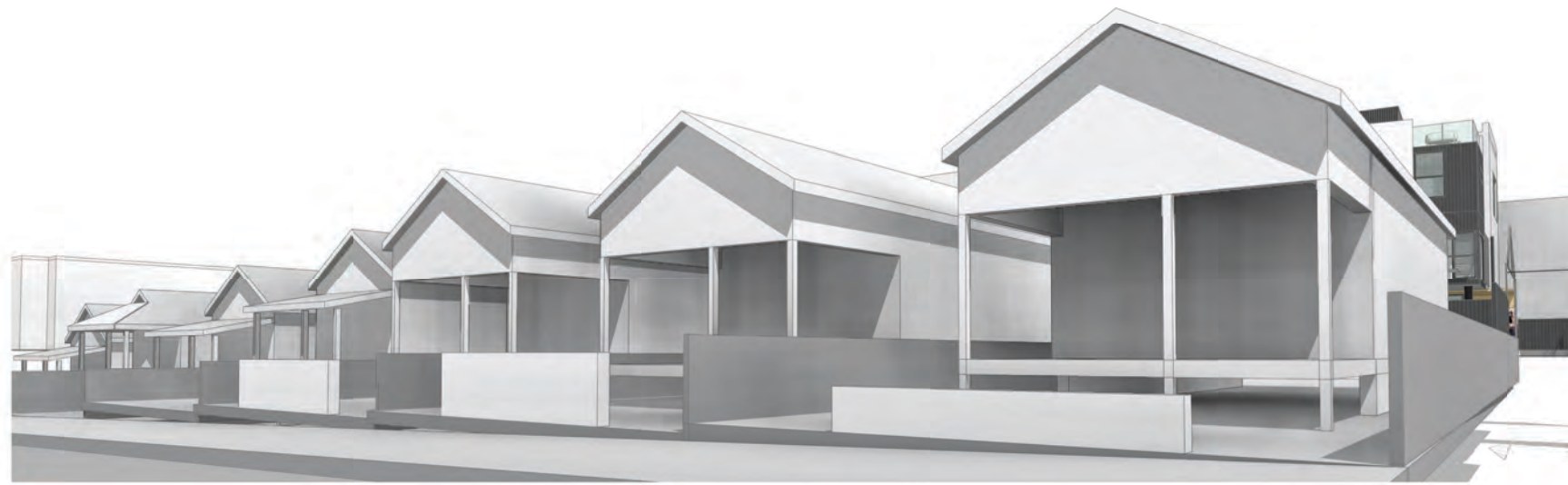




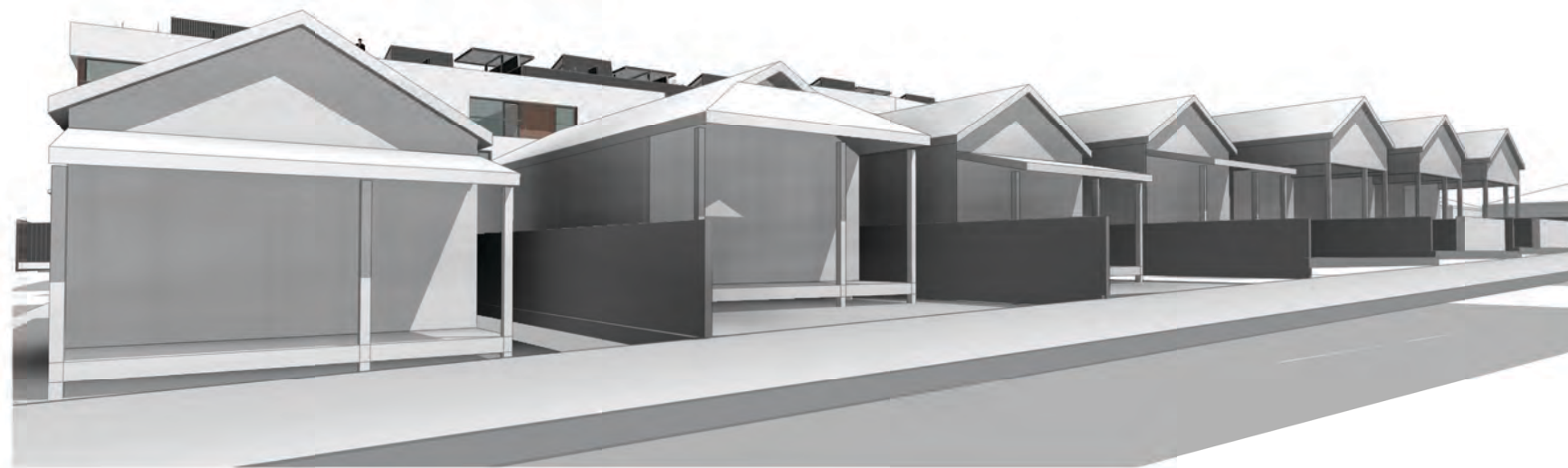
① TOWNHOUSE PERSPECTIVE



② ENTRY PERSPECTIVE



① SHERIDAN LANE 01



② SHERIDAN LANE 02



② SHERIDAN LANE 02 With Trees



① PERSPECTIVE Full Growth
TREES SHOWN AT 10m



③ PERSPECTIVE Full Growth Elevated
TREES SHOWN AT 10m

Sustainability Report

No. 14 (Lot Y271 and Lot 7) Florence St, West Perth

*Prepared for the Metro West Development Assessment Panel / City of
Vincent*

February 2018



Contents

| | | |
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| 1 | Introduction | 3 |
| 2 | Thermal Performance..... | 3 |
| 3 | Lighting | 3 |
| 4 | Solar | 3 |
| 5 | Water | 4 |
| 6 | Materials..... | 4 |
| 7 | Waste Management..... | 4 |
| | Appendix A - ENERGY EFFICIENCY REPORT | 5 |

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 (the subject lands). The proposed development includes 15 Multiple Dwellings, across three storeys.

This report has been prepared to outline the key Environmentally Sustainable Design (ESD) initiatives (as per City of Vincent policy) for the development of the Apartments on the subject lands.

The proposed development is on a long narrow east west oriented block and as such can take advantage of northern aspect and cross ventilation to all dwellings to ensure maximisation of ESD initiatives.

Sustainability measures to be implemented which include:

- Increased Thermal Performance than that mandated in BCA;
- Decrease in lighting which will result in a saving of Greenhouse Gas Emissions.
- Future proofing the development to allow future installation of photo voltaic cells.
- A solar system could produce an expected annual energy output of 1.566MWh per apartment.
- Waste management and recycling during construction will result in a material reduction in waste being dumped in landfill compared to a standard demolition and construction.
- Water efficiency far exceeding minimum requirement resulting in a material reduction in water usage

2 Thermal Performance

The apartment's compliance with the energy efficiency sections have been assessed through the use of NatHERS approved ratings by a qualified Thermal Performance Assessor to achieve an average 8.3 star rating.

Over 70% of the apartments are 8 stars or higher, well above the minimum 6.0 stars required.

The following shows the requirements to meet the minimum rating and compared to the actual insulation etc that will be included:

| Building Element | Required by BCA | Provided |
|---------------------------|----------------------|----------|
| Floors (Over Car parking) | R1.0 | R1.0 |
| External Walls | R1.48 | R2.5 |
| Ceilings | R3.0 | R4.0 |
| Roof | None | R4.0 |
| Glazing | Single Clear Glazing | |

3 Lighting

Natural Lighting will be implemented through the use of maximum glazing while ensuring the above energy efficiency has not been compromised.

100% of the apartments have living areas that utilize glazing facing a northerly aspect.

Lighting will be through compact fluorescents or in the case of recessed down lights - LED lighting. It is intended that this will result in a reduction of the BCA requirement of a maximum of 5 watts per square meter to an average of 4 watts per square meter.

4 Solar

All apartments will be future proofed to ensure access to future Photo Voltaic installation. The strata by-laws will be structured to ensure that all occupants are entitled to add these on to the apartments and space set aside for optimum location.

A space to allow for a minimum of a 1 Kw grid connected solar power system will be facilitated. This will produce an expected annual energy output of 1.566MWh per apartment. This equates to a reduction of Greenhouse Gas emissions of over 2 Tonnes per year per apartment.

Smart meters are to be provided on all inverters. This will allow occupants to assess their energy use on a real-time basis, and modify behaviours to enable minimization of energy use as well as enabling easy monitoring of Solar PV panels.

5 Water

All internal tap fittings will have a WELS rating of 5 stars. This will result in approximately 23% reduction in water use via tap ware compared to the mandated 4 Star WELS ratings.

All showerheads will be 3 Star WELS rated as that is the best available on the market however showerheads will be selected that have a flow of 6 Litres per minute as opposed to the maximum 9 Litres per minute. This will lead to a reduction of approximately 33% of water used through showers.

All toilets will meet the minimum WELS requirements and if possible utilise a system that is an improvement of the minimum requirements.

A typical 2 Bedroom apartment will use 400-600 litres per day. If we assume it is 500 litres per day the increased WELS rating of taps and showers will result in a reduction of 1380 Litres of water per day.

6 Materials

Where available, materials, floor coverings and furnishings will be chosen to ensure volatile organic compounds will be minimized and preference will be given to items that have low embodied energy.

For example, all cabinet work will be constructed using Laminex melamine board. As a member of the Green Building Council of Australia, Laminex® Australia collaborates closely with the GBCA to deliver product solutions that can assist in satisfying requirements of Green Star sustainable building projects. The formaldehyde is at the lowest possible technical level.

Correct disposal of waste products during construction will be in compliance with the waste management procedures.

7 Waste Management

Waste is to be picked up via private contractors who will be able to access the bin stores and have trucks the appropriate size to get in and out of the site. A detailed management plan on the operation of this will be prepared as part of the Building Permit process and recycling tips will be provided to minimise landfill.

Appendix A - PRELIMINARY ENERGY EFFICIENCY REPORT



CITY OF VINCENT

ATTACHMENT 3

DEVELOPMENT ASSESSMENT PANEL MEETING

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.

| Comments Received in Objection: | Officer Technical Comment: |
|--|---|
| The proposed development three storeys with a terrace (creating a fourth storey) is too high and will have an impact on the access to natural light for surrounding properties. | Whilst the development will create overshadow to the adjoining properties, the extent of overshadowing cast from the proposed development meets the deemed- to- comply provisions of the Residential Design Codes. |
| The proposed height is not complimentary and is disproportionate to the surrounding developments. The proposed height will negatively impact the streetscape and will dominate the existing developments, in particular the surrounding heritage and federation style homes. | <p>The proposed development at 3 Storeys, with a roof terrace component is not considered to be consistent with the surrounding developments and will dominate over the adjoining dwellings, particularly those to the north of the site which are largely single storey.</p> <p>The properties to the north of the site on Janet Street form part of the City's proposal to include Janet Street as a Heritage Area within the City's Policy No. 7.5.15 Character Retention and Heritage Areas. The City has given due regard to the proposed policy inclusion throughout the assessment of the application.</p> |
| The development will devalue and have an impact on the resale value of the surrounding properties. | The City is unable to substantiate such claims, it is not the role of planning to assess such matters. |
| Insufficient parking on site. | The number car bays provided on site for both residents and visitors is in accordance with the requirements Residential Design Codes. |
| The proposed density and lack of visitor bays will create increased traffic and on street parking problems for the surrounding streets, such as Janet Street, Hammond Street and Sheridan Lane, which are currently experiencing parking issues in the area. | The number of car bays provided on site is in accordance with the Residential Design Codes. Two of the visitor bays being to the rear of the development are considered to not meet the design principles of the Residential Design Codes as the bays are not located in an area on site that can be conveniently accessed. |
| Loss of privacy, with the proposed design not minimising overlooking to active habitable spaces of Janet Street and surrounding properties. | The overlooking from the development to the adjoining lots, particularly to those properties to the north of the subject site has been assessed against Design Principles. The proposed overlooking from the development is not considered to meet the design principles of the Residential Design Codes with overlooking to active habitable spaces of adjoining properties proposed. |
| Reduced lot boundary setbacks will significantly impact on surrounding properties and access to natural light and impact on privacy and noise. | The lot boundary setbacks have been assessed against the relevant design principles which seek to ensure adequate access to sunlight and ventilation, and to reduce building bulk and potential overlooking to adjoining properties. The proposed setbacks are not considered to meet the design principles due to the bulk and scale of the development and the proximity to the courtyards and major openings of adjoining properties. |
| Concerns regarding noise created by the traffic. The increase in traffic will also result in persistent night time disturbance from vehicle noise and headlights. | The development proposes landscaping along the northern boundary adjacent to the parking area to assist in mitigating the noise from vehicles. |
| Concerns regarding the peace and tranquillity of the area will be removed by noise created from the roof terrace as the development is in close proximity to the rear boundaries of the Janet Street properties. | The concerns regarding the noise from the roof terrace is not the role of planning to assess. |

Summary of Submissions:

| Comments Received in Objection: | Officer Technical Comment: |
|---|--|
| The development requires maximum excavation and does not respond to natural features of the site. | The proposed excavation is in accordance with the deemed to comply requirements of Clause 6.3.6- Site works of the Residential Design Codes. The excavation has been considered as part of the building height and building setback requirements. |
| Damage to heritage properties from building works. | The impact of any developments to adjoining properties are not for planning to consider. During the building application process, the applicants will be required to ensure building works will not adversely affect adjoining properties. |
| Insufficient open and outdoor space. | The open space and outdoor living areas are compliant with the Residential Design Codes requirements. |
| Lack of footpaths in the area will impact on the safety of pedestrians and cyclists in the area with the increased traffic. | There is no requirement for a footpath to be provided in the laneway. |
| Development will adversely impact the local traffic on the smaller streets of Sheridan Lane, Hammond Street and Janet Street, particularly in regards to congestion of these roads. | In accordance with Liveable Neighbourhoods, Sheridan Lane has the capacity to cater for the anticipated number of vehicle movements associated with the proposed development. |
| Multiple dwellings are not permitted in accordance with the proposed Local Planning Scheme No. 2. | The City notes the intent of Local Planning Scheme No. 2 (LPS2) to down zone the subject site from R80 to R50. As LPS2 has not been gazetted, the City has had due regard to the proposed scheme during its assessment of the application. |
| Lack of storage on site will result in items being placed in open space areas of the site. | Each unit has been provided with a store room in accordance with the Residential Design Codes. Whilst some stores do not meet the deemed-to-comply requirements, the storage areas meet the design principles as they are located external to the dwellings and are accessible and able to be secured. |
| Reduced setbacks will result in reduced landscaping areas. | The provision for landscaping on the subject site meets the requirements of the Residential Design Codes. Due regard has been given to the City's Built form Policy in regards to landscaping in Residential Built Form Areas and the proposed landscaping meets the 15% deep soil requirement. |
| Concerns the plant selection will create debris to adjoining properties. | The concerns regarding the debris from the proposed landscaping is not the role of planning to assess. |
| Access to development should be from Florence Street | A conditional subdivision has been granted by the Western Australian Planning Commission which will remove access to the site from Florence Street. |
| Backpackers are noisy and result in crimes and vandalisms. | The concerns of noise and crimes are not the role of planning to assess. Additionally, the proposal is for a multiple dwelling and not a backpacker's complex. |

| Comments Received in Support: | Officer Technical Comment: |
|--|-----------------------------------|
| The development will provide community benefit on an existing underutilised site. | Noted. |
| The incorporation of recycling window frame materials will create some that that will be appealing to residents with the City. | Noted. |



CITY OF VINCENT

ATTACHMENT 4

DEVELOPMENT ASSESSMENT PANEL MEETING

DAC Minutes, Plans and Applicant Response to 22 November 2017 Meeting

14 FLORENCE STREET – 15 MULTIPLE DWELLINGS

DAC MINUTES FROM MEETING #1 – 22 NOVEMBER 2017 AND APPLICANT RESPONSE

| Design Principle | DAC Recommendations | Applicant Response |
|--|--|---|
| Principle 1 – Context and Character | <ul style="list-style-type: none"> • Proposed development is an appropriate density for the site. • Consider interpretation of the metal works heritage from the existing building and work into façade or building to create a modern/past linkage in more detail. • Stage 2 of this development (shown conceptually for context) may compete with the adjacent heritage building. Consider softening up the relationship between heritage building through landscaping and tree planting. • Provide further information about the context of area surrounding development on perspectives and elevations | <ul style="list-style-type: none"> • Noted, especially in context of draft TPS 2 and potential to be down coded. • Inclusion of old badge presses & badge moulds will be included in future artwork and roof trusses & Recycled brick and timber have been used as part of entry statement and paving. Existing factory windows will be repurposed into a pavilion entry statement. • Noted but not part of this application. Adjusted for increased landscaping. • This was include in presentation and has been included in updated drawing, see DA-02 & DA-18. |
| Principle 2 – Landscape quality | <ul style="list-style-type: none"> • Landscaping is well considered and deep soil zones have been provided. • Further utilise landscaping to provide a level of separation and privacy between the communal corridors and windows to apartments | <p>Noted</p> <ul style="list-style-type: none"> • Fully achieved, see DA-05, detailing landscaped corridor. Width of corridor increased (approx. 3m) to further accommodate separation and spaciousness. • Note also width of landscaping increased to northern boundary to further facilitate mature trees. |
| Principle 3 – Built form and scale | <ul style="list-style-type: none"> • The City has discretion in relation to the over-height proposal (3 storeys in lieu of 2). Interfaces to the heritage building will need to be carefully considered. • The building massing and heights are considered appropriate to the surrounding context. | <ul style="list-style-type: none"> • Noted and furthermore new townhouses (note part of this approval) will form a transition between apartments and original heritage dwelling. • Noted, 3 storey fully supported by the DAC. |
| Principle 4 – Functionality and build quality | <ul style="list-style-type: none"> • The proposal offers well-planned usable spaces. Materials selected are robust. Consider the | <ul style="list-style-type: none"> • Noted and service areas have been integrated where possible, or screened from public view where possible. A/C units and hot water units are all located on the roof and fully concealed from public view. |

| | | |
|-------------------------------------|--|--|
| | integration of services so as not to detract from the overall quality. | |
| Principle 5 – Sustainability | <ul style="list-style-type: none"> • Sun shading needs to be reconsidered and addressed on the northern facing windows on the corner and entry. • Consider impact of all north, east & west facing windows and potential heat impact. | <ul style="list-style-type: none"> • Northern window shading has been increased by 100mm to 450mm, DA08 contains solar studies demonstrating effectiveness • Vertical shading has been added to Western Windows. Single East window is small and minor. |
| Principle 6 – Amenity | <ul style="list-style-type: none"> • Pedestrian experience from the street – Provide more articulation to make the entry to the complex more prominent / legible. • Communal areas within the complex are considered inadequate. Considering the site is landlocked and accessed from a laneway generous useable communal space is an important amenity for residents. • The level of amenity for the ground floor level units is poor. • Consider removing a ground level unit and creating in its place a useable communal area OR breaking up the building in the middle and creating a communal area on the first floor. • Examine using voids and landscaping to provide privacy between the communal upper level corridors and adjoining bedrooms and windows. • Ground floor units are considered to be an overdevelopment that detracts from the overall demonstrated design integrity of the project. | <ul style="list-style-type: none"> • Entry area has been increased in size by removing car bays and further setting back ground level units, Heritage elements like recycled bricks, roof trusses and feature pavilion are included as part of communal area. Greater area and larger deep soil zones allow for greater mature trees over the sitting area. • Private open space is 400% of R-Codes requirements and offsets the need for communal open areas. The size and location of the roof terraces will be sufficient to cater for amenity requirements. A more generous open space at the entry has been created (see above). This will allow for public seating and viewing. • Both units have had setbacks increased to typically 1500mm. Main outdoor living areas have also been increased. Unit 1 has improved amenity through a redesign and screened landscaping to the communal area and entry. Unit 2 has also been redesigned so that the living area provides improved internal layout and amenity and noting both of these units have outdoor areas of 20.56m² (Unit 1) and 46m² (Unit 2) respectively, well above the 10m² R Code requirements, significantly improving the amenity of both dwellings. • Car parking bays have been removed, which has the same impact of freeing up space on the ground level to provide a significantly improved entry experience. The building has also been stepped down to further break up the bulk, meaning under the “or” scenario proposed by the DAC 2 out of 3 options have been achieved. The buildings new stepped form effectively breaks the mass into three forms which are lower and more integrated with the landscape. • Fully achieved as per note above and drawing DA-05. Note the use of planting and 3m corridor width. • See notes above where we have achieved the stated outcome to interpret the heritage and create more of an entry statement and improve amenity of ground floor units. We also note this comment to be |

| | | |
|----------------------------------|--|---|
| | | <p>contradictory to the above DAC statements that “Proposed development is an appropriate density for the site” and “The building massing and heights are considered appropriate to the surrounding context”.</p> <ul style="list-style-type: none"> The overall development of the site is reliant on appropriate imposition of the R80 density and discretion to allow 3 storey to facilitate this, this includes the inclusion of ground level units to ensure the density can be met within 3 levels and to also ensure we meet the appropriate definition of Multiple Dwellings. There must be some give and take with the DAC acknowledged excellence in design outcome and use of discretion to meet R80 design parameters. |
| Principle 7 – Legibility | <ul style="list-style-type: none"> Improvements to the pedestrian entry experience will provide improved user and visitor legibility. | <ul style="list-style-type: none"> See notes above and redesign of entry statement with heritage elements. |
| Principle 8 – Safety | <ul style="list-style-type: none"> If a communal area is considered at ground floor – to replace an apartment – ensure that it offers passive surveillance of the entry area. Ensure that Unit 3 has views up the laneway entrance. | <ul style="list-style-type: none"> See planter box seating at entry to achieve passive surveillance and Unit 3 living area windows that full overlook the communal open space and laneway entry. |
| Principle 9 – Community | <ul style="list-style-type: none"> There are opportunities for incidental community interaction, though the development could benefit from more formal shared spaces and amenities. | <ul style="list-style-type: none"> See note above re planter box seating at entry and seating provided along level 01 communal access walkway |
| Principle 10 – Aesthetics | <ul style="list-style-type: none"> This proposal is a coherent, legible design that is well articulated however further articulation can be provided through shading of north facing windows. | <ul style="list-style-type: none"> Noted that we are coherent and legible, with further articulation provided by stepping the building down to the east, a much greater impact on aesthetics than shading north facing windows. Greater shading to northern windows has been achieved by increasing the reveal depth. This greater depth will also contribute to a more sculptural articulated form. |
| Comments | <ul style="list-style-type: none"> The impact of the development needs to be considered. Provide drawings that include the neighbouring properties and the project’s context. North facing living areas, dual aspect apartments, and the overall design quality is commended. The maisonette typology is considered appropriate and undersupplied in Vincent. | <ul style="list-style-type: none"> Provided as part of amended plan set Noted, and provides a basis for Officer support of the 3 level development at R80. Noted, and provides a basis for Officer support of the 3 level development at R80 |

DRAWING NUMBER DRAWING NAME

DA-00 COVER
DA-01 CONTEXT
DA-02 SITE PLAN
DA-04 LEVEL 01 PLAN
DA-05 LEVEL 02 PLAN
DA-06 ROOF TERRACE PLAN
DA-07 ELEVATIONS
DA-08 ELEVATIONS
DA-09 STREET PERSPECTIVE
DA-10 ENTRY PERSPECTIVE
DA-11 ELEVATED ENTRY
DA-12 PERSPECTIVE
DA-13 SITE SURVEY

14 Florence St, West Perth

Development Application

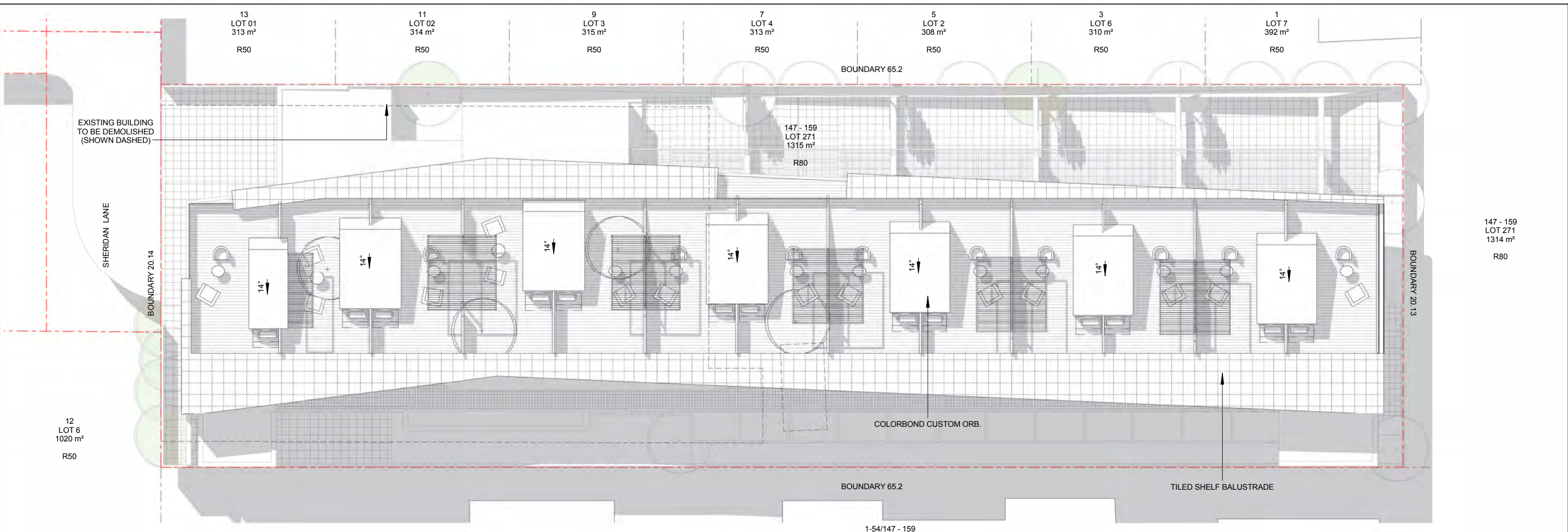




1 CONTEXT
1 : 500

- NEW BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO BE RETAINED
- DEEP SOIL ZONE





1 SITE PLAN
1 : 200

| | |
|--------------------------------|---------------------|
| LOT 271 | |
| SITE AREA | 1315 m ² |
| ZONING | R80 |
| PLOT RATIO | 1.05 |
| GROUND FLOOR | |
| LEVEL 01 | 175 m ² |
| LEVEL 02 | 505 m ² |
| LEVEL 02 | 572 m ² |
| TOTAL | 1254 m ² |
| REQUIRED OPEN SPACE 45% | = 591m ² |
| PROVIDED OPEN SPACE 57% | = 750m ² |

| | |
|---|-----------------------|
| SOAKWELL CALCULATIONS | |
| ROOF AND UNCOVERED HARD SURFACE AREA | = 1156m ² |
| SOAKWELLS REQUIRED 4 x 4.50m ² (1800x1800) | = 18.32m ² |

| | |
|--------------------------------------|---------------------|
| DEEP SOIL ZONE | |
| MINIMUM DEEP SOIL ZONE 15% | = 197m ² |
| PROVIDED DEEP SOIL ZONE 15.2% | = 200m ² |

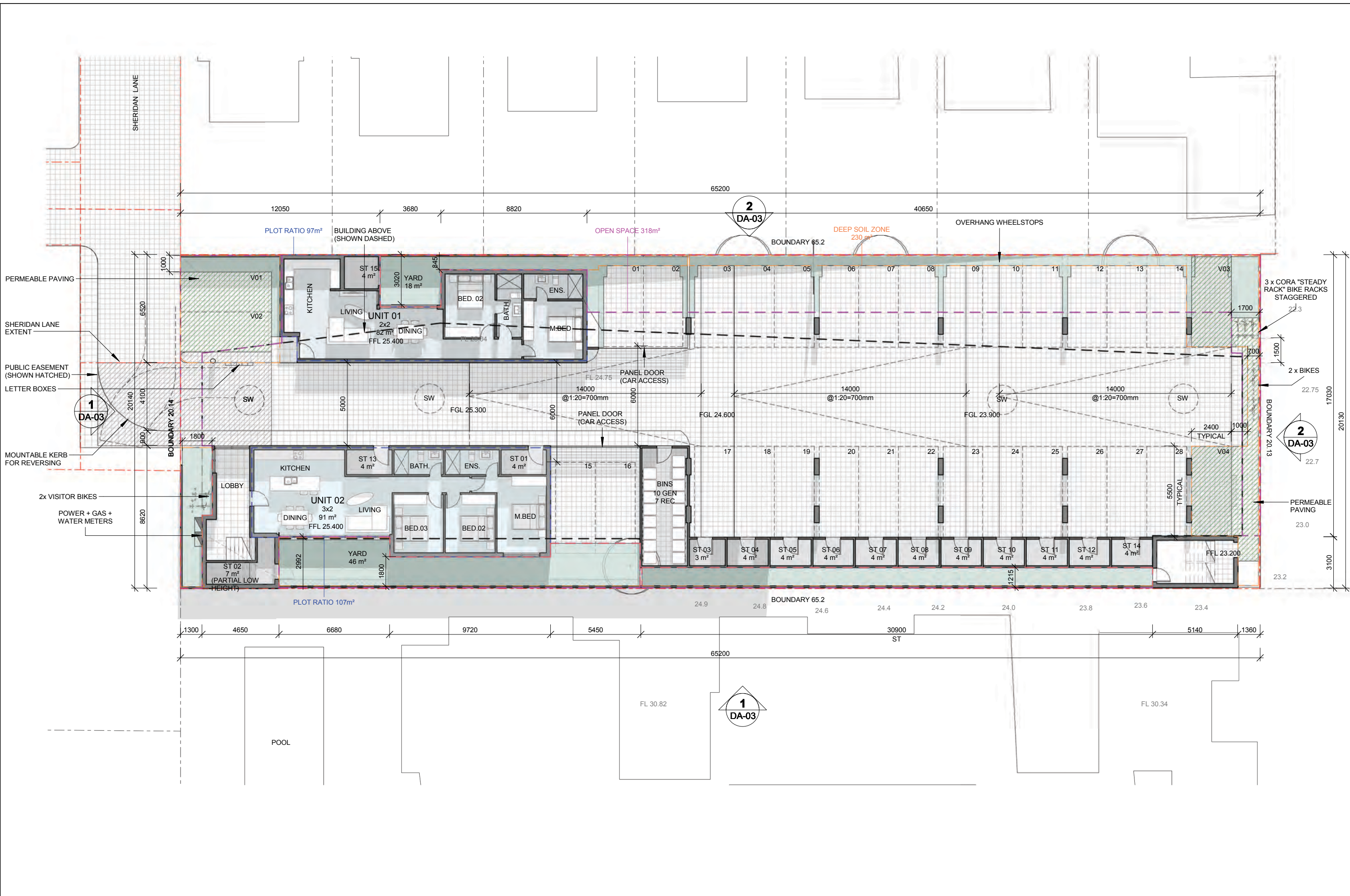
| | |
|----------------------|-----|
| OVERSHADOWING | |
| ACTUAL OVERSHADOWING | |
| LOT 1-54 | 15% |

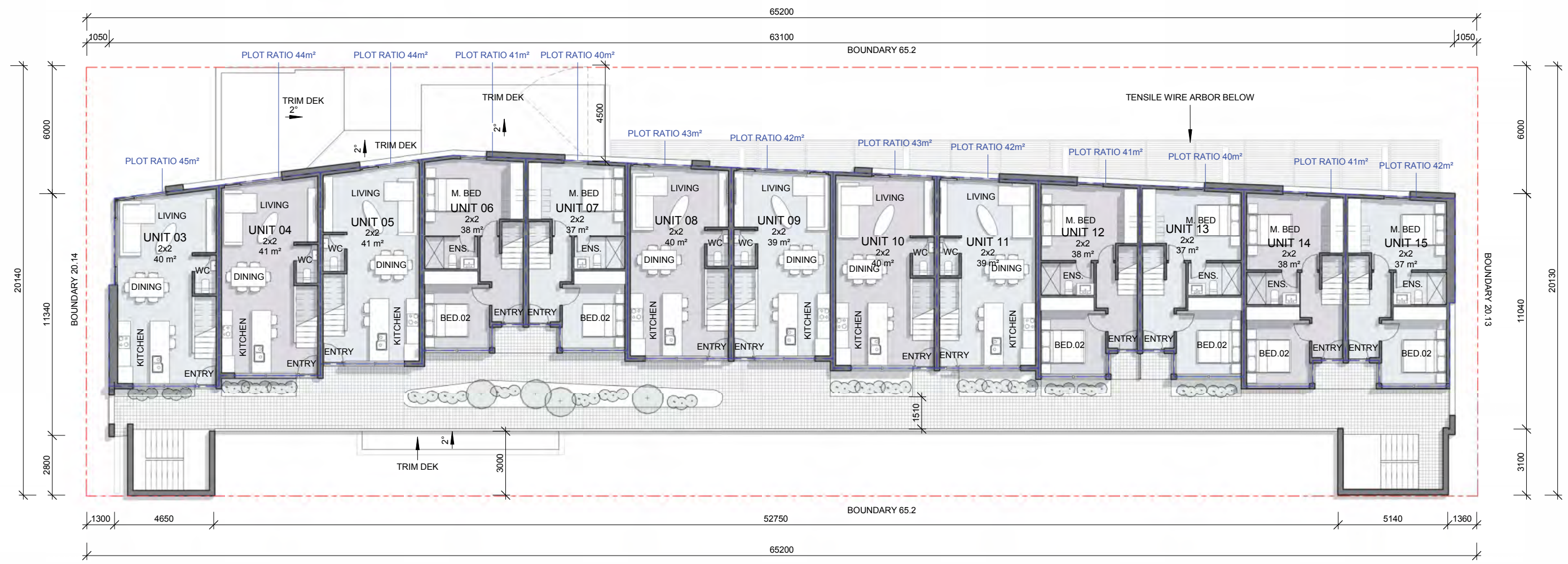
| | |
|--|--|
| OUTDOOR LIVING AREAS | |
| MINIMUM OUTDOOR LIVING = 10 m² x 15 = 150m² | |
| PROVIDED OUTDOOR LIVING | |
| - UNIT 01 = 18m ² | |
| - UNIT 02 = 46m ² | |
| - UNIT 03 = 31m ² | |
| - UNIT 04 = 32m ² | |
| - UNIT 05 = 33m ² | |
| - UNIT 06 = 32m ² | |
| - UNIT 07 = 33m ² | |
| - UNIT 08 = 32m ² | |
| - UNIT 09 = 33m ² | |
| - UNIT 10 = 33m ² | |
| - UNIT 11 = 33m ² | |
| - UNIT 12 = 33m ² | |
| - UNIT 13 = 33m ² | |
| - UNIT 14 = 33m ² | |
| - UNIT 15 = 33m ² | |
| TOTAL = 672m² | |

| UNIT SCHEDULE | | | |
|--------------------|------|---------------------------|--------------------------|
| Name | Type | Net Area | GEA |
| UNIT 01 | 2x2 | 84 m ² | 97 m ² |
| UNIT 02 | 3x2 | 91 m ² | 107 m ² |
| UNIT 03 | 2x2 | 85 m ² | 95 m ² |
| UNIT 04 | 2x2 | 85 m ² | 92 m ² |
| UNIT 05 | 2x2 | 85 m ² | 92 m ² |
| UNIT 06 | 2x2 | 82 m ² | 88 m ² |
| UNIT 07 | 2x2 | 81 m ² | 87 m ² |
| UNIT 08 | 2x2 | 84 m ² | 91 m ² |
| UNIT 09 | 2x2 | 83 m ² | 90 m ² |
| UNIT 10 | 2x2 | 84 m ² | 91 m ² |
| UNIT 11 | 2x2 | 83 m ² | 90 m ² |
| UNIT 12 | 2x2 | 82 m ² | 88 m ² |
| UNIT 13 | 2x2 | 81 m ² | 87 m ² |
| UNIT 14 | 2x2 | 82 m ² | 88 m ² |
| UNIT 15 | 2x2 | 81 m ² | 91 m ² |
| Grand total | | 1254 m² | 1380m² |



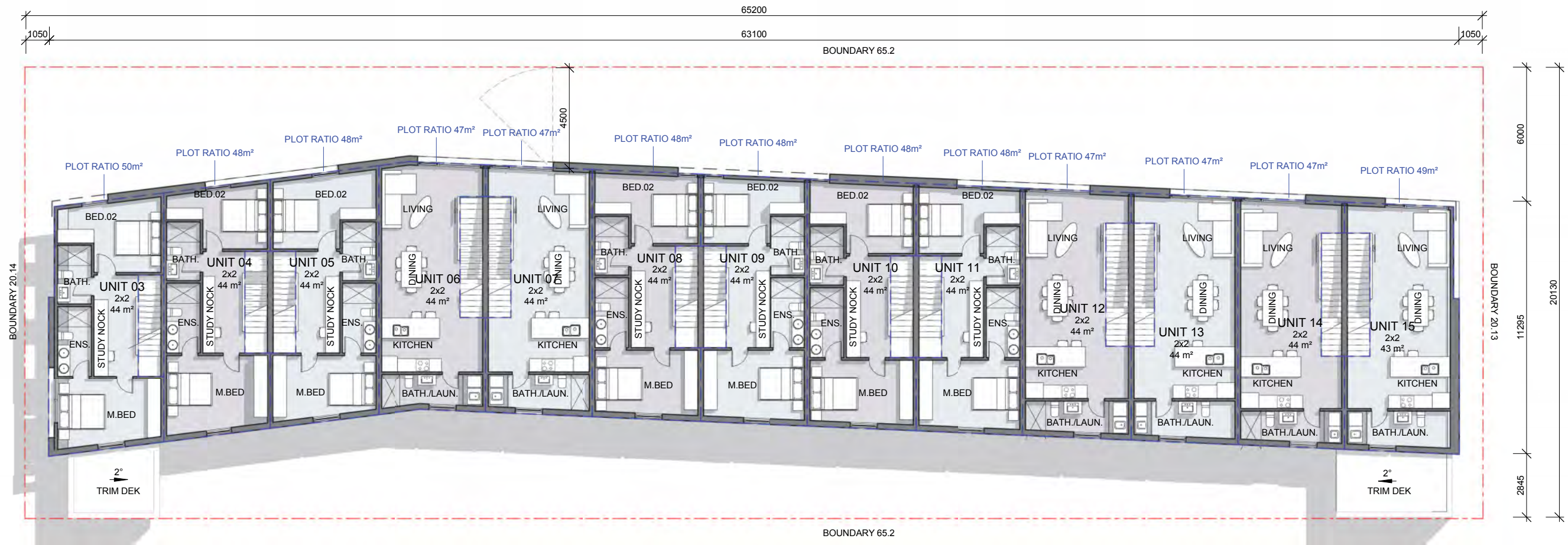
1380m²





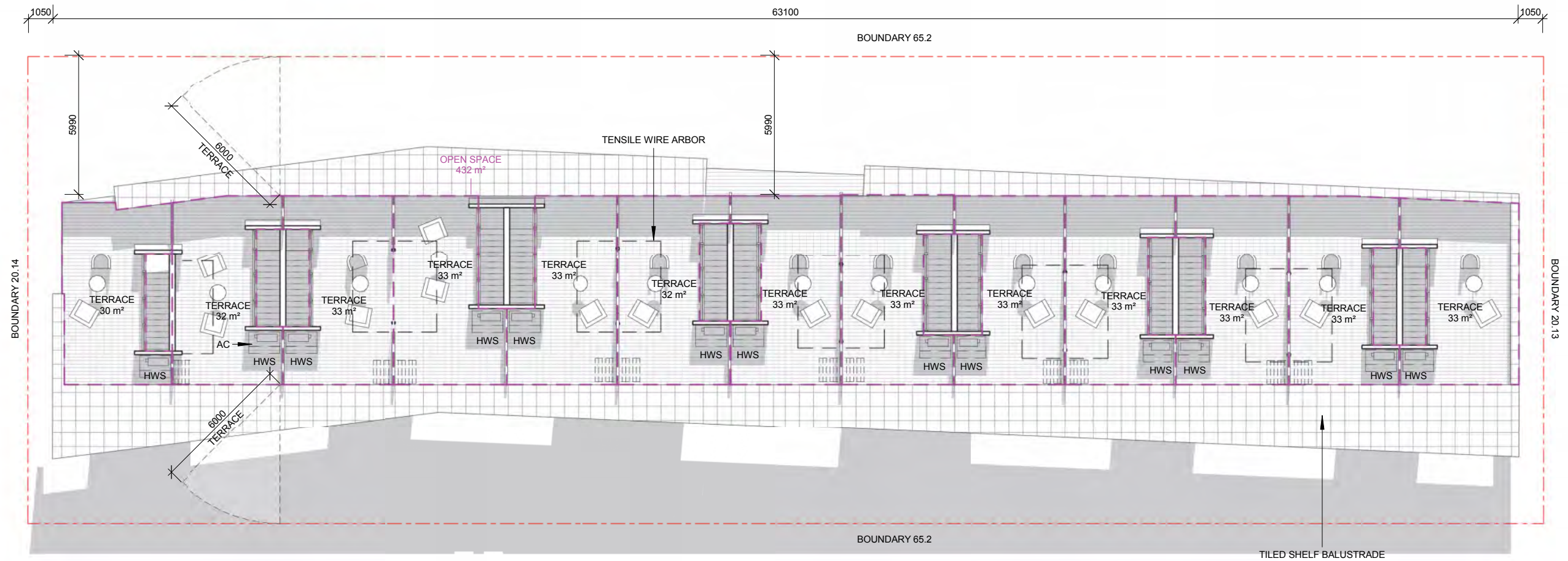
1 LEVEL 01
1 : 200





1 LEVEL 02
1 : 200





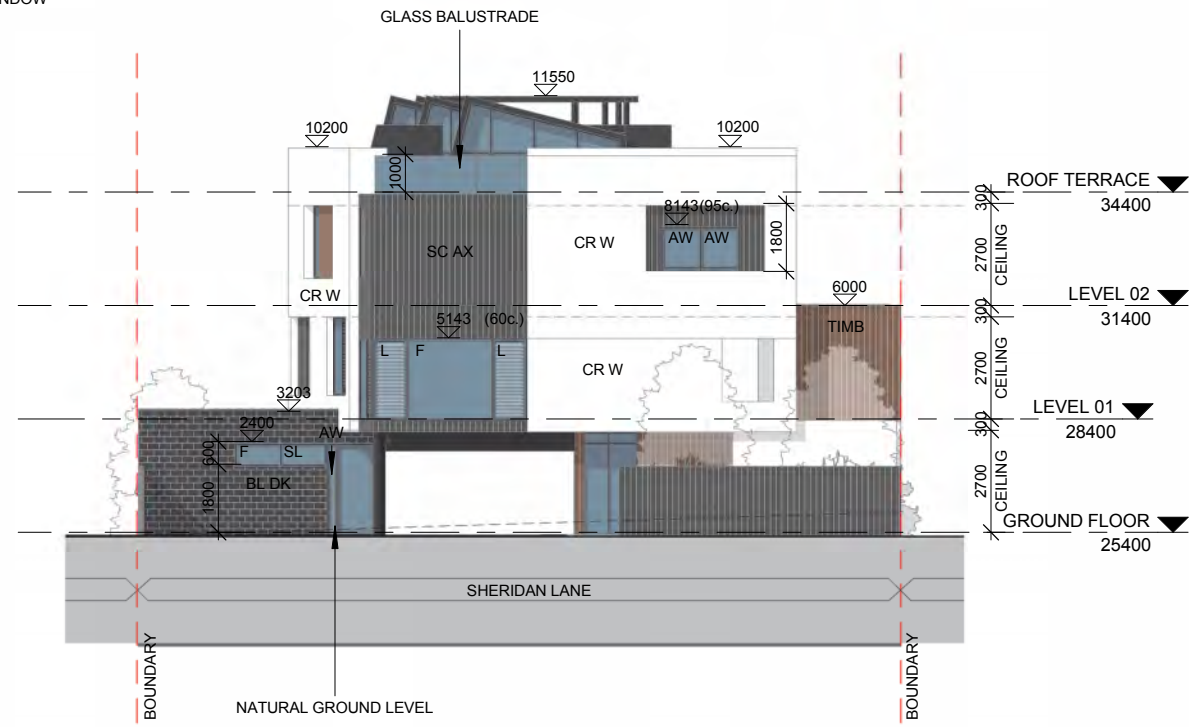
1 ROOF TERRACE
1 : 200



ELEVATION LEGEND

- CR W - CEMENT RENDER, WHITE
- CO - COLOBOND CUSTOM ORB.
- CR DK - CEMENT RENDER, DARK (MONUMENT)
- BL DK - BLOCK, DARK (CHARCOAL)
- SC AX - SCYON AXON, 133 WIDE SMOOTH
- TIMB - VULCAN ELEMENTS

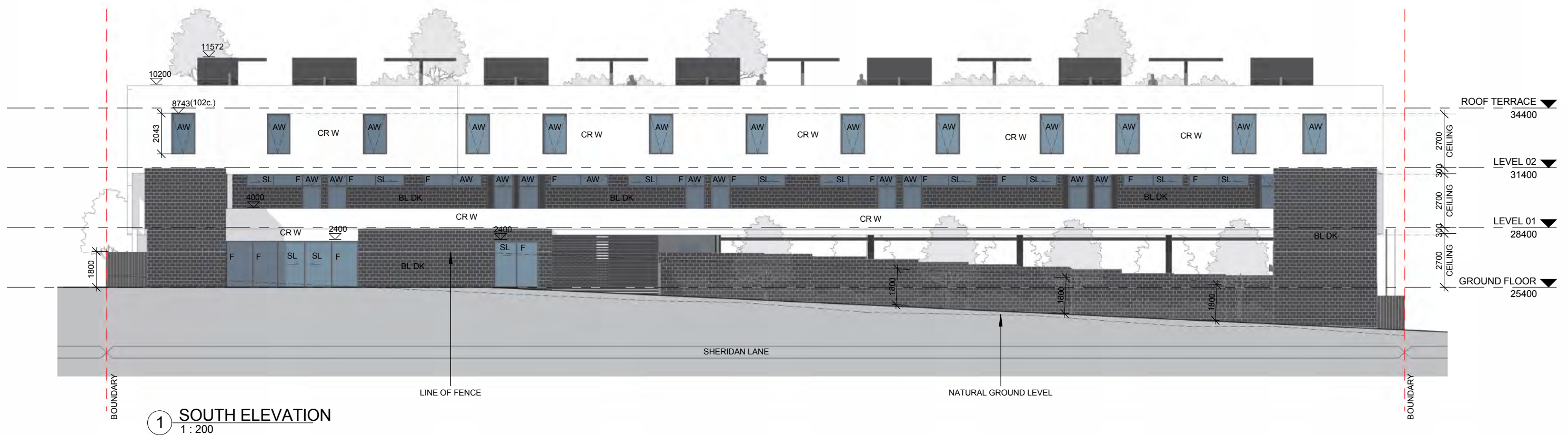
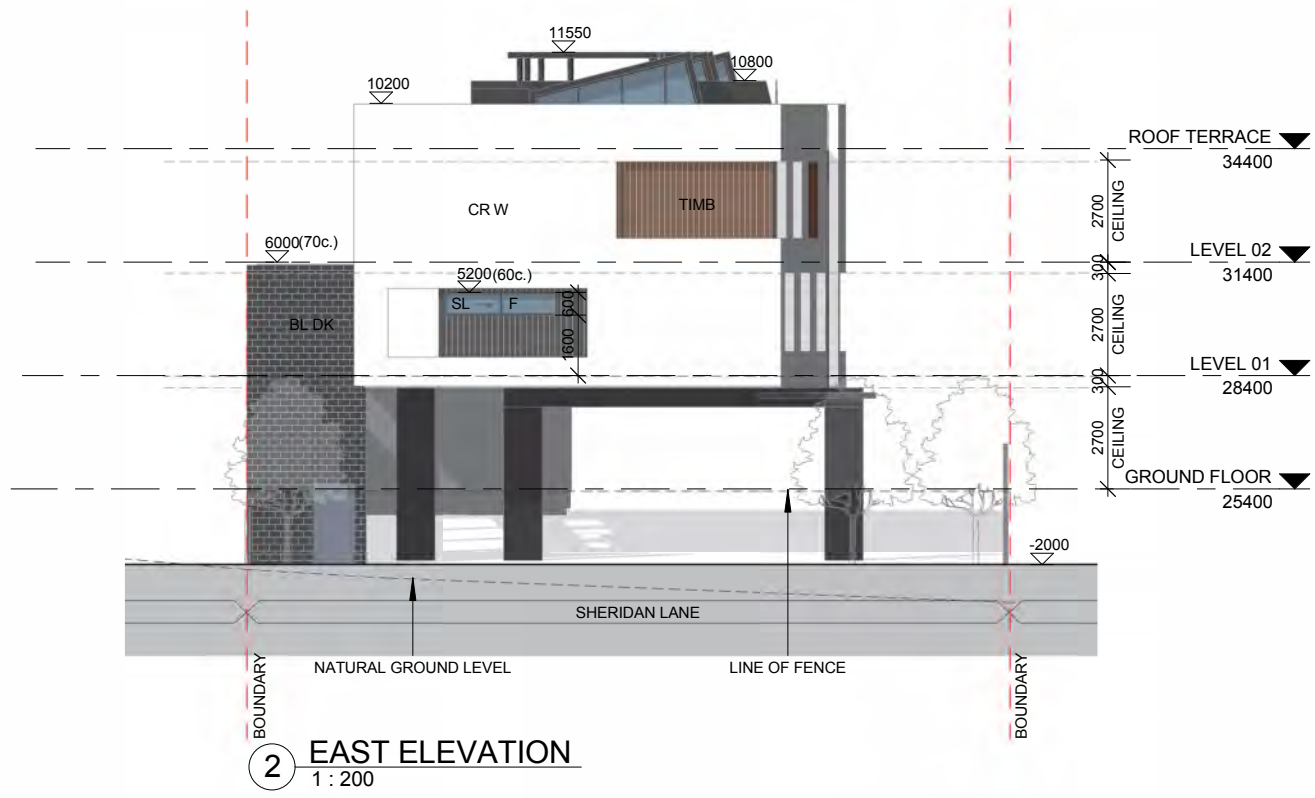
- AW - AWNING WINDOW
- F - FIXED WINDOW
- SL - SLIDING WINDOW/DOOR
- L - LOUVRE WINDOW



1 WEST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200





① NE LOWER



① ENTRY



① NW ELEVATED



① PERSPECTIVE



Gin Gin Gem - *Grevillea*



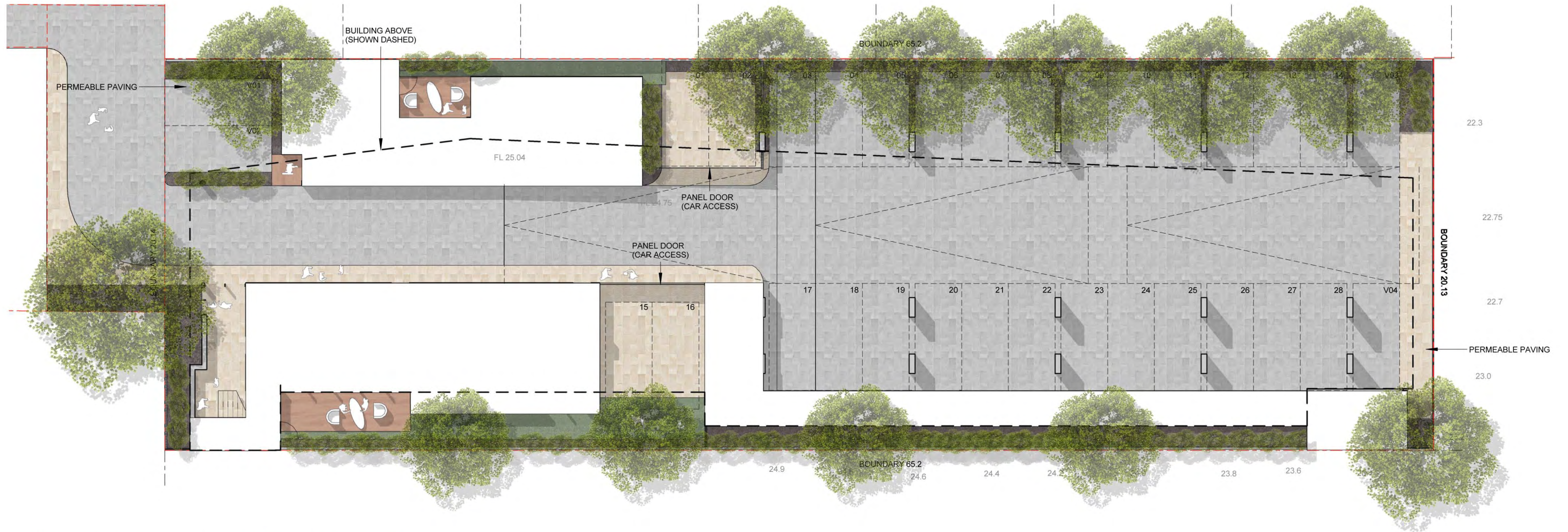
Limelight - *Acacia Cognata*



Chinese Tallow - *Triadica Sebifera*



Bougainvillea

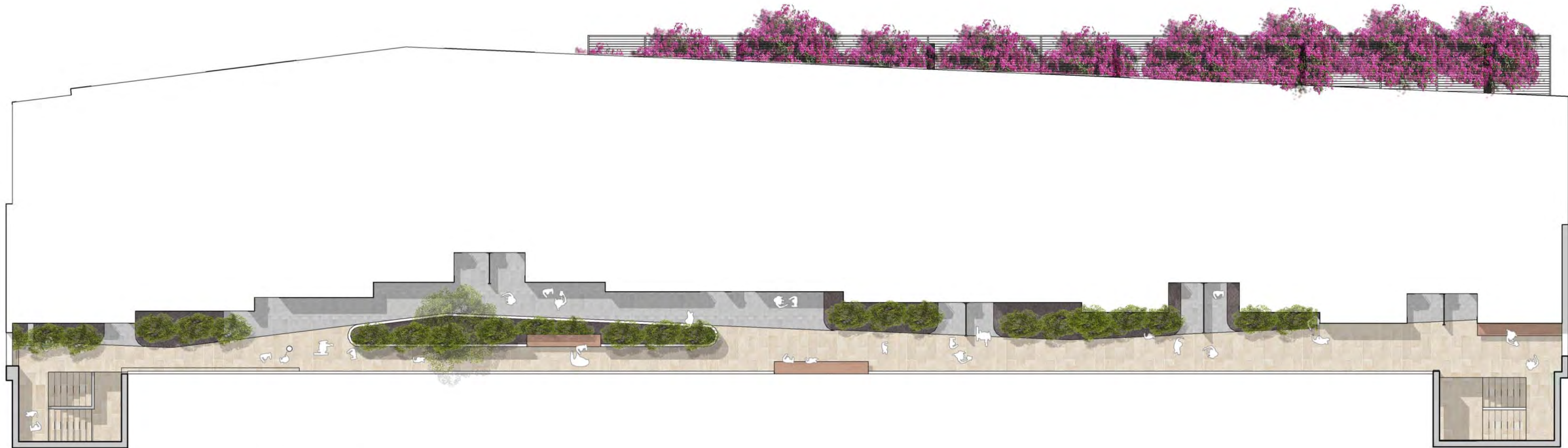


Concrete Pavers "Graphite"

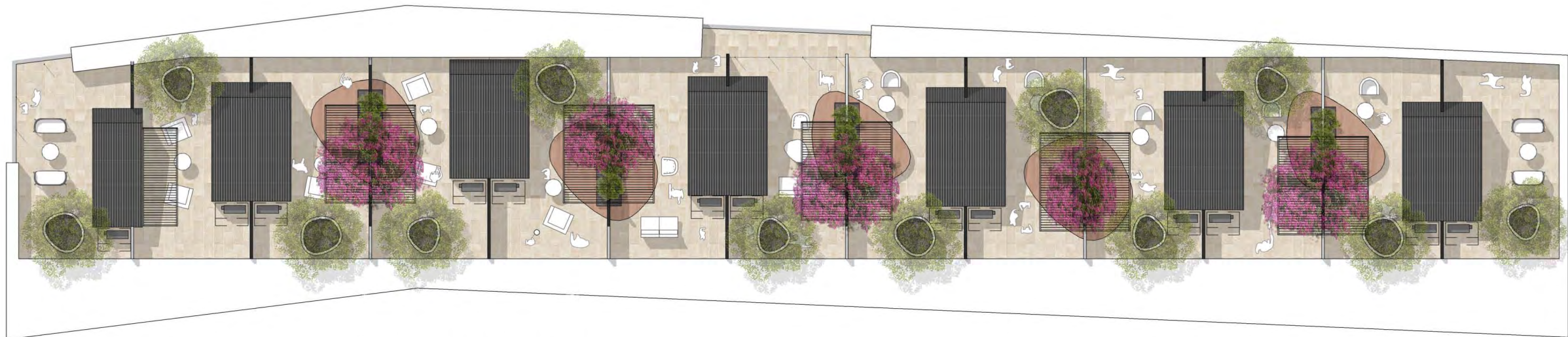


Random Pattern Reconstituted Limestone





② LANDSCAPE PLAN - LEVEL 01
1:200



① LANDSCAPE PLAN - ROOF TERRACE
1:200





CITY OF VINCENT

ATTACHMENT 5

DEVELOPMENT ASSESSMENT PANEL MEETING

DAC Minutes, Plans and Applicant Response to 17 January 2018 Meeting

14 FLORENCE STREET – 15 MULTIPLE DWELLINGS

DAC MINUTES FROM MEETING #2 – 17 JANUARY 2018 AND APPLICANT RESPONSE

| Design Principle | DAC Recommendation | Applicant Response |
|---|--|---|
| <p>Principle 1 – Context and Character</p> | <ul style="list-style-type: none"> • Consider increasing the landscaping density and the height of mature trees to help to screen the mass of the development, to mediate between the northern single storey heritage buildings and the development, and to lessen the impact on the heritage buildings, in the foreground to Janet Street. • Consider making a more continual line of landscaping by reducing the spacing between the landscaping. • Examine modifying the main building entrance/foyer to make it more legible and prominent. • Consider interpretation of the metal works heritage from the existing building and work this into the façade and entrance of the building to create a modern/past visual linkage. • Examine either breaking up the building in the middle and creating a communal area above or creating a communal area below and losing an apartment at the entrance. | <ul style="list-style-type: none"> • Noting these are not heritage buildings, but a proposed (ie draft) heritage streetscape, but in any case we have provided a continuous strip of mature stress along northern boundary – See DA 20 where impact is minimised • Yes fully achieved, see DA-04 • Yes achieved see DA-04 & DA-12 • Inclusion of old badge presses & badge moulds will be included in future artwork and roof trusses & Recycled brick and timber have been used as part of entry statement and paving. Existing factory windows will be repurposed into a pavilion entry statement • A car bay has been lost and Unit 1 reduced to increase the area for communal open space along the frontage, noting all dwellings have yards or roof terraces 3-4 times the 10m² balcony requirement |

| | | |
|--|---|--|
| Principle 2 – Landscape quality | <ul style="list-style-type: none"> • Demonstrate compliance with the City's landscaping requirements (deep soil zones, canopy cover). • Examine reducing the size and number of the units to increase the landscaping provision and enhance attractiveness and use of the communal landscaping and activity space. • Show more details of the type of trees proposed – mature height, foliage cover etc. and show in plans the end result of landscaping to illustrate how it will mitigate the impact of the building bulk. • As in previous DAC comments, removing units at centre of building is encouraged, to break the length impact of the building. | <ul style="list-style-type: none"> • Demonstrated on DA-04 • Unit 1 has been reduced in area and setback from the north boundary and generally there are significant increases to landscaping and communal space. Number of units correlate with the underlying R80 plot ratio and density. NB inclusion of 15 units facilities other achievements for the development ie environmental (ave 8.3 energy rating) and heritage design elements that are outside statutory requirements • Illustrated on perspectives and at DA-17 and DA-18 • The building has been broken up by staggering it and screening with landscaping, we have resolved the stated issue without removing units. Loss of a unit would reduce the density to below R80 and not meet suitability principles and density targets of the underlying R80 density. |
| Principle 3 – Built form and scale | | |
| Principle 4 – Functionality and build quality | <ul style="list-style-type: none"> • Reconsider the entry point of Unit 2 and possibly include a window into the unit. • Reconsider the provision of landscaping against the building in order to create a buffer to the bedrooms and generate a better outlook for future residents. | <ul style="list-style-type: none"> • Yes this was to be achieved, please condition for window. • Achieved, landscaping on level 1 increased to screen all bedrooms – see DA-05 |
| Principle 5 – Sustainability | <ul style="list-style-type: none"> • Reconsider sun shading to the north – deeper shading is required than provided thus far, to north façade windows and treatment to west and east facades | <ul style="list-style-type: none"> • Achieved see window shade detail on DA-08 |
| Principle 6 – Amenity | <ul style="list-style-type: none"> • Ground floor units are still considered an overdevelopment. | <ul style="list-style-type: none"> • Not agreed, and required to meet Multiple Dwelling definition. They also provide activation and passive surveillance of the ground level. And as per previous comments, inclusion of 15 units meets the R80 density targets and facilities other achievements for the development ie environmental (averag 8.3 energy rating) |

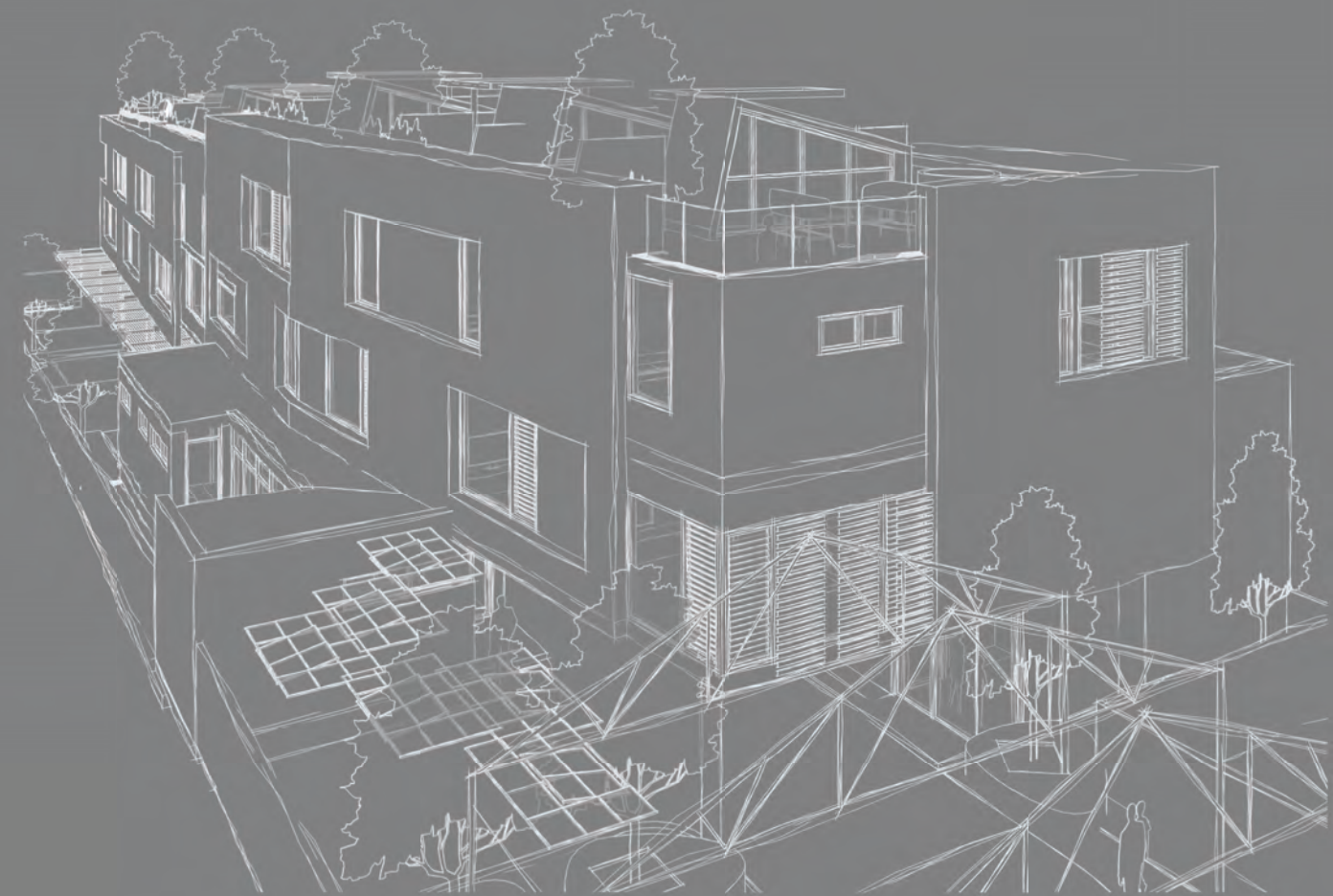
| | | |
|----------------------------------|---|---|
| | | and heritage design elements that are outside statutory requirements |
| Principle 7 – Legibility | | |
| Principle 8 – Safety | | |
| Principle 9 – Community | <ul style="list-style-type: none"> Consider creating more functional communal areas which are more inviting for residents, including an area for children | <ul style="list-style-type: none"> Yes, increased to communal open space at frontage, noting large roof terraces where people will spend their outdoor recreation time is 3-4 times larger than that required by the codes. |
| Principle 10 – Aesthetics | | |
| Comments | <ul style="list-style-type: none"> Consideration should be given to the City's heritage policy in terms of managing the interface between the development and the buildings facing Janet Street. The design principles of the City's Built Form Policy for higher density development interfacing with development of a lower density should be further considered. | <ul style="list-style-type: none"> Yes, this has been undertaken with the resulting changes demonstrated in DA20 where the mature tree canopy will screen the building, noting Janet Street is not yet a Heritage Streetscape, draft only. This refers to a mistake by the DAC members in referring to rescinded policies. To this end clause C5.3.2 of the BF Policy refer to rear setbacks, where we are to setback 4.5m to the rear boundary (noting this variation is adjoining the bitumised car park and drive aisle to 3 storey walk up flats in the east on this basis the variation should be supported. |

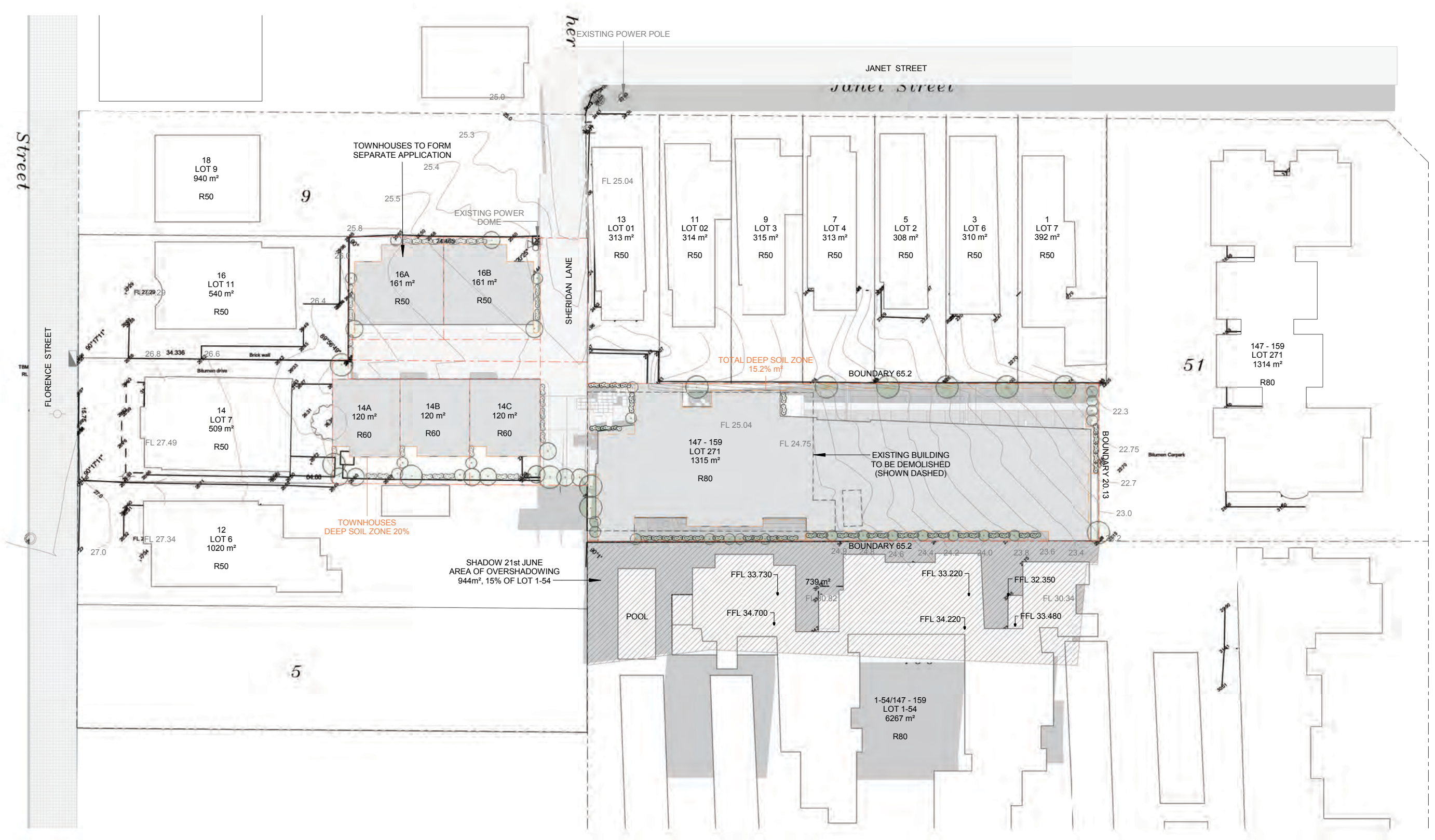
DRAWING NUMBER DRAWING NAME

DA-00 COVER
DA-01 CONTEXT
DA-02 CONTEXT
DA-03 SITE PLAN
DA-05 LEVEL 01 PLAN
DA-06 LEVEL 02 PLAN
DA-07 ROOF TERRACE PLAN
DA-08 SOLAR STUDIES
DA-09 ELEVATIONS
DA-10 ELEVATIONS
DA-11 STREET PERSPECTIVE
DA-12 ENTRY PERSPECTIVE
DA-13 ELEVATED ENTRY
DA-14 PERSPECTIVE
DA-15 SITE SURVEY
DA-16 LANDSCAPE PLAN
DA-17 LANDSCAPE PLAN
DA-18 PERSPECTIVES

14 Florence St, West Perth

Development Application

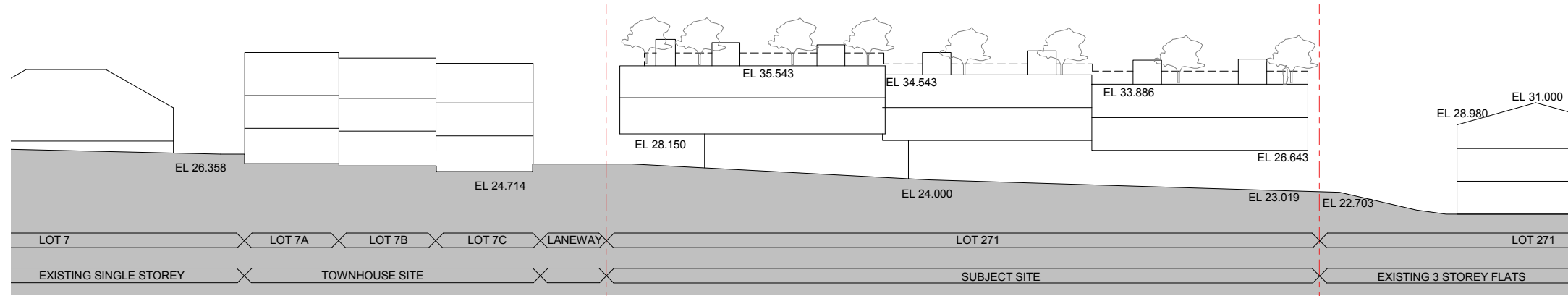




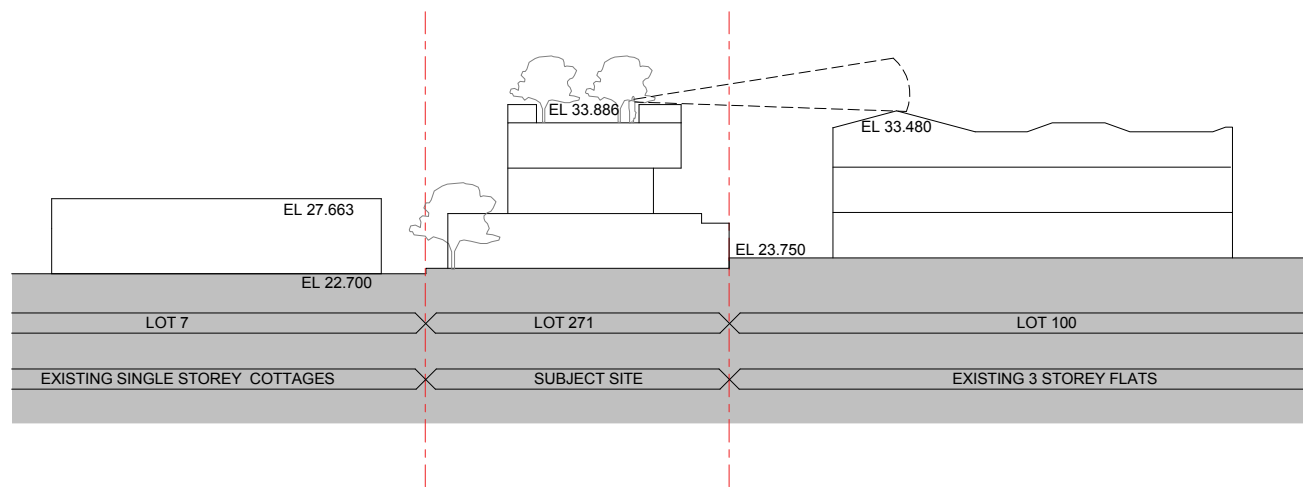
1 CONTEXT
1 : 500

- NEW BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO BE RETAINED
- DEEP SOIL ZONE

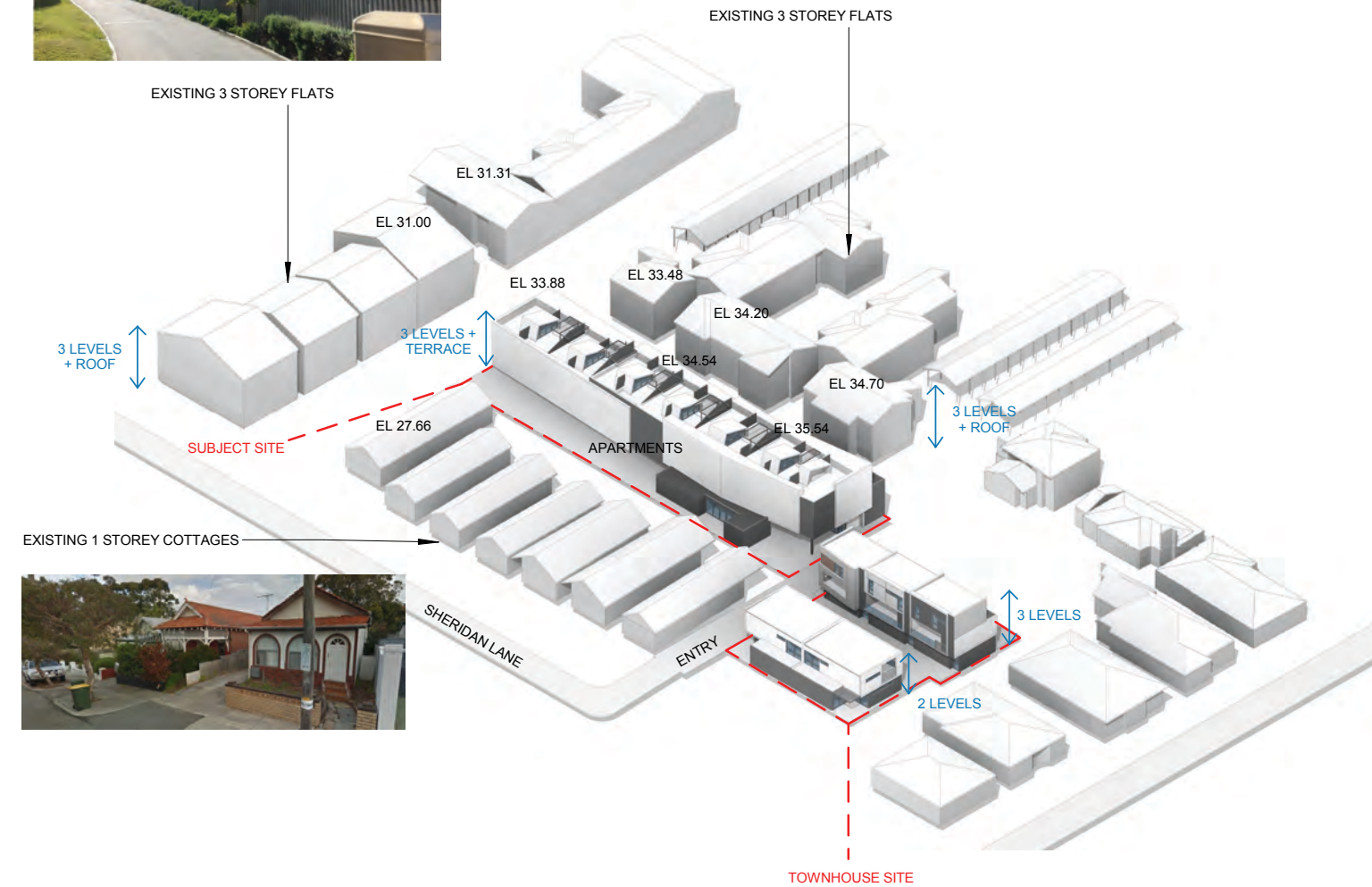


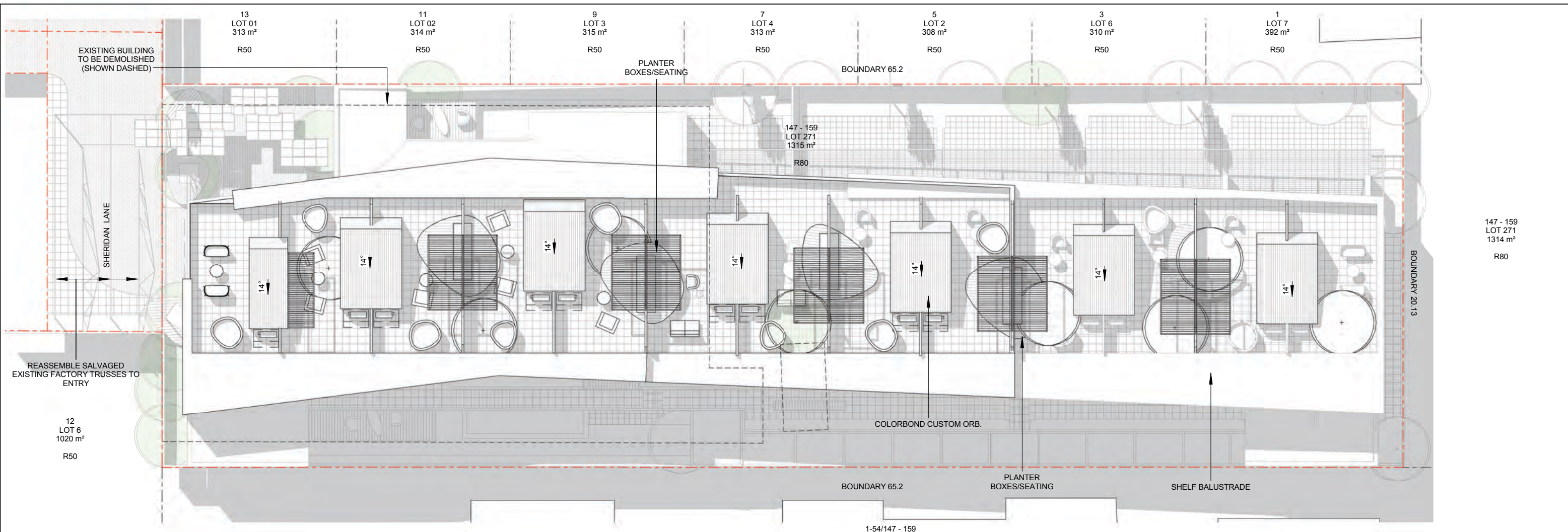


01 SITE SECTION 01
1 : 500



02 SITE SECTION 02
1 : 500





1 SITE PLAN
1 : 200

| | |
|---------------------------------|---------------------------|
| LOT 271 | |
| SITE AREA | 1315 m² |
| ZONING | R80 |
| PLOT RATIO | 1.05 |
| GROUND FLOOR 175 m ² | |
| LEVEL 01 | 505 m ² |
| LEVEL 02 | 572 m ² |
| TOTAL | 1254 m² |
| REQUIRED OPEN SPACE 45% | = 591m² |
| PROVIDED OPEN SPACE 56% | = 741m² |

| | |
|---|-----------------------|
| SOAKWELL CALCULATIONS | |
| ROOF AND UNCOVERED HARD SURFACE AREA | = 1156m ² |
| SOAKWELLS REQUIRED 4 x 4.50m ² (1800x1800) | = 18.32m ³ |

| | |
|------------------------------------|---------------------------|
| DEEP SOIL ZONE | |
| MINIMUM DEEP SOIL ZONE 15% | = 197m² |
| PROVIDED DEEP SOIL ZONE 15% | = 202m² |

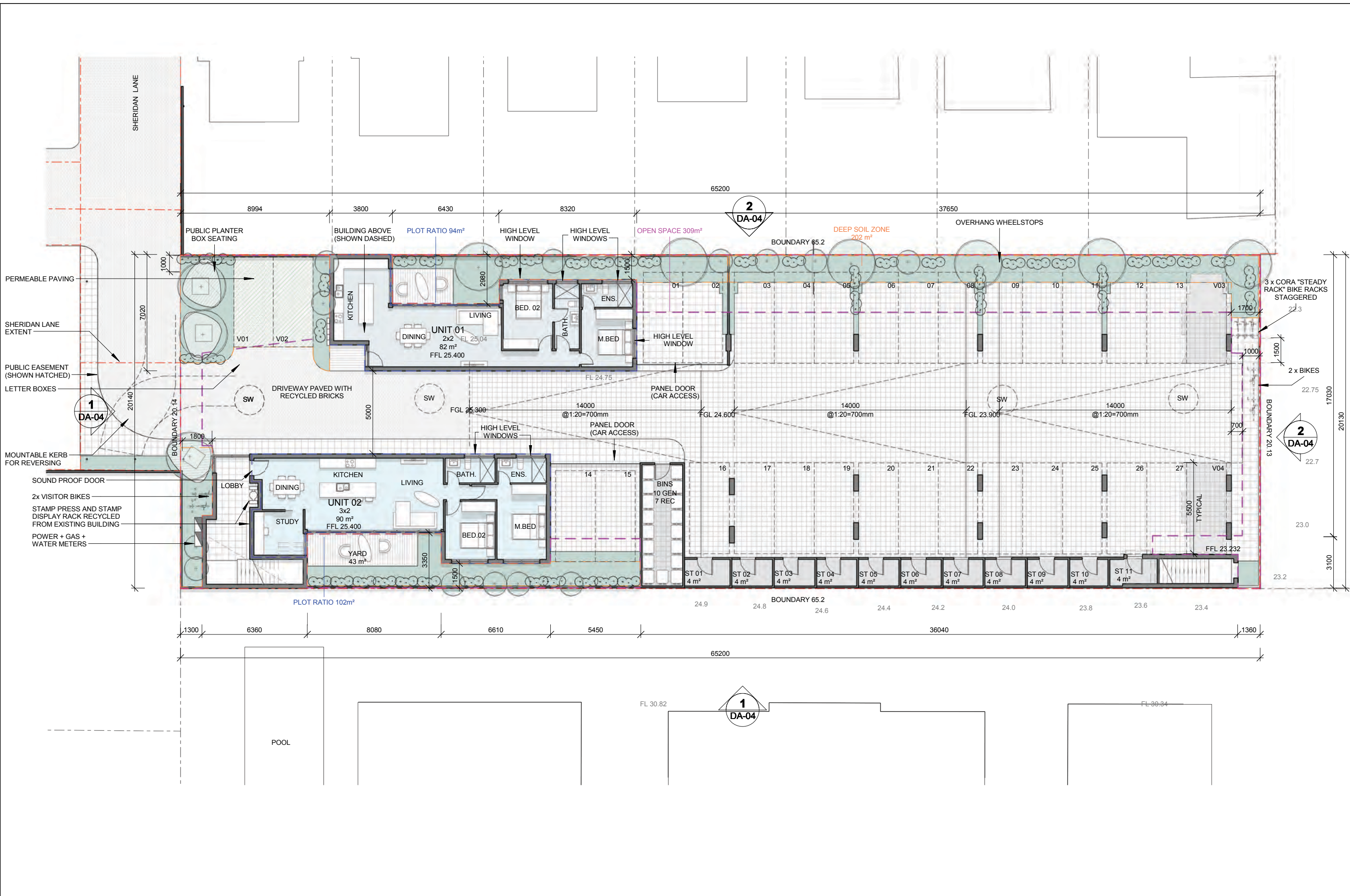
| | |
|----------------------|-----|
| OVERSHADOWING | |
| ACTUAL OVERSHADOWING | |
| LOT 1-54 | 15% |

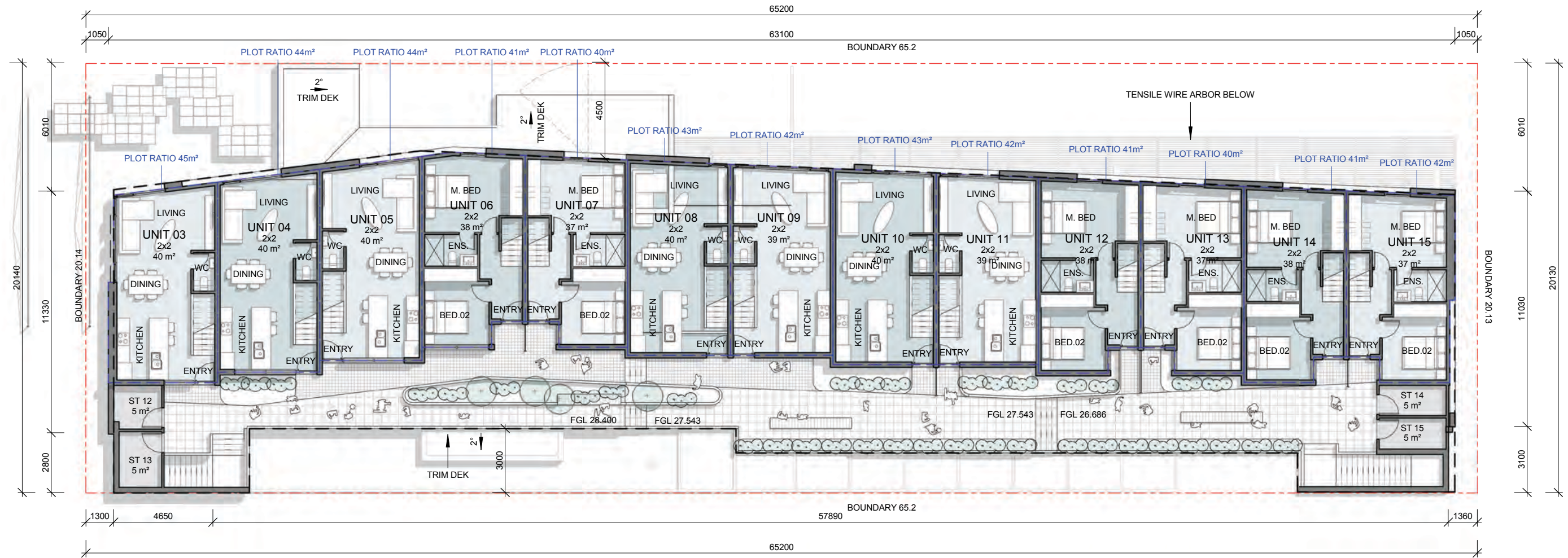
| | |
|--|--|
| OUTDOOR LIVING AREAS | |
| MINIMUM OUTDOOR LIVING = 10 m² x 15 = 150m² | |
| PROVIDED OUTDOOR LIVING | |
| - UNIT 01 = 18m ² | |
| - UNIT 02 = 46m ² | |
| - UNIT 03 = 31m ² | |
| - UNIT 04 = 32m ² | |
| - UNIT 05 = 33m ² | |
| - UNIT 06 = 32m ² | |
| - UNIT 07 = 33m ² | |
| - UNIT 08 = 32m ² | |
| - UNIT 09 = 33m ² | |
| - UNIT 10 = 33m ² | |
| - UNIT 11 = 33m ² | |
| - UNIT 12 = 33m ² | |
| - UNIT 13 = 33m ² | |
| - UNIT 14 = 33m ² | |
| - UNIT 15 = 33m ² | |
| TOTAL = 672m² | |

| UNIT SCHEDULE | | | |
|----------------------|------|---------------------------|--------------------------|
| Name | Type | Net Area | GEA |
| UNIT 01 | 2x2 | 82 m ² | 97 m ² |
| UNIT 02 | 3x2 | 90 m ² | 107 m ² |
| UNIT 03 | 2x2 | 85 m ² | 95 m ² |
| UNIT 04 | 2x2 | 85 m ² | 92 m ² |
| UNIT 05 | 2x2 | 85 m ² | 92 m ² |
| UNIT 06 | 2x2 | 81 m ² | 88 m ² |
| UNIT 07 | 2x2 | 80 m ² | 87 m ² |
| UNIT 08 | 2x2 | 89 m ² | 91 m ² |
| UNIT 09 | 2x2 | 88 m ² | 90 m ² |
| UNIT 10 | 2x2 | 89 m ² | 91 m ² |
| UNIT 11 | 2x2 | 88 m ² | 90 m ² |
| UNIT 12 | 2x2 | 87 m ² | 88 m ² |
| UNIT 13 | 2x2 | 86 m ² | 87 m ² |
| UNIT 14 | 2x2 | 87 m ² | 88 m ² |
| UNIT 15 | 2x2 | 86 m ² | 91 m ² |
| Grand total | | 1289 m² | 1380m² |

1380m²

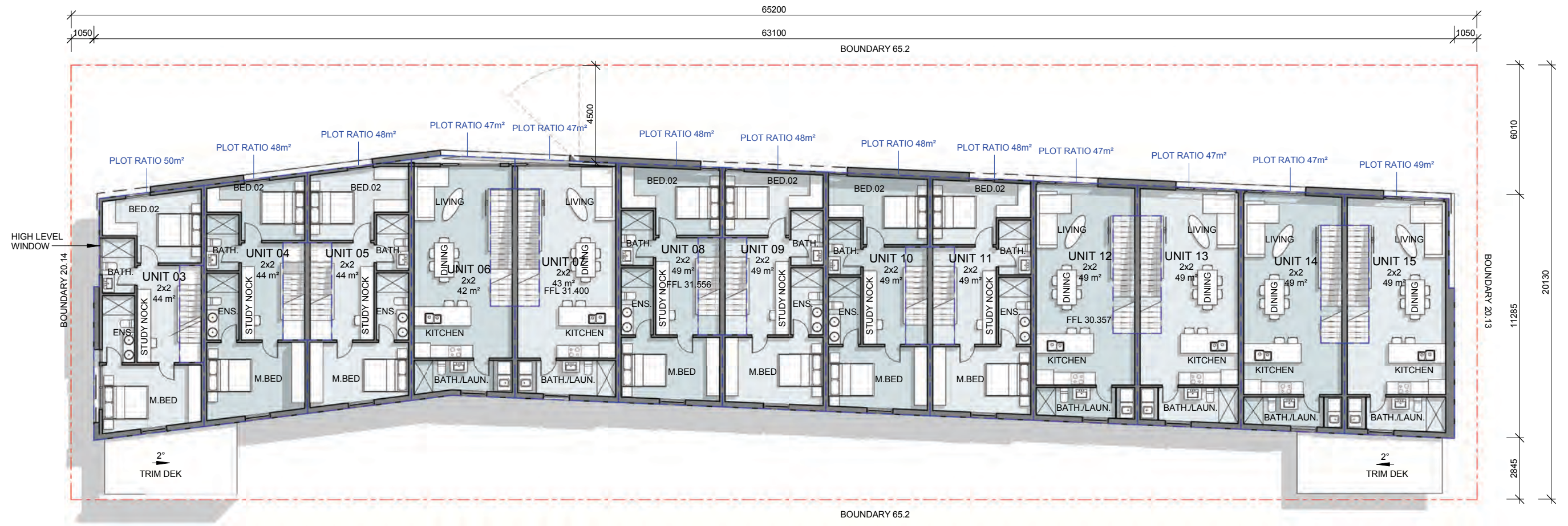






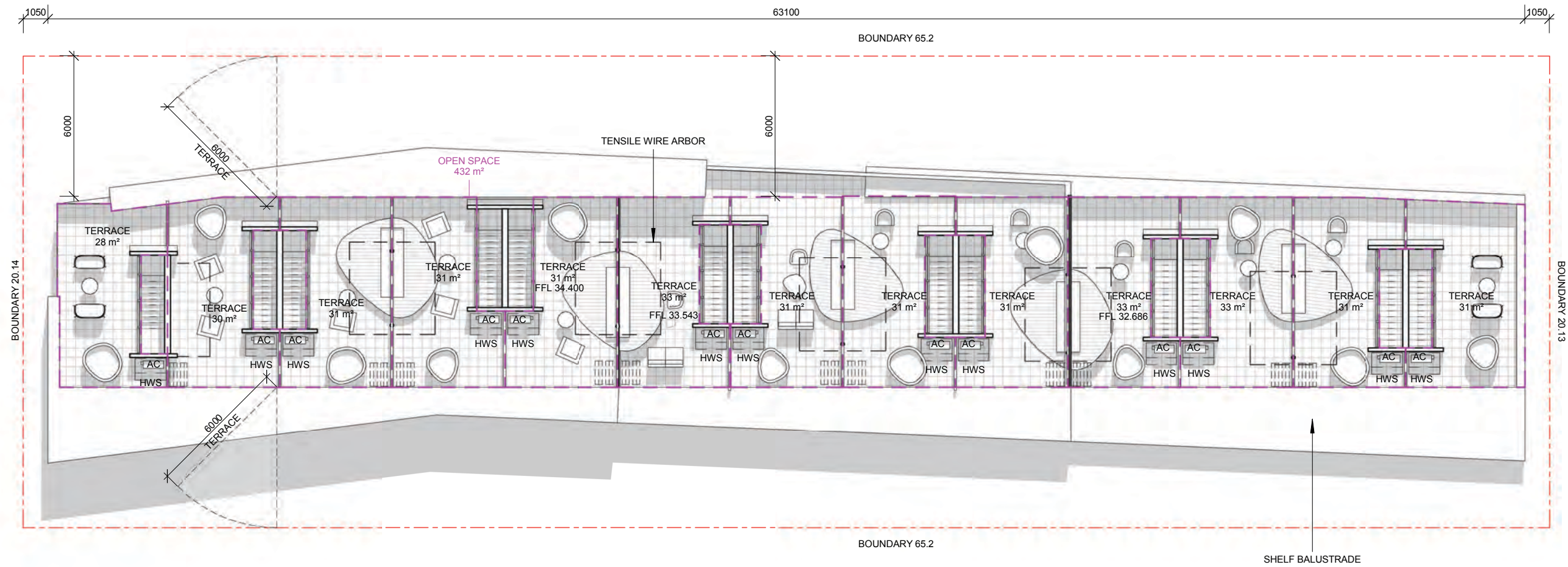
1 LEVEL 1
1:200





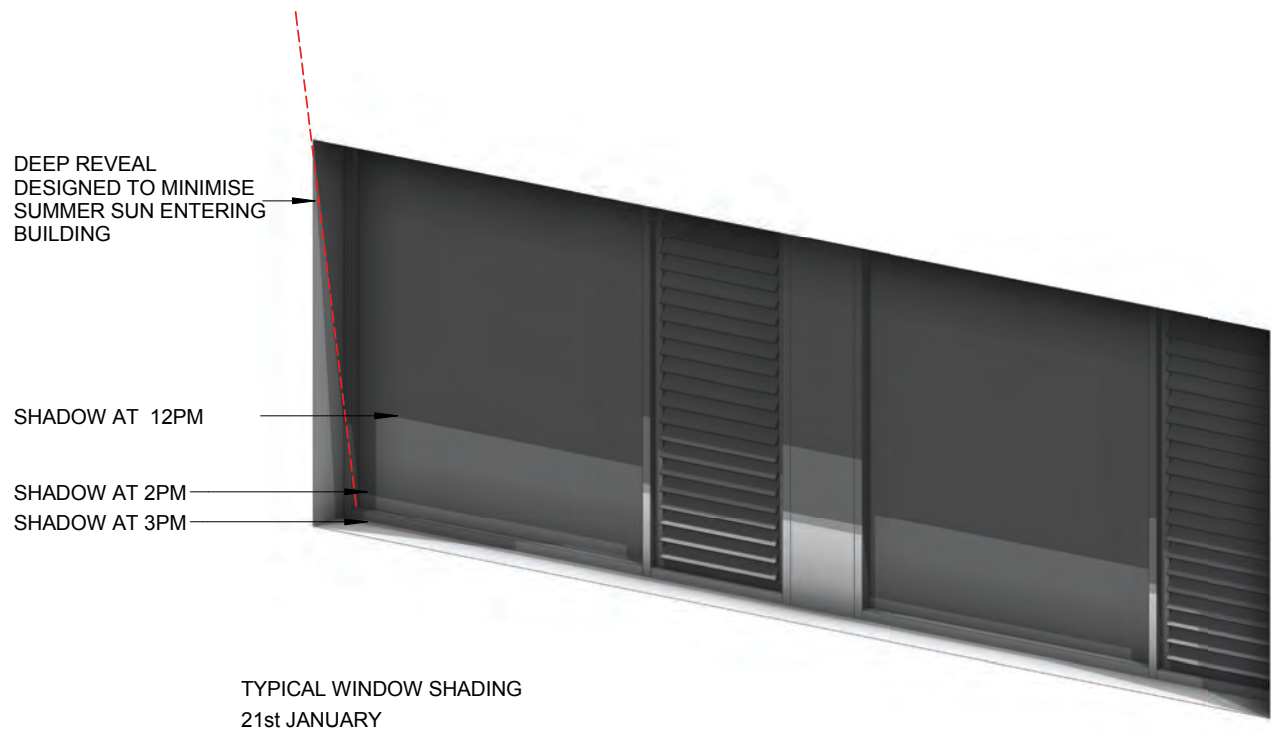
1 LEVEL 2
1 : 200



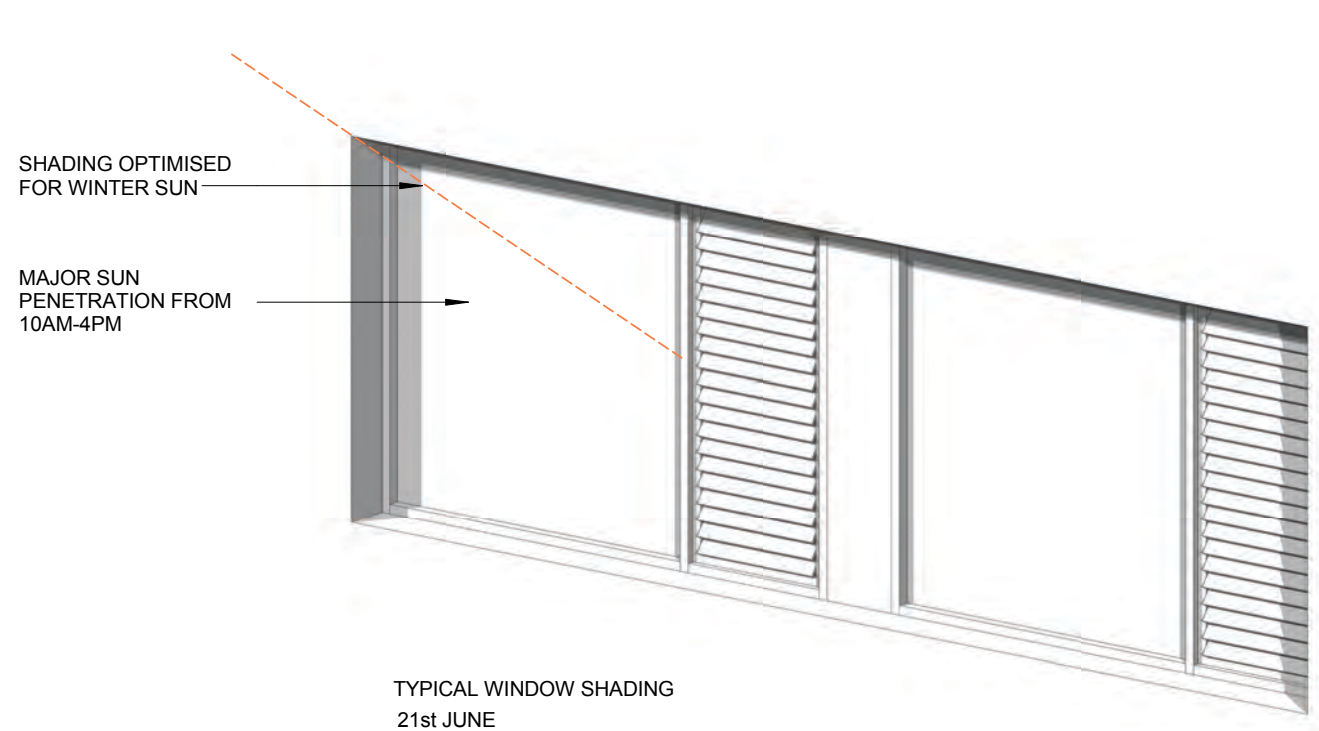


1 ROOF TERRACE
1:200

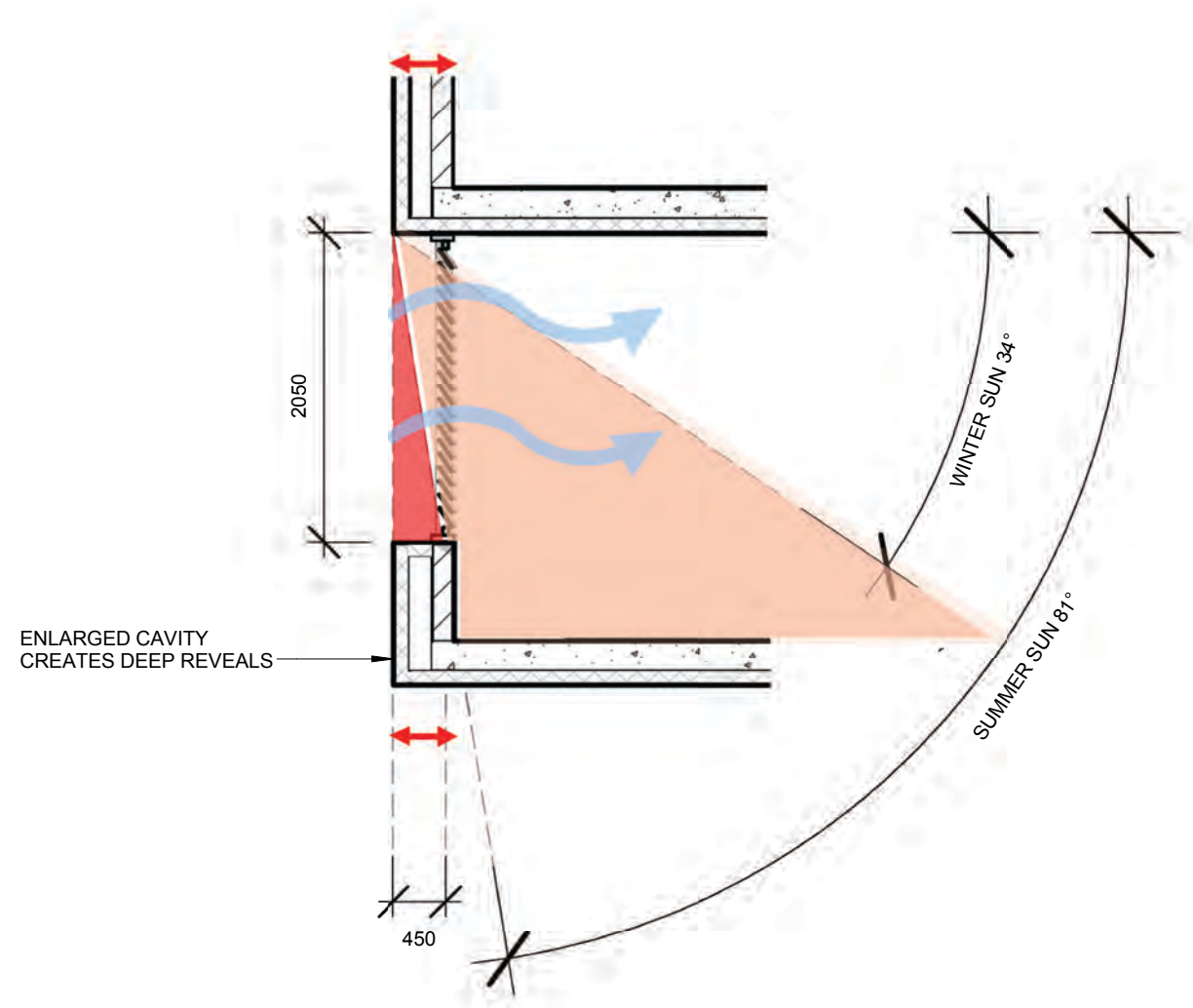
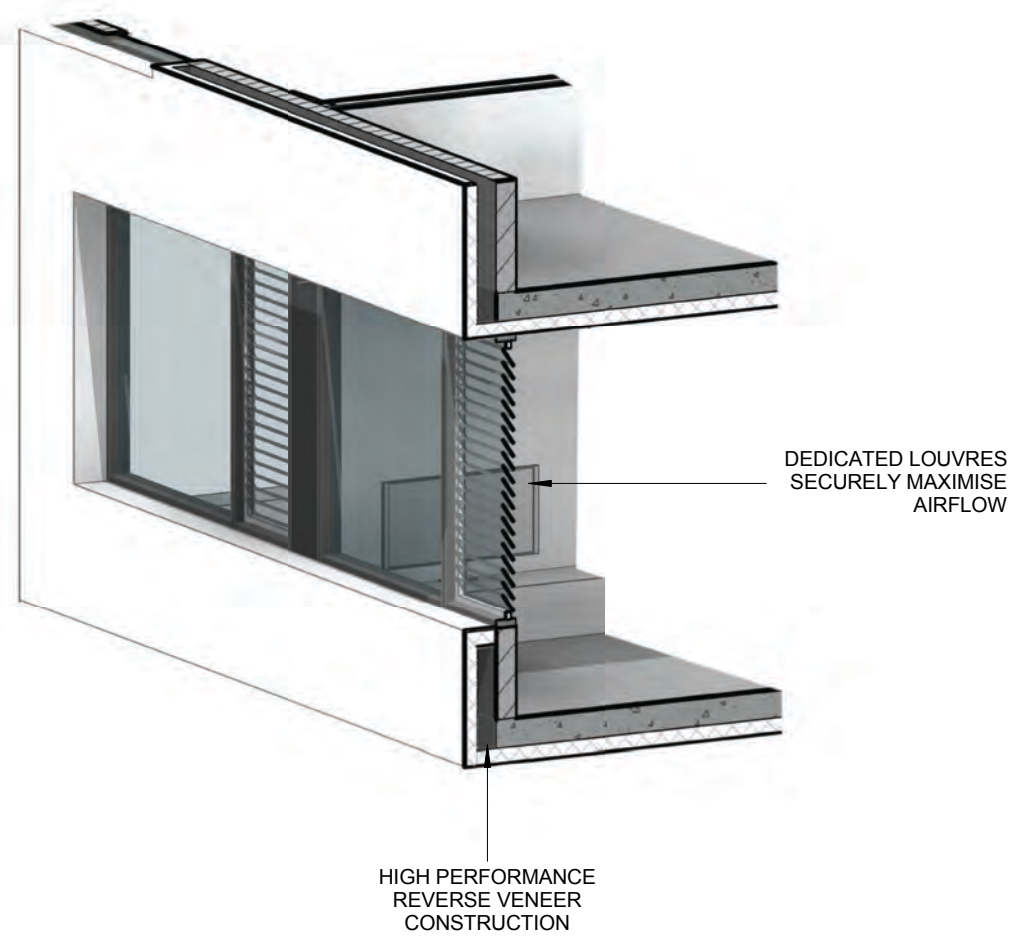


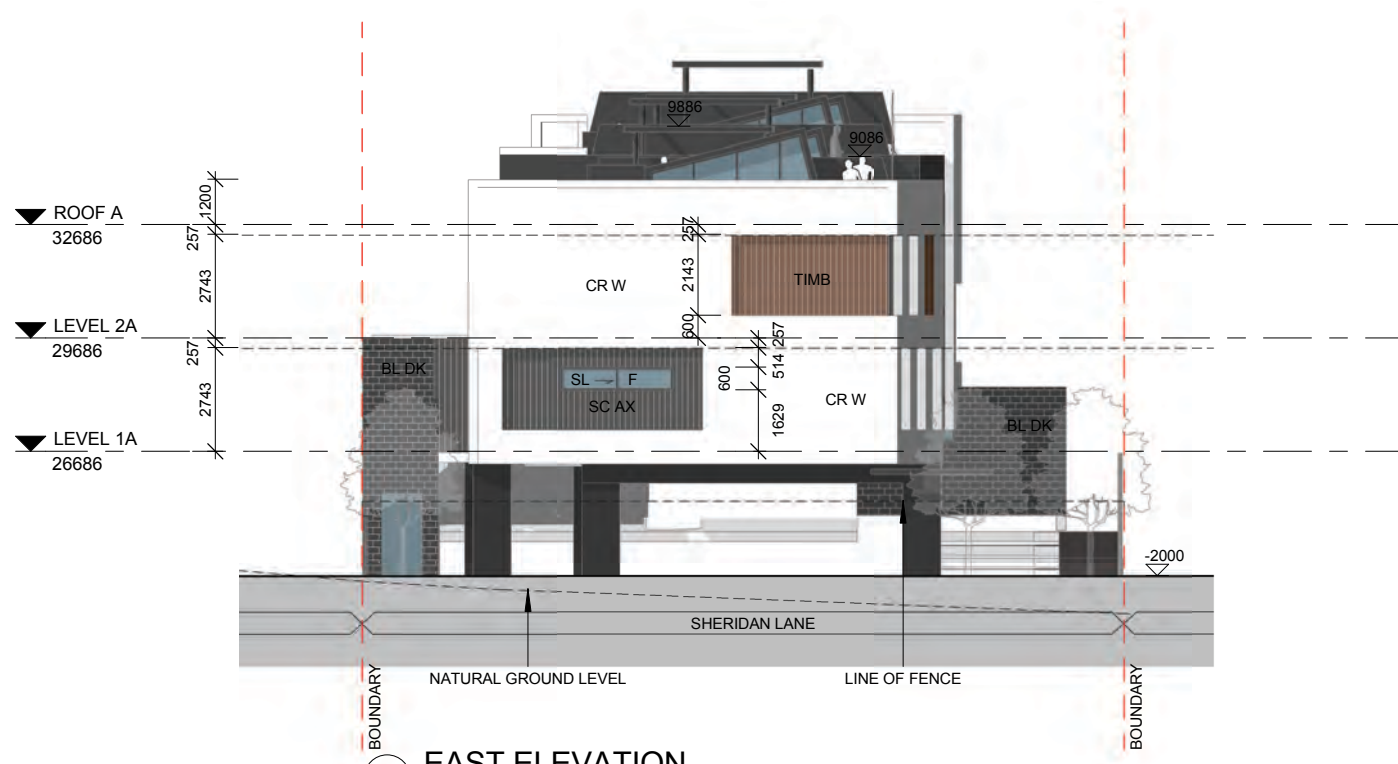


TYPICAL WINDOW SHADING
21st JANUARY

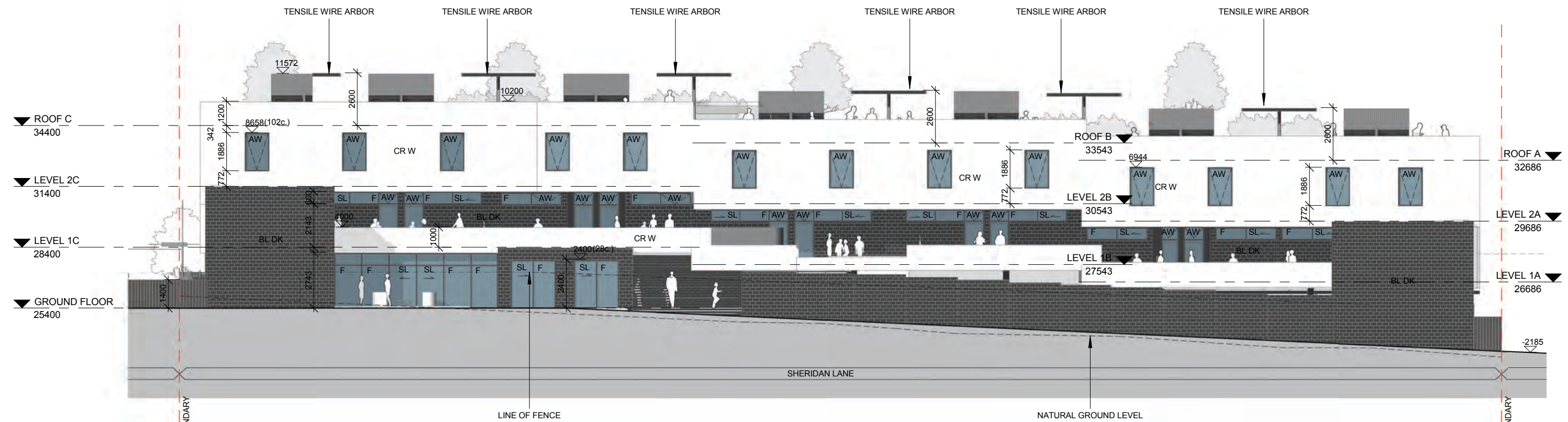


TYPICAL WINDOW SHADING
21st JUNE





2 EAST ELEVATION
1 : 200

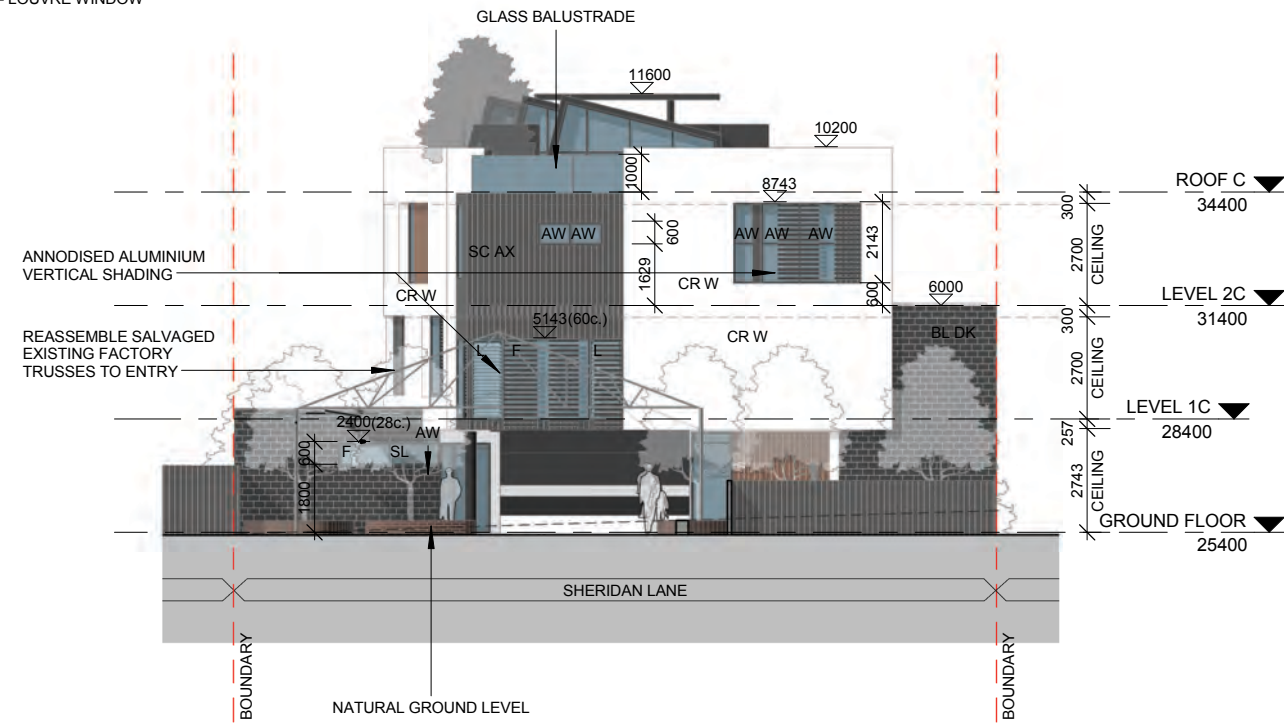


1 SOUTH ELEVATION
1 : 200

ELEVATION LEGEND

- CR W - CEMENT RENDER, WHITE
- CO - COLOBOND CUSTOM ORB
- CR DK - CEMENT RENDER, DARK (MONUMENT)
- BL DK - BLOCK, DARK (CHARCOAL)
- SC AX - SCYON AXON, 133 WIDE SMOOTH
- TIMB - VULCAN ELEMENTS

- AW - AWNING WINDOW
- F - FIXED WINDOW
- SL - SLIDING WINDOW/DOOR
- L - LOUVRE WINDOW



1 WEST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



① NE LOWER



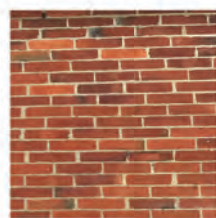
① ENTRY



RECYCLED WINDOWS FROM EXISTING BUILDING.
REFITTED WITH CERAMIC PATTERNED GLASS



RECYCLED TIMBER FROM EXISTING
ROOF JOISTS



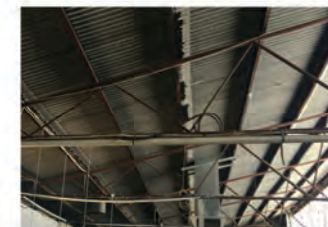
RECYCLED BRICKS



STAMP PRESS FROM EXISTING BUILDING.
ON DISPLAY IN LOBY



STAMP DISPLAY CABINET FROM
EXISTING BUILDING. ON DISPLAY IN LOBY



TRUSS FROM EXISTING BUILDING.
RECYCLED FOR ENTRY WALKWAY

① NW ELEVATED



① PERSPECTIVE



Gin Gin Gem - *Grevillea*



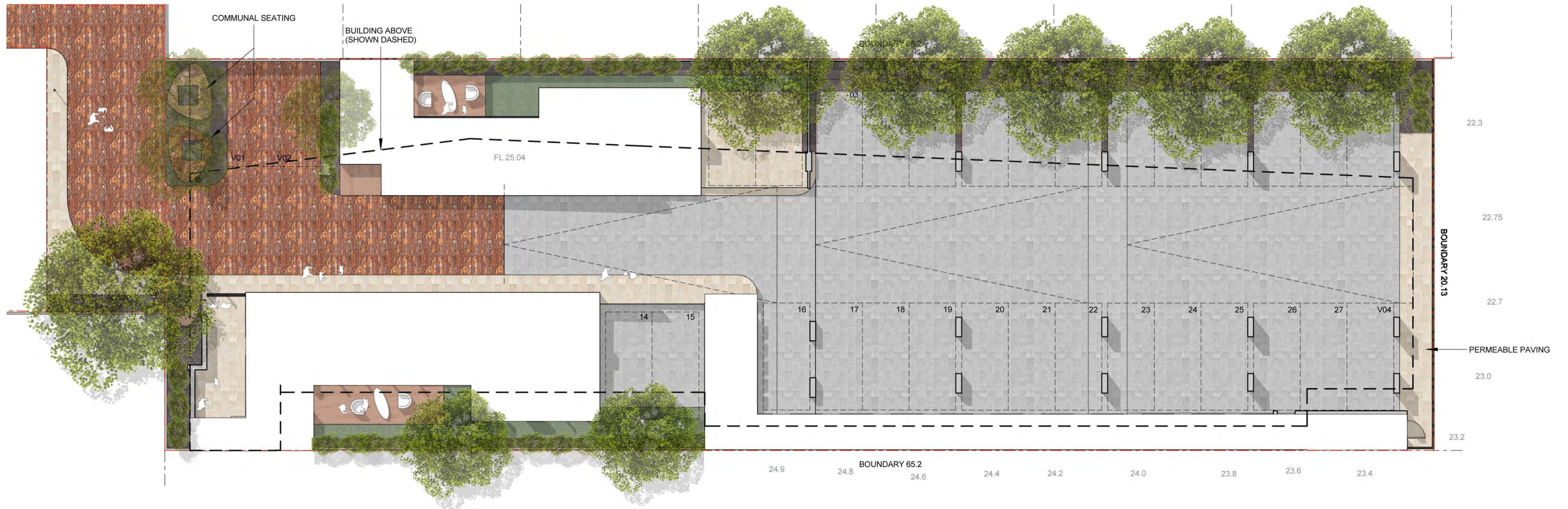
Limelight - *Acacia Cognata*



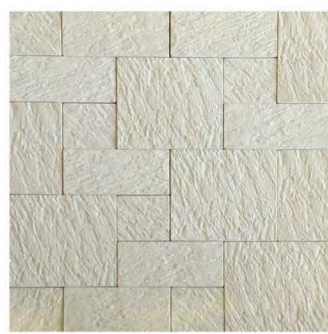
Chinese Tallow - *Triadica Sebifera*



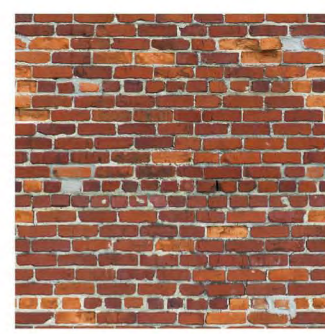
Bougainvillea



Concrete Pavers "Graphite"



Random Pattern Reconstituted Limestone



Recycled Bricks





② LANDSCAPE PLAN - LEVEL 01
1:200



① LANDSCAPE PLAN - ROOF TERRACE
1:200





① TOWNHOUSE PERSPECTIVE



② ENTRY PERSPECTIVE



CITY OF VINCENT

ATTACHMENT 6

DEVELOPMENT ASSESSMENT PANEL MEETING

Applicants Response to Submissions

Response to Advertising Submissions

No. 14 (Lot Y271 and Lot 7) Florence St, West Perth

Prepared for the Metro West Development Assessment Panel

February 2018



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1 Introduction

The following is a response to the submissions received during advertising. In reading this report and responses below it is noted that a number of submissions were in a pro-forma standard format, did not make relevant planning arguments, some were based on alternative facts and others just objected with no reason at all.

The detail below responds to those submissions based on relevant planning matters only, and we contend it is only these submission that should be considered in the decision making process.

2 Response to Submission

2.1 Issue 1 - Density – Impact – Overdevelopment

Megara contends that the proposed development does not constitute over development of the site for the following reasons:

- The site is zoned R80, where a plot ratio of 1 is allowed.
- Clause 20 (2) (a) of Town Planning Scheme No. 1 (TPS1) allows for a density bonus of up to 50% due to the “*discontinuance of a non-conforming use*”.
- Lot 14 (Lots 7 and Y271) is listed as NCU 15 “Light Industry” under Appendix 11 (to Planning and Building Policy Manual) – Non-Conforming Use Register.
- The City of Vincent applied a 25% density bonus to the average lot size for the discontinuance of this same non-conforming use in its recommendation to approve the survey strata subdivision on No. 14 (Lot 7) Florence Street.
- The WA Planning Commission agreed with this density bonus and application of TPS1 in its decision to approve the survey strata subdivision on 23 February 2018.
- The JDAP should be consistent with the application of Clause 20 of TPS1 the City of Vincent (in their referral advice) and the WAPC (in their decision 23 February 2018).
- In being consistent with the recent decision above a 25% density bonus would mean the site could be assessed as an R100 site with a plot ratio of 1.25.
- At a density of R100, the site could not, under any sound planning principles, be considered over developed as the development proposal does not reach the R100 density but includes a potential minor variation to an R80 plot ratio only (to 1.04)– see further in section 2.11 below re calculation of plot ratio.
- Please also refer to Design Advisory Committee Minutes from 22 November 2017, which states “*Proposed development is an appropriate density for the site.*” See under Principle 1 – Context and Character - DAC Meeting Minutes 22 November 2018.

2.2 Issue 2 - Height – Adverse Impact – 3 Storey Massing has No Articulation

Megara contends that the 3 storey height is entirely appropriate for an R80 zoned site, and therefore the development does not constitute undue impact for the following reasons:

- The Design Advisory committee stated in the meeting and minutes dated 22 November 2017 “*The building massing and heights are considered appropriate to the surrounding context*” – See under Principle 3 – Built form and scale DAC Meeting Minutes 22 November 2018.
- The subject site acts a transition between the 3-4 storey height limits along the properties on Charles Street and the 2 storey height limit for properties along Florence Street and the west side of Janet Street (the first 4 dwellings along Janet are 3 storey).
- As an R80 site it is entirely appropriate to expect a three storey building, as is consistent with the height limits in the R Codes, and noting that this is the only R80 site within the City of Vincent that has any development potential and restricted to 2 storey under the Local Planning Policy (two other sites that have been fully developed and are R80 and 2 storey are along a small portion of Vincent near the Charles Street intersection and to a parking area to high rise flats on Florence Street).
- The proposed development responds to the neighbourhood context and character by stepping down to the east with the topography of the land, and provides a transition between three storey walk up flats in the east, southeast and south – See **Plates 1-3** below.

Plates 1-3 – Three Storey Elevated Walk Up Flats in East, Southeast and South from the subject land



- It should be noted there is no existing streetscape fronting this development and an extension to Sheridan lane facilitates gazetted road access. It is not visible from Florence Street and is to be screened from Janet Street through the use of mature trees and these will also screen the existing views to the walk up flats that can be seen from Janet street in the south (flats in the east cannot be screened). This means the development positively contributes to the Janet St streetscape character and ensures the development proposes and enhances the existing streetscapes surrounding the development. Essentially this three storey development has very limited visibility from surrounding areas on this unique land parcel. See **Plates 4-6** below showing current views from Janet street to walk up flats and **Plate 7** three storey dwellings on Janet Street.
- The proposed height is complimentary to existing development by working as a transition between the 3 storey walk up flats and 1-3 storey buildings on Janet and Florence Streets.
- As detailed above the design is stepped down in three parts to directly respond to the topography, noting the flats in the south are elevated and the stepping down to the east reduces impact on the Janet Street streetscape.
- The design has been oriented to the south side to minimise overlooking to Janet Street rear gardens, with further commentary provided below, and the proposal is compliant with overshadowing deemed to comply provisions.

Plates 4 & 5 Existing views from Janet Street



Plate 6 - Three Storey Dwellings on Janet Street

Plate 7 - 3 Storey walk up overlooking development site and Janet Street rear yards (looking east)



2.3 Issue 3 - Heritage – Impact on Janet Street - Detrimental to streetscape along Janet Street

Janet Street is not currently a heritage area, with a current proposal to have it included as a heritage area or character retention area currently being advertised to the public.

With this in mind, the impact of the current three storey walk up flats (see **Plates 4-7** above) and the subsequent improvement to the Janet Street streetscape this new proposal will create must be given due consideration.

Additionally and in acknowledgment of concerns about streetscape impact and through comments from the Design Advisory Committee and advertising, we have amended the plans to address concerns of impact and heritage. There is now a continuous line of landscaping with mature trees along the rear of the Janet street properties to screen the new development, which is already setback 38.5 – 40m from the Janet Street Road Reserve. Plan No. DA 19 and DA 20 (see insets at **Plates 8-10** below) demonstrate the view from Janet Street with mature planting providing screening.

Plates 8-10 Positive Streetscape Impact – Janet Street with and without trees



② SHERIDAN LANE 02 With Trees



① SHERIDAN LANE 01



② SHERIDAN LANE 02

In addition to the above comments regarding heritage, due consideration must also be given to the overall development objective to excise the front Eddington House for retention (a heritage listed property) and the unique opportunity the development proposal provides to repurpose and reinterpret the current and historic use as a medal workshop. Sheridan's have been operating from this site since 1913 and are one of WA's oldest family businesses.

The factory at this site currently supplies local sporting clubs, local governments and schools, and provided medals to the ANZACS, see link for more information <http://museum.wa.gov.au/explore/galleries/sheridans-badges>. This reinterpretation and repurposing includes reusing roof trusses as an entry statement, reusing the bricks for paving along the front, adding the hundreds of badge moulds and badge press to the foyer and lobby artwork and reuse the window frames, amongst other elements we will utilise once we start working with an artist for the artwork proposal – This would not be possible with any standard 2 storey grouped dwelling proposal.

See **Plates 11-13** below showing elements to be included in new design.

Plates 11 &-12 Repurposing Badge Moulds, Medal Press, & Roof Trusses



Plate 13 Roof Trusses to be used at Entry



2.4 Issue 4 - Car Parking, Access and Traffic – Insufficient and will cause congestion

Due to concerns regarding traffic, car parking and access, a Traffic Engineering Review has been undertaken by Move Consultants. It also factors in the 5 grouped dwellings to be built on the land in the west that will also utilise Sheridan Lane for access. This full review is attached to this report at **Appendix A**. A summary is provided below:

- *“The additional development is forecast to generate a maximum of an additional 65 vehicle trips per day, with 5 and 6 of these occurring in the weekday a.m. and p.m. peak hours, respectively, with an additional 22 vpd and 1 vph during the weekday peak hours generated by future development of grouped dwellings to the west of the subject site.*
- *Based upon a review of the anticipated impacts of the estimated site-generated traffic, inclusive of development of both the grouped dwelling site and Lot Y271, on the boundary road network, it can be concluded that the vehicular traffic associated with the proposal can be accommodated within the existing practical road capacities of the boundary local road network with some local road improvements required at the end of Sheridan Lane as per subdivision conditions.*
- *The proposed extension of Sheridan Lane into Lot 271 will not materially impact traffic operations in the area, namely on either Janet Street or Hammond Street with safe and effective operations expected during peak travel demand periods.*
- *The proposed car parking supply is compliant with TPS and R-Code requirements and the layout of on-site car parking area and service/delivery arrangements are consistent with Australian Standards and accepted traffic engineering guidelines.”*
- *In conclusion, based upon the results of the traffic assessment review, there are not anticipated to be any safety or operational concerns associated with the proposal and is therefore supported from a traffic perspective.” (Move Consultants 2018).*

In addition to the above, it should be noted that all commercial traffic will be removed as the non-confirming use ceases operation. This results in a reduction in staff movements and car parking, truck deliveries as well as couriers. Removal of commercial vehicle parking and traffic is a significant improvement to the amenity of the locality.

2.5 Issue 5 - Negative impact on resale value of properties/Decrease in property values

This is not a valid planning consideration and is not based on any evidence. We would contend that providing 2 bedroom apartments in an area dominated by large single houses, old workers cottages or smaller 60's style flats will mean a greater diversity of product in the area to the overall benefit of all property values.

2.6 Issue 6 - Loss of privacy

There is no intent to not comply with deemed to comply provisions and any approval issued is expected to include conditions for compliance with privacy standards. To this end we note that a 400mm screen can be added to all roof terraces and selected horizontal screens or obscure glazing could be added to upper level windows to ensure no overlooking into or from adjoining properties.

2.7 Issue 7 – Loss of light

The development fully complies with the overshadowing deemed to comply requirements and there is no evidence provided where loss of light may occur.

If there is concern regarding The Mews pool area we note that we are due north of this development and therefore no summer sun shade will fall from our development and we will be removing 32m long 2 storey saw tooth factory wall that is currently less than 1m setback from that boundary surrounding the pool and outdoor living area.

2.8 Issue 8 - Noise impact from Terrace/ Nighttime disturbance/Noise.

This is speculative and all development required to comply with [Environmental Protection \(Noise\) Regulations 1997](#).

2.9 Issue 9 - Height, bulk and setback variations will significantly impact the adjoining properties on Janet St

Since advertising we have increased setbacks to the Janet Street properties so there is a continuous line of landscaping along this boundary (to reduce impact and provide screening). I also note we are replacing a one and half storey high factory wall less than 1m setback for approximately 30m along our north boundary, facing the rear of Nos 7-13 Janet Street. This wall will be replaced with a single storey wall with a 1.5m – 2.98m setback for 18.43m length that finishes at the approximate eastern extent of the existing factory wall to be removed. All other walls are well in excess of the 4m setback requirement (4.5-6m setback to the rear of Janet Street properties).

Please also refer to comments above regarding both height and bulk.

In summary we contend there will be no negative impact, as we are removing a factory wall and replacing it with a smaller and further setback residential building wall.

2.10 Issue 10 - Pedestrian and cyclist safety along the laneway

As part of subdivision conditions we will be upgrading Sheridan Lane from Janet Street and ensuring improvements to pedestrian and cyclist safety, this includes works on site to the communal open space provided at the entry which will open up the lane and provide passive surveillance and site lines over and above engineering standards. I also refer to the Move Consultants report and conclusions already detailed above.

2.11 Issue 11 - Plot Ratio – no discretion should be used to approve

The removal of the non-confirming use provides the Development Assessment Panel with discretion, under both current TPS1 and Draft TPS2 to approve the development.

To this end we provide at **Appendix B** a more accurate plot ratio calculation, in line with Council Officers position that the stairs to the roof terrace must be included, and a more rigorous assessment of the outside walls in line with our inset windows to address design for climate responses and requests of the Design Advisory Committee.

We have also more appropriately added the area from Lot 7 that has been amalgamated into lot Y271. A portion of this land is to be used to obtain gazetted road access, with a 69m² portion to make up the front entry statement and repurposes of the roof trusses, turning area (secured through public access easements) and front accessway to the lots, please refer to **Appendix B – Calculation of Plot Ratio**. This equals a total area of 1,384m², with a plot ratio area equalling 1,442m², meaning plot ratio of 1.04.

We contend that consistency with the WAPC decision (and in line with the City of Vincent's recommendation to approve) the survey strata subdivision for the removal of the same non-confirming land use at No. 14 (Lot 7) Florence St (under the same statutory framework) could allow a density bonus up to 25% or 1.25. This means the request to vary it by 4% is at best considered minor and will have no material impact on the bulk and scale of the proposal and as per Clause 20 (3) of TPS1 the use of discretion does not trigger a design principles assessment.

2.12 Issue 12 - Impact on views

There has been no evidence to back up this claim, but it should be noted that the development is not higher than the walk up flats in the south and south east and therefore we contend that there is no impact on views to the City but removal of views of the three storey walk up flats only.

2.13 Issue 13 - Impact of Boundary walls

As detailed in Issue 9 above, the plans have been amended since advertising and now include a wall to one side boundary only, being to the south boundary adjoining The Mews three storey walk up flats zoned “Residential R80” with a 3-4 storey height limit.

In discontinuing the non-conforming use we are removing a significant factory building, which includes removing a 2 storey boundary wall, approximately 32m in width, along the southern boundary adjacent to “The Mews” – See **Plates 14 & 15** below. This wall is to be replaced with two portions of two storey and one length of single storey wall as follows:

1. 6m high and 6m long wall in the west adjacent to the pool at “The Mews”;
2. 6-6.2m high wall, 7m in length to the east adjoining the open area at the end of the driveway with no outdoor living areas being impacted; and
3. 2.4m high and 28m long storeroom walls in the central to eastern portion of wall, with no impact on outdoor living areas.

The walls comply with the R Codes Clause 6.1.4 (C4.2), which apply in this instance (it is not covered by the Built Form Policy), where under “*any additional measures of the R-Codes*” include Table 4 where 2 storey boundary walls (6m average, 7m maximum) are deemed to comply.

Plates 14 & 15 - Large 2 storey wall less than 1m from boundary to be removed (includes inside view)



2.14 Issue 14 - Insufficient Landscaping and Open Space

The development has been amended since advertising to ensure both Open Space and Landscaping are deemed to comply, and additionally we are providing outdoor living areas far in excess of R Code or Design WA compliance to improve the future amenity of residents.

2.15 Issue 15 – Lack of Storage

Stores are deemed to comply with 4-5m² stores provided for each dwelling.

2.16 Issue 16 - Impact on amenity of Surround locality

The proposal provides for a significant improvement to the amenity of the locality by removing a ‘Light Industry’ non-conforming use (that includes commercial traffic, acid dipping, medal pressing and use of enamels) and replacing it with a well-designed residential development that is much more in keeping with the intended zone of the land and the expected future use.

2.17 Issue 17 - Not consistent with Cleaver Precinct Streetscape

The Cleaver Precinct is made up of many streetscape elements, from 8 storey flats at 66 Cleaver, to heritage properties like Eddington House at 14 Florence and the two storey walk up flats at 17 Florence. Importantly the design creates a new streetscape to a land locked lot and detail provided above illustrates that we have fully responded to the streetscapes along Florence, Charles and Janet Streets, as well as Sheridan Lane.

2.18 Issue 18 – Overshadowing

The proposal is deemed to comply with clause 6.4.2 of the R Codes and 5.23 of the Built Form Policy.

2.19 Issue 19 - Bulk impact on Sheridan lane

As stated we are removing a factory unit and upgrading Sheridan Lane to facilitate gazetted road access to a land locked land parcel. Sheridan Lane currently consists of full height fences or small side setbacks to properties fronting Janet Street or Hammond Lane. The development proposal will open up Sheridan Lane with a communal open space area, definable and attractive entry that repurposes the heritage elements of the current 'light Industry' land use and is setback further than the current setback along the land.

We therefore contend the development proposal has no undue impact on bulk and is a significant improvement to the current development.

2.20 Issue 20 - Impact on peaceful enjoyment

The proposal affects the discontinuance of a "light industry" land use that includes metal stamping, acid dipping, electroplating, soldering and deliveries and like activities associated with the non-conforming use, all currently occurring in a residential area.

It is argued that the proposed development will therefore be less detrimental to the area and also accord with the ultimate intended residential use, and therefore have no undue impact on the peaceful enjoyment of this inner city residential location.

2.21 Issue 21 - Loss of Amenity to "The Mews"

"The Mews" development is three storeys in an elevated position and it would be incongruous to suggest minor setback variations and our third level has a negative impact on amenity. This is especially accurate when factoring in the removal of the non-conforming use and the two storey 32m long boundary wall along the boundary with "The Mews", providing improved amenity.

2.22 Issue 22 - Negative impact on character of area/ Not in keeping with the building In the area

We have worked really hard with the Design Review Panel to ensure the building does not have an undue impact on the character of the area, a character that is hard to define. In working with the DAC we have significantly improved the provision of landscaping and deep soil zones and repurposed and reinterpreted a 100 year old land use (as well as other significant changes).

Through inclusion of these heritage elements we are ensuring an understanding of the historical context of the site lives on, a use that defined the character of the area since 1913 before most houses were built. We are facilitating the removal of a non-conforming use for the overall improvement to amenity and character of the locality.

We agree that we are not in keeping with building in the area, but we are meeting objectives for more diversity in housing stock, especially within 1.7km of the City Centre. As stated above we are providing 2 bedroom apartments in an area dominated by large single houses, old workers cottages or smaller 60's style flats, to the overall benefit of the City of Vincent and the growth of Perth as we accommodate Perth and Peel to 3.5 million people.

2.23 Submission in Support

Through advertising and our own engagement with locals (noting we did a letter drop to all Janet Street residents before formal advertising) we note we have numerous adjoining residents that support our proposal. This includes the owners at No. 13 Janet Street, 12 Florence St and 18 Florence Street.

Appendix A - Traffic Review



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Megara Developments
Lvl 1, 662 Newcastle Street
LEEDERVILLE WA 6007

MC_14 Florence Street_TER-260218.docx

26th February 2018

Via Email: info@megara.net.au

Dear Sir:

14 FLORENCE STREET, WEST PERTH- TRAFFIC ENGINEERING REVIEW

Move Consultants has prepared the following brief Traffic Engineering Review of the proposed residential development to be located on Lot Y271 (rear of 14 Florence Street), Florence Street, West Perth in the City of Vincent. The following review outlines the results of the assessment.

1. INTRODUCTION AND DEVELOPMENT PROPOSAL

Proposed development on the subject lands consists of the following elements:

- 15 – 2 bedroom/2-bathroom apartments.

A separate application will consider development of 5 grouped dwellings on the lands to west of Sheridan Lane, immediately at the rear of the existing building fronting the east side of Florence Street; however, the anticipated traffic generation associated with this future proposal has been accounted for in this assessment.



An on-site car parking supply proposed to serve the development consists of 27 ground floor bays to be located at the eastern side of Lot Y271 with access to be provided via a central east-west internal access aisle to a crossover to be located on the east side of the proposed extension of Sheridan Lane south as part of the subdivision application. This extension will connect to the existing north-south Sheridan Lane which then provides direct access to the north via Hammond Street and to the east via Janet Street.

The purpose of this brief review was to assess the movement network impacts associated with the proposed development on the site, including the operation of the proposed site crossover to/from the future extension of Sheridan Lane and the traffic impacts on the external boundary road network associated with the proposed development. The proposed site plan is attached.

2. TRANSPORT NETWORK CONTEXT

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 Y271 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.

All roads in the vicinity of the site, with the exception of Charles Street, (being a Primary Distributor) are owned, operated and maintained by the City of Vincent.

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 |

3. TRAFFIC ASSESSMENT

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, 8th Edition*. The maximum traffic generation therefore predicted for the site on a 'worst case' scenario basis, not considering the traffic generation on the existing site, is therefore in the order of 65 vpd (33 inbound/32 outbound)



on a daily basis and 5 vehicle trips during the a.m. peak hour (1 inbound/4 outbound) and 6 vehicle trips during the p.m. peak hour (4 inbound/2 outbound). The additional traffic estimated to be generated by future development to the immediate west of the proposed extension of Sheridan Lane at the rear of the existing dwelling fronting to Florence Street is in the order of 22 vpd and 1 vph during the a.m. and p.m. peak hours, respectively. 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 Fremantle Railway Line and Charles Street, respectively.

Trip Distribution and Assignment

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 existing and future site generated traffic is as follows:

- To and from the north via Hammond Street – 60%
- To and from the north and east via Janet Street – 40%

Review of Traffic Impacts on Boundary Road Network

Austroads' *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 (Austroads, 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 plus the future development of grouped dwellings to the west of the proposed extension of Sheridan Lane are expected to contribute a maximum additional net 7 and 8 vehicle trips during the roadway peak hour, 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 87 vpd (65 vpd associated with the proposal) 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 Y271 allows for sufficient gaps and safe sightlines for outbound traffic which would consist of less than 10 vph during the peak travel periods.



It can therefore be concluded that the proposal's site-generated traffic plus that of the future group dwelling development 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 2012-2016 indicates that there has been only one crash at the intersection of Hammond Street/Sheridan Lane 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.

4. REVIEW OF PROPOSED ON-SITE CIRCULATION, CAR PARKING AND SERVICE/DELIVERY ARRANGEMENTS

An assessment of sight distance requirements at the crossover to Sheridan Lane 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). A 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 the proposed Sheridan Lane extension provides sufficient manoeuvring space to enter and exit simultaneously without vehicular conflict within the laneway accounting for future development of grouped dwellings to the west of Lot Y271. The low volume and low speed environment does 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 ground floor on-site car parking area in forward gear. The proposed garage location allows 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 private collection, as Council vehicles are too large to enter this part of the lane.

5. PUBLIC TRANSPORT, PEDESTRIANS AND CYCLISTS

The proposal is served by an excellent pedestrian and cycling infrastructure network as well as frequent 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.

Public transport services within a 5-minute walking distance including line haul services on Charles Street with 10- to 15-minute frequencies throughout a typical weekday with both the Leederville and City West railway stations located within a 10-minute walk to the west and south-east, respectively.

This excellent public transport and cycling/pedestrian infrastructure couple with the proximity to the CBD and connections to other major employment destinations such as East Perth and Subiaco will result in a typical non-motorised mode split of between 20% and 30% on average.

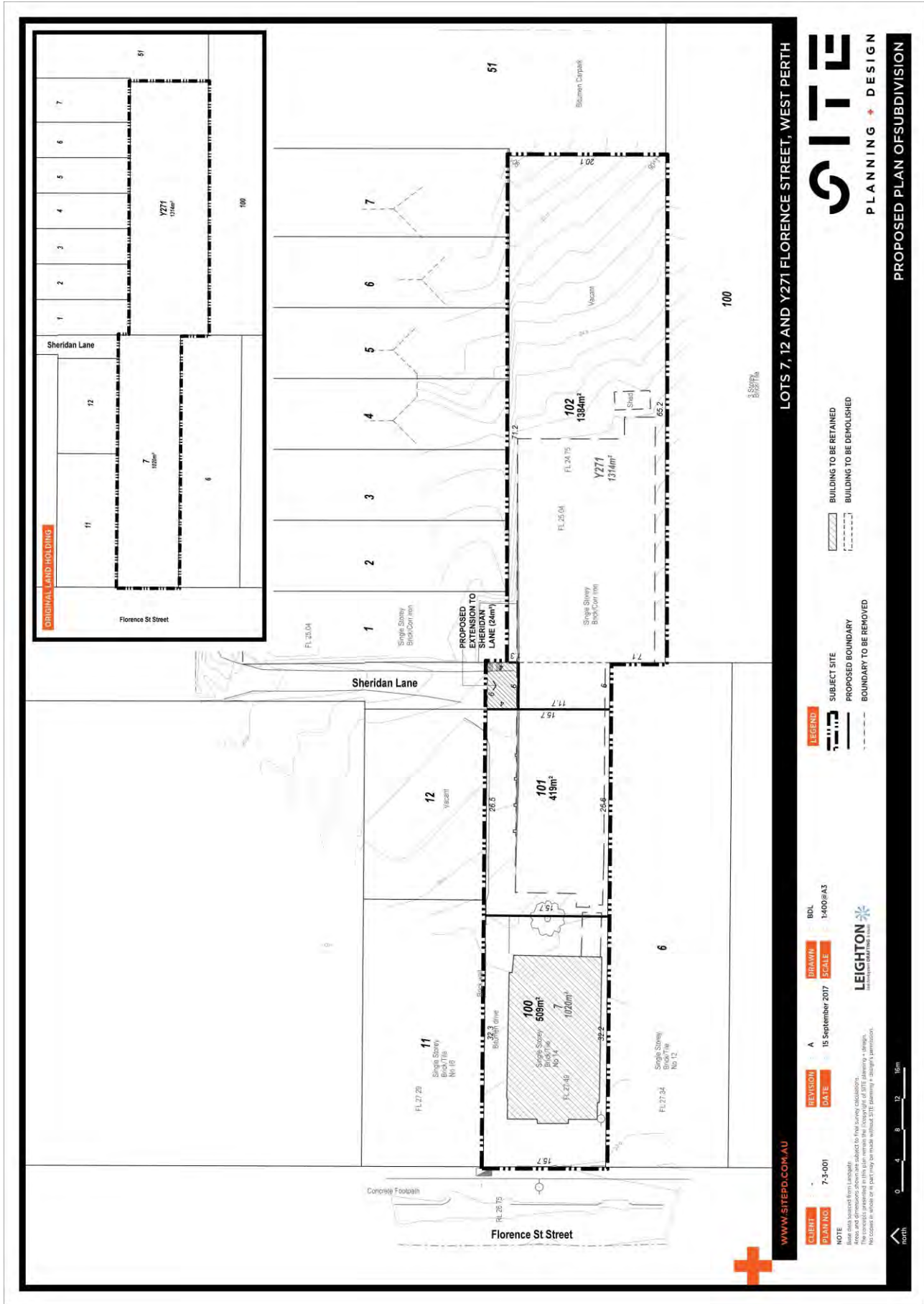
6. CONCLUSIONS AND RECOMMENDATIONS

- The additional development is forecast to generate a maximum of an additional 65 vehicle trips per day, with 5 and 6 of these occurring in the weekday a.m. and p.m. peak hours, respectively, with an additional 22 vpd and 1 vph during the weekday peak hours generated by future development of grouped dwellings to the west of the subject site.
- Based upon a review of the anticipated impacts of the estimated site-generated traffic, inclusive of development of both the grouped dwelling site and Lot Y271, on the boundary road network, it can be concluded that the vehicular traffic associated with the proposal can be accommodated within the existing practical road capacities of the boundary local road network with some local road improvements required at the end of Sheridan Lane as per subdivision conditions.
- The proposed extension of Sheridan Lane into Lot Y271 will not materially impact traffic operations in the area, namely on either Janet Street or Hammond Street with safe and effective operations expected during peak travel demand periods.
- The proposed car parking supply is compliant with TPS and R-Code requirements and the layout of on-site car parking area and service/delivery arrangements are consistent with Australian Standards and accepted traffic engineering guidelines.
- In conclusion, based upon the results of the traffic assessment review, there are not anticipated to be any safety or operational concerns associated with the proposal and is therefore supported from a traffic perspective.

Yours sincerely,



Heidi Herget, B. ASc. (Civil), MPIA (Assoc.), MCILT, MAITPM, MUDIA
Principal Transport Consultant



WWW.SITEPD.COM.AU

SITE

PLANNING + DESIGN

PROPOSED PLAN OF SUBDIVISION

CLIENT: 7-3-001

REVISION: A

DATE: 15 September 2017

DRAWN: BDL

SCALE: 1:400 @ A3

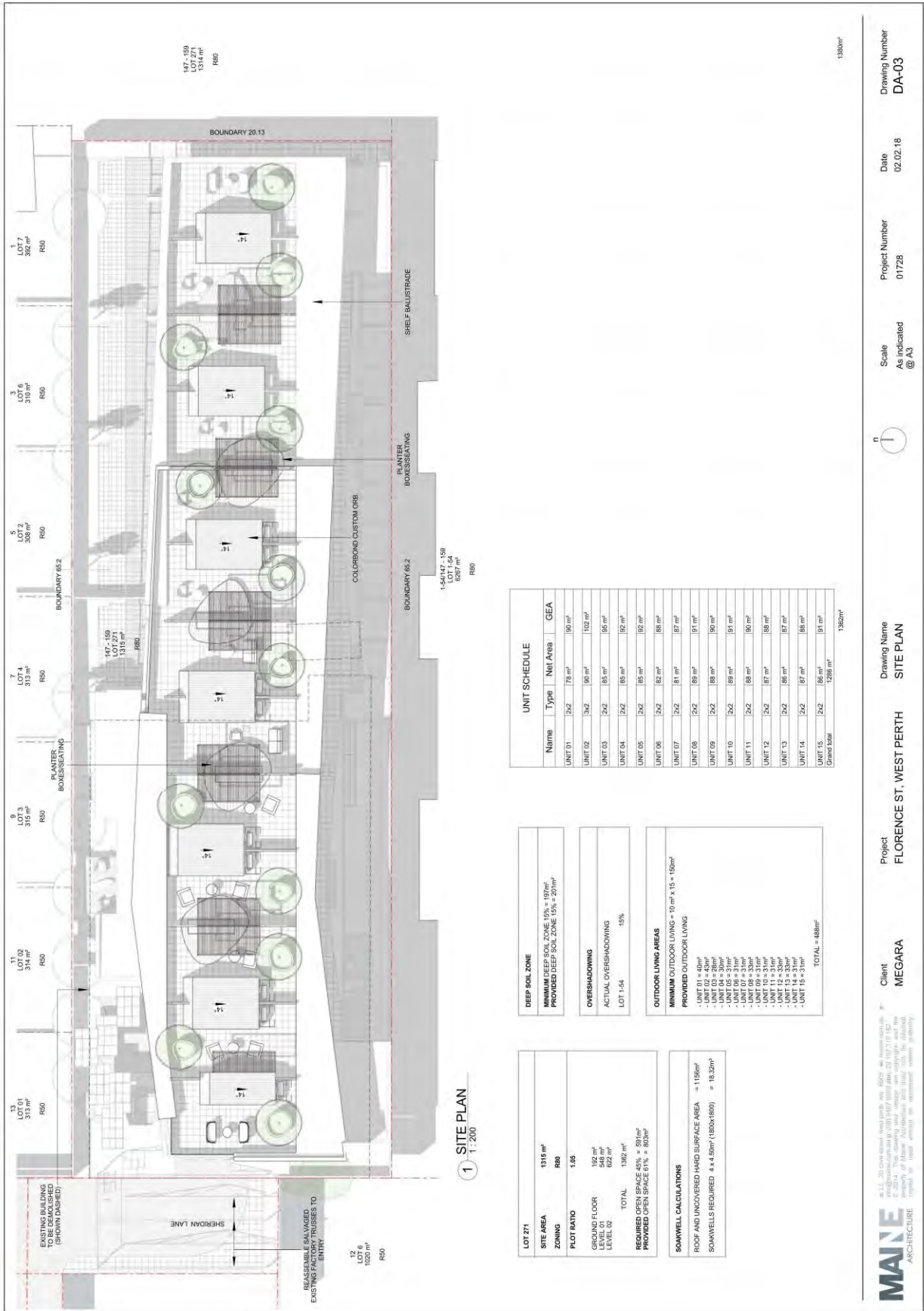
NOTE: All areas shown are subject to final survey calculations. Areas and dimensions shown are subject to final survey calculations. This document is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract.

LEGEND:

- BUILDING TO BE RETAINED
- BUILDING TO BE DEMOLISHED
- SUBJECT SITE
- PROPOSED BOUNDARY
- BOUNDARY TO BE REMOVED

LEIGHTON

www.leighton.com.au



| Name | Type | Net Area | GEA |
|-------------|------|---------------------|--------------------|
| UNIT 01 | 2x2 | 78 m ² | 100 m ² |
| UNIT 02 | 3x2 | 90 m ² | 102 m ² |
| UNIT 03 | 2x2 | 88 m ² | 95 m ² |
| UNIT 04 | 2x2 | 85 m ² | 92 m ² |
| UNIT 05 | 2x2 | 85 m ² | 92 m ² |
| UNIT 06 | 2x2 | 82 m ² | 85 m ² |
| UNIT 07 | 2x2 | 81 m ² | 87 m ² |
| UNIT 08 | 2x2 | 88 m ² | 91 m ² |
| UNIT 09 | 2x2 | 88 m ² | 90 m ² |
| UNIT 10 | 2x2 | 88 m ² | 91 m ² |
| UNIT 11 | 2x2 | 88 m ² | 90 m ² |
| UNIT 12 | 2x2 | 87 m ² | 85 m ² |
| UNIT 13 | 2x2 | 86 m ² | 87 m ² |
| UNIT 14 | 2x2 | 87 m ² | 85 m ² |
| UNIT 15 | 2x2 | 86 m ² | 91 m ² |
| Grand Total | | 1288 m ² | 1382m ² |

| |
|---|
| DEEP SOIL ZONE MINIMUM DEEP SOIL ZONE 15% = 197m ² PROVIDED DEEP SOIL ZONE 15% = 207m ² |
| OVERSHADOWING ACTUAL OVERSHADOWING LOT 1-54 15% |
| OUTDOOR LIVING AREAS MINIMUM OUTDOOR LIVING = 10 m ² x 6 = 150m ² PROVIDED OUTDOOR LIVING - UNIT 01 = 40m ² - UNIT 02 = 48m ² - UNIT 03 = 30m ² - UNIT 04 = 31m ² - UNIT 05 = 31m ² - UNIT 06 = 31m ² - UNIT 07 = 31m ² - UNIT 08 = 31m ² - UNIT 09 = 31m ² - UNIT 10 = 33m ² - UNIT 11 = 33m ² - UNIT 12 = 33m ² - UNIT 13 = 31m ² - UNIT 14 = 31m ² - UNIT 15 = 31m ² TOTAL = 488m ² |

| | | |
|---|--|--|
| LOT 271 SITE AREA 1315 m ² ZONING R50 | PILOT RATIO 1:05 GROUND FLOOR 110 m ² LEVEL 01 548 m ² LEVEL 02 622 m ² TOTAL 1380 m ² REQUIRED OPEN SPACE 45% = 591 m ² PROVIDED OPEN SPACE 61% = 803m ² | SOAKWELL CALCULATIONS ROOF AND UNCOVERED HARD SURFACE AREA = 1156m ² SOAKWELLS REQUIRED 4 x 4.50m ² (1800x1800) = 18.52m ² |
|---|--|--|

Client MEGARA
Project FLORENCE ST, WEST PERTH
Drawing Name SITE PLAN
Drawing Number DA-03
Date 02.02.18
Project Number 01728
Scale As Indicated @ A3
1380m²



Client: MEGARA
 Project: FLORENCE ST, WEST PERTH
 Drawing Name: GROUND FLOOR PLAN
 Scale: 1:200 @ A3
 Project Number: 01728
 Date: 02.02.18
 Drawing Number: DA-04



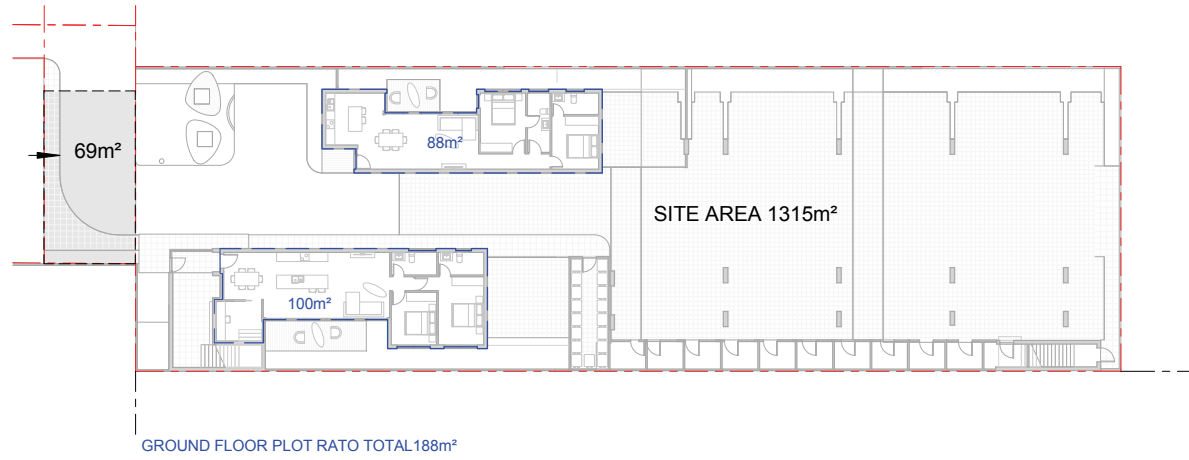
Appendix B - Plot Ratio Calculations

SITE AREA + AREA TO BE AMALGAMATED INTO LOT Y271 1384m²

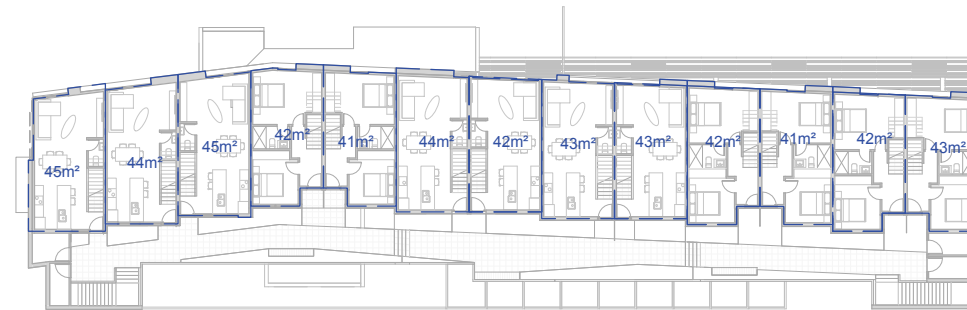
PLOT RATIO 1.04

| | |
|-----------------------------------|---------------------|
| GROUND FLOOR | 188 m ² |
| LEVEL 01 | 557 m ² |
| LEVEL 02 (INCLUDING STAIRWELL) | 697 m ² |
| TOTAL | 1442 m ² |

AREA TO BE
AMALGAMATED
INTO LOT Y271



1 GROUND FLOOR PLOT RATIO B
1 : 500



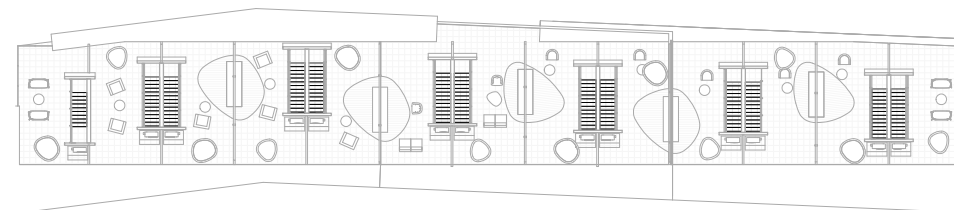
2 LEVEL 1 PLOT RATIO B
1 : 500

LEVEL 01 PLOT RATIO TOTAL 557m²



3 LEVEL 2 PLOT RATIO B
1 : 500

LEVEL 02 PLOT RATIO TOTAL 697m²



4 ROOF TERRACE PLOT RATIO B
1 : 500

