

9.4 NO. 308 (LOT: 700; S/P: 84556) OXFORD STREET, LEEDERVILLE - PROPOSED FOUR GROUPED DWELLINGS

Ward: North

- Attachments:**
1. Consultation and Location Map
 2. Final Development Plans
 3. Lodged and Advertised Development Plans
 4. Summary of Submissions - Administration's Response
 5. Summary of Submissions - Applicant's Response
 6. Environmentally Sustainable Design Report
 7. Urban Design Study
 8. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for Four Grouped Dwellings at No. 308 (Lot: 700; S/P: 84556) Oxford Street, Leederville, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for Four Grouped Dwellings as shown on the approved plans dated 24 November 2021. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

3. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

4. Visual Privacy

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed to comply provisions, to the satisfaction of the City;

5. Colours and Materials

5.1 Prior to first occupation or use of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, and thereafter maintained, to the satisfaction of the City; and

5.2 The metre boxes are to be painted the same colour as the wall it is attached to so as to not be visually obtrusive, to the satisfaction of the City;

6. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 24 November 2021, with the addition of the following:

- One additional Cottonwood Tree shall be planted within the front setback area of Unit 1.

The landscaping works shall be undertaken prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

7. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

8. Sight Lines

No walls, letterboxes or fences above 0.75 metres in height to be constructed within 1.5 metre of where:

- Walls, letterboxes or fences adjoin vehicle access points to the site; or
- A driveway meets a public street; or
- Two streets intersect;

Unless otherwise approved by the City of Vincent;

9. Car Parking and Access

9.1 The layout and dimensions of all driveway(s) and parking area(s) shall be in accordance with AS2890.1;

9.2 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City; and

9.3 No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within the access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided;

10. Waste Collection

The Oxford Street verge abutting the subject site shall be modified to accommodate the bin collection point for the development to the City's verge specifications. All costs associated with the works shall be borne by the applicant. Works shall be completed to the City's satisfaction prior to occupancy of the development; and

11. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to the issue of a building permit. This plan is to detail how construction (including demolition and/or forward works) will be managed to minimise disruption in the area and shall include:

- Storage of materials and equipment on site;
- Parking arrangements for contractors and sub-contractors;
- Notification to affected landowners;
- Construction times; and
- Impact on traffic movement.

The approved management plan shall be complied with for the duration of the construction of the development.

PURPOSE OF REPORT:

To consider an application for development approval for four grouped dwellings at No. 308 Oxford Street, Leederville (the subject site).

PROPOSAL:

Four grouped dwellings are proposed that would be two storeys in height. Each dwelling is proposed to have a double garage accessed from a common property driveway. Vehicle access to the subject site would be provided from Oxford Street.

The development plans the subject of the application are included as **Attachment 2**.

BACKGROUND:

Landowner:	Cape Q Nominees Pty Ltd
Applicant:	Urbanista Town Planning
Date of Application:	27 May 2021
Zoning:	MRS: Urban LPS2: Mixed Use R Code: R100
Built Form Area:	Activity Corridor
Existing Land Use:	Vacant Site
Proposed Use Class:	Grouped Dwellings
Lot Area:	607m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

Site Context and Zoning

The subject site is bound by Oxford Street to the west, residential developments to the east and south, and a vacant site to the north. A location plan is included as **Attachment 1**.

The subject site is zoned Mixed Use R100 under the City's Local Planning Scheme No.2 (LPS2) and is currently vacant. The subject site is located within the Activity Corridor built form area under Policy No. 7.1.1 – Built Form (Built Form Policy), with a permitted building height of four storeys.

The surrounding development context consists of the following:

- To the south, there is a single storey single house at No. 306 Oxford Street. The site is zoned Mixed Use R100 under LPS2 and located within the Activity Corridor built form area, with a permitted building height of four storeys under the Built Form Policy;
- To the north, the proposed development abuts a vacant lot at No. 310 The lot is zoned Mixed Use R100 under LPS2 and located within the Activity Corridor built form area, with a permitted building height of four storeys; and
- To the west, the proposed development abuts a single house at No. 15 Rae Street and three grouped dwellings at Nos 11, 11A and 13 Rae Street. These dwellings are zoned Residential R30 and located within the Residential built form area. The dwellings are all single storey and permitted a building height of two storeys under the Built Form Policy.

Previous Development Approvals

On 4 April 2019 a five storey mixed use development was approved across Nos. 308-310 Oxford Street, being the subject site and the vacant site immediately to the north. The development consisted of 22 multiple dwellings, two offices and 43 parking bays.

This approval lapses on 4 April 2022 if it is not substantially commenced by this date. A further two years is added to this date in accordance with Clause 78H Notice of Exemption from Planning Requirements during State of Emergency signed by the Minister for Planning. The applicant has advised that they are not intending on enacting this approval.

Subdivision Approval

The WAPC approved a survey strata subdivision application for No. 308 Oxford Street on 22 March 2021. This subdivision would result in the creation of four survey strata lots and a common property driveway area.

The provision of a visitor car parking bay was not a deemed-to-comply standard under the R Codes at the time of this subdivision approval. The common property area of the approved survey strata subdivision did not include any area to accommodate a visitor bay in line with the R Codes deemed-to-comply standards at that time.

Titles for the survey strata lots at No. 308 Oxford Street were issued on 20 September 2021 and these survey strata lots and common property area now exist.

Subdivision and Development Approvals at No. 310 Oxford Street

The vacant site to the north at No. 310 Oxford Street is in the same ownership as the subject site. It is intended for the lot typologies and grouped dwellings to be accommodated at Nos. 308 and 310 Oxford Street to complement each other and appear as a coordinated development by the applicant.

The WAPC approved a survey strata subdivision application for No. 310 Oxford Street on 18 March 2021. Similar to No. 308 Oxford Street, the survey strata subdivision approved at No. 310 Oxford Street would result in the creation of four survey strata lots and a common property driveway area. Titles for the survey strata lots at No. 310 Oxford Street have not yet been issued.

Development approval for four two-storey grouped dwellings was issued by the City under delegated authority on 30 June 2021. The dwellings approved contain two bedrooms with double garages accessed via a communal driveway from Oxford Street. No visitor bay was provided for in the common area which was as per the subdivision approval and consistent with the deemed-to-comply standard of the R Codes at that time.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's R Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas		✓
Landscaping (R Codes)	✓	
Privacy		✓
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

The Built Form Policy and R Codes have two pathways for assessing and determining a development application. These are through design principles and local housing objectives, or through deemed-to-comply standards.

Design principles and local housing objectives are qualitative measures which describe the outcome that is sought rather than the way that it can be achieved. The deemed-to-comply standards are one way of satisfactorily meeting the design principles or local housing objectives and are often quantitative measures.

If an element of an application does not meet the applicable deemed-to-comply standard/s then Council's discretion is required to decide whether this element meets the design principles and local housing objectives.

If an element of an application does meet the applicable the deemed-to-comply standard/s then it is satisfactory and not subject to Council's discretion for the purposes of assessment against the Built Form Policy and R Codes.

The elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are as follows:

Lot Boundary Setbacks/Boundary Walls	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3	
<u>Eastern Boundary Lot Setback</u>	<u>Eastern Boundary Lot Setback</u>
Unit 4 Upper Floor Ensuite – Master: 1.5 metres	Unit 4 Upper Floor Ensuite – Master: 1.2 metres
<u>Lot Boundary Walls</u>	<u>Lot Boundary Walls</u>
Boundary walls to north permitted to length of 29.5 metres	Northern lot boundary wall length of 43.2 metres
Boundary walls to east permitted to length of 9.1 metres	Eastern lot boundary wall length of 9.4 metres
3.5 metre maximum height permitted	Northern lot boundary wall 6.5 metre maximum height
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1	
16 square metres required with a minimum dimension of 4 metres, and maximum of 10.6 square metres permanent roof cover	Unit 1: 20.8 square metres covered area Unit 2: 12.9 square metres covered area Unit 3: 12.9 square metres covered area Unit 4: 11.0 square metres covered area
Parking	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.3	
One visitor bay required	Nil visitor bays proposed
Visual Privacy	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.4.1	
6 metre cone of vision setback from raised active habitable spaces to properties coded higher than R50	<u>South</u> Unit 2 Balcony: 5.1 metres Unit 3 Balcony: 5.1 metres Unit 4 Balcony: 2.9 metres
4.5 metre cone of vision setback from bedrooms and studies to properties coded R50 or lower	<u>East</u> Unit 4 Master Suite: 3.5 metres

The above elements of the proposal do not meet the specified deemed-to-comply standards. These elements have been assessed against the design principles and local housing objectives in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days commencing on 13 August 2021 and concluding on 26 August 2021. Community consultation was undertaken by way of written notification with 147 letters being sent to surrounding landowners and occupiers, as shown in **Attachment 1** and a notice on the City's website in accordance with the City's former Policy No. 4.1.5 – Community Consultation that was applicable at that time. The plans advertised are included as **Attachment 3**.

The City received four submissions during the community consultation period. Two submissions were in objection, one was in support and one neither objected or supported but expressed concern.

Comments provided in support of the proposal are as follows:

- Great proposal for infill to add to diversity of housing; and
- Visitor parking should not be required to be provided on-site. On-street parking availability along Oxford Street are not time restricted and there are no parking problems in the area.

Comments raised in concern and objection are as follows:

- No visitor parking provided;
- Floor area is prioritised over green space and canopy coverage;
- Streetscape and pedestrian amenity would be compromised with two adjacent and mirrored developments; and
- Balconies have sight into neighbouring properties.

A summary of submissions received along with Administration's responses are provided in **Attachment 4**. The applicant's response to the summary of submissions is provided as **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: Yes

The development plans, as per **Attachment 3**, were referred to a member of the City's DRP for review. Comments were sought on the development's interface and presentation to Oxford Street and neighbouring residential properties, the built form and scale of the development, and the appropriateness of the development within its setting.

The DRP member provided the following comments and recommendations:

- Scale of development fits in with the scale of the existing surrounding single and two storey developments in the vicinity and abutting grouped dwelling proposal;
- Overlooking from balconies to adjoining properties to the south is a concern. Screening should be implemented;
- Suggest double-glazing or acoustic glazing treatments to Unit 1 and some landscaping buffer given its proximity to Oxford Street;
- Concerns in relation to cross ventilation and access to direct northern winter sunlight resulting from the approved development to the north. High-level windows under skillion roof on the north side are positive but should be operable;
- Explore ways of increasing canopy cover, in particular where larger planter beds allow;
- Design and articulation of the development provides an acceptable outcome; and
- Colour and material palette for the development is consistent with the surrounding low-scale residential context including face brickwork, render/painted surfaces, and corrugated metal cladding.

Following community consultation and comments received from the DRP member, amended plans were submitted to the City. The modifications to the plans included:

- North facing openings being made openable;
- Planting areas increased from 1.6 percent to 2.1 percent;
- Deep soil zones increased from 8.0 percent to 8.3 percent;
- Screening to northern and eastern portions of Unit 4 balcony;
- Rear boundary wall of Unit 4 increased from 7.0 metres to 9.4 metres in length;

- Reduced height of letterboxes within sight lines area; and
- Southern setbacks to the balconies of Unit 2 and Unit 3 increased from 4.9 metres to 5.1 metres.

The amended plans were referred back to the DRP member and it was confirmed the items had been suitably addressed and the plans were supported.

The applicant has made further modifications to the plans following this in liaising with the City's officers:

- Three additional trees proposed to the southern boundary, and canopy coverage to lot boundaries increased from 43 percent to 49.2 percent;
- 3.3 square metres of additional deep soil area provided to Unit 1;
- Finish of eastern lot boundary wall of Unit 4 revised from render to face brick;
- Deep soil zones increased from 8.3 percent to 9.9 percent; and
- Dimensions and area of outdoor living areas of Unit 2 and Unit 3 increased to comply with deemed-to-comply standard of 16 square metres.

The final set of development plans to be determined are included as **Attachment 2**.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Consultation and Stakeholder Engagement Policy (formerly Policy No. 4.1.5 – Community Consultation); and
- Policy No. 7.1.1 – Built Form.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

State Planning Policy 7.3 – Residential Design Codes Volume 1

Amendments to the R Codes Volume 1 were gazetted and took effect on 2 July 2021.

Amendments to the R Codes resulted in a new departure to the deemed-to-comply requirements for the provision of one on-site visitor bay.

The application was lodged with the City on 27 May 2021 prior to gazettal of the amendments to the R Codes Volume 1 on 2 July 2021. These plans have been assessed against and advertised based on the current version of the R Codes inclusive of these amendments, as it applies at the time of determination of the subject application by Council.

Delegation to Determine Applications:

This matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the delegation does not extend to proposals for more than three grouped dwellings that do not meet the deemed-to-comply standards in relation to car parking in the R Codes. The application proposes four grouped dwellings and does not meet the deemed-to-comply visitor car parking standards of the R Codes.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2018-2028:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The City has assessed the application against the environmentally sustainable design provisions of the City's Policy No. 7.1.1 – Built Form. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020 – 2025*.

FINANCIAL/Budget Implications:

There are no finance or budget implications from this report.

COMMENTS:Lot Boundary Setbacks

The application proposes departures to the lot boundary setback deemed-to-comply standards of the R Codes along the eastern boundary on the upper floor of Unit 4. The upper floor would be setback 1.2 metres in lieu of 1.5 metres.

The City's Built Form Policy requires a 6.5 metre deemed-to-comply setback of development to the east where it abuts a site with lower density coding. The deemed-to-comply lot boundary setback standards in the Built Form Policy have not yet been approved by the WAPC and as such, these provisions are given regard only in the assessment of the application.

The proposed lot boundary setbacks satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- The proposed setback abuts the rear of No. 11A Rae Street which is setback 1.5 metres from the boundary. The adjoining property has three obscure openings, highlight windows and a single carport which address the affected area. No major openings or active outdoor living areas on the adjoining property would be affected by the proposed setback;
- The upper floor of Unit 4 is stepped 1.2 metres behind the lot boundary wall below. The articulation of the ground and upper floor walls would assist in mitigating actual and perceived bulk of the walls as viewed from the neighbouring property;
- There are no major openings to the eastern elevation facing neighbouring properties, which would ensure the visual privacy and amenity of the adjoining property is maintained;
- The rear elevation provides contrasting colours and materials with face brick on the ground floor and render finish of the upper floor, which would provide visual articulation of the walls;
- A Tuckeroo tree that has a mature height of 7 metres is proposed to the north western corner of the site in addition to smaller plantings. This would assist with the landscaping screening and buffer of development to the rear; and
- The east-west orientation of the subject site ensures the proposed setback would not result in departures to the solar access deemed-to-comply provisions of the R Codes. The setback provided to the rear of Unit 4 allows sunlight and ventilation between the adjoining properties.

Lot Boundary Walls

The deemed-to-comply provisions of the R Codes permit two boundary walls at a length of 29.5 metres to the northern boundary and 9.1 metres to the eastern boundary, with a maximum height of 3.5 metres.

The application has been assessed against the deemed-to-comply standards of the R Codes and provisions of the City's Built Form Policy. The deemed-to-comply lot boundary wall standards in the Built Form Policy have not yet been approved by the WAPC and as such, these provisions are given regard only in the assessment of the application which would permit lot boundary walls to a three storey height for grouped dwellings in the Activity Corridor built form area. The acceptability of the boundary walls are detailed below:

Northern Boundary

The boundary wall proposed from the master suite of Unit 1 to the walk in robe of Unit 4 would have a maximum height of 6.5 metres and a length of 43.2 metres.

The boundary wall satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- The proposed wall would directly abut a two storey boundary wall of the same length and height approved on the neighbouring northern site at No. 310 Oxford Street. Due to the mirrored nature of the developments, the walls would not be visually obtrusive to neighbouring properties or as viewed from the street;
- Heights of the proposed boundary wall varies due to the natural contours of the site, with a slope of 2.2 metres from front to rear. The boundary walls are stepped from 2.8 metres to 6.5 metres in height. The lot boundary walls proposed provide a screening element from habitable rooms, openings of neighbouring development and would not result in overlooking to the adjoining property;
- Fill proposed along the boundary is minimal and would not exacerbate building bulk and scale. The dwellings maintain a two storey height in lieu of the four storeys permitted;
- The boundary wall of Unit 4 is stepped to a 3 metre wall height as it transitions to the R30 development at the rear. The stepped and lowered nature of the lot boundary wall is respectful of the lower density code and development anticipated for neighbouring development;
- Oxford Street has examples of two storey boundary walls, or double storey blank walls located within one to two metres of the street and lot boundaries between Bourke Street and Scarborough Beach Road which are zoned Residential R100, Commercial and District Centre. Examples include face brick and concrete panel walls at No. 336 and No. 359 Oxford Street. These walls are of a two storey scale, material and finish reflecting a diverse range of developments forms and wall treatments in the Oxford Street context; and
- The City's Built Form Policy allows a nil street setback to the primary street. The proposed 1.1 metre street setback of the Unit 1 dwelling is greater than that permitted and would assist in reducing building bulk impacts from the boundary wall as viewed from the street.

Eastern Boundary

The boundary wall to Unit 4 would have a length of 9.4 metres.

The boundary wall satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- The boundary wall partially abuts the carport and solid walls of No 11a Rae Street and the pool area of No. 15 Rae Street. The boundary wall would not be visible or impactful to habitable rooms or primary outdoor living areas for neighbouring properties;
- The finished floor level of the development would be 0.48 metres below that of the abutting property at No. 11a and No. 15 Rae Street. The 3.0 metre height of the boundary wall above natural ground level would be less than the maximum height of 3.5 metres deemed-to-comply permitted. The wall would appear as a 2.5 metre height as viewed from the adjacent property, which would further mitigate the perception of building bulk;
- A 14.5 square metre landscaping area is proposed adjacent to the boundary wall that accommodates a Tuckeroo tree, which could grow to 7 metres in height unimpeded at maturity. Landscaping along the eastern boundary would provide a landscape setting that would assist in alleviating building bulk associated with the boundary wall as viewed from the neighbouring property at 11a Rae Street;
- The boundary wall is of a face brick finish which is consistent with the materiality of the abutting Rae Street properties, tying in with the local context;
- The proposed boundary wall does not contain any openings and would not result in any overlooking and subsequent loss of privacy to the adjoining property; and

- The proposed development satisfies the R Codes deemed-to-comply requirements relating to solar access for adjoining sites and the proposed boundary wall would not have an adverse impact on the adjoining properties' access to direct sunlight or ventilation.

Outdoor Living Areas

The deemed-to-comply standards for outdoor living areas require the provision of a 16 square metre area with a minimum dimension of 4 metres, and maximum of 10.6 square metres permanent roof cover.

Units 1 – 4 propose outdoor living areas which would exceed the deemed-to-comply maximum permanent roof cover. These outdoor living areas satisfy the minimum area and minimum dimension deemed-to-comply standards.

The proposed outdoor living areas satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- The proposed extent of outdoor living areas being covered would support the usability of the space all year round. These outdoor living areas are directly accessible from and capable of use in conjunction with habitable rooms, including living dining, and bedrooms;
- The area and minimum dimension of the outdoor living areas would also ensure the spaces are functional for the use of the occupants;
- The raised outdoor living areas provide a secure and private open space for the occupants for practical use;
- Landscaping is provided to the outdoor living areas through planter boxes, which contributes to an attractive setting of the spaces and as viewed from the common property area; and
- The balconies would provide an external private open spaces that would be open to sunlight.

Visual Privacy

The application proposes departures to the deemed-to-comply cone of vision setbacks on the southern elevation of the site. The departures relate to the first floor balconies of the dwellings.

Unit 4 Balcony

The balcony to Unit 4 proposes a 2.9 metre cone of vision setback to the northern lot boundary in lieu of the 6 metre deemed-to-comply standard of the R Codes.

The proposal would meet the design principles of the R Codes for the following reasons:

- The affected area of the adjoining property at No. 306 Oxford Street is located to the rear of the lot and comprises two outbuildings, an area of open space and landscaping. The cone of vision would not fall to the primary outdoor living area of the dwelling. Under the R Codes explanatory guidelines that support the design principles assessment protection from overlooking is not required for open space other than outdoor living areas, and protection from overlooking is not necessary for extensive areas of garden which are well separated from the dwelling to which they relate. The rear open space is uncovered and landscaped with small trees, and is located 8 metres from the primary outdoor living area; and
- A 1.65 metre wide portion of fixed privacy screening is proposed to the northern aspect of the balcony. This would ensure no direct line of sight is provided to No. 11A Rae Street located to the east of the balcony.

Unit 4 Master Suite

The master suite to Unit 4 proposes a 3.5 metre cone of vision setback to the eastern lot boundary in lieu of the 4.5 metre deemed-to-comply standard of the R Codes.

The application would meet the design principles of the R Codes for the following reasons:

- The oblique cone of vision from the master suite window would fall to rear of the property at No. 11A Rae Street. The dwelling on this adjoining property is setback 1.5 metres from the common boundary. One opening to the laundry is located beyond the cone of vision area. No major openings are affected by the reduced setback;

- A box window frame is proposed to the master suite opening to restrict the direct cone of vision to No. 11A Rae Street. The direct cone of vision to No. 306 Oxford Street to the south meets the 4.5 metre deemed-to-comply standard; and
- The cone of vision from the balcony would be obscured by the landscaping (Tuckeroo Tree) to the rear boundary. This is an evergreen species which would grow to 7 metres in height at maturity. The landscaping would provide screening which would further mitigate actual and perceived overlooking.

Unit 2 and Unit 3 Balconies

The balconies to Unit 2 and Unit 3 propose a 5.1 metre cone of vision setback to the southern lot boundary in lieu of the 6 metre deemed-to-comply standard of the R Codes.

The application would meet the design principles of the R Codes for the following reasons:

- The cone of vision from the balcony of Unit 2 falls to the side setback area of the neighbouring property at No. 306 Oxford Street, which includes a solid wall, 2.1 metre high outbuilding (Colorbond shed) and a hot water system. The vertical cone of vision does not allow for a continued view line to any major openings of the dwelling. The side setback area is not an active habitable space and would not be capable of passive or active recreation for its occupants;
- The cone of vision from the balconies are partially impeded by the fixed planter boxes which are of a minimum 1.1 metre depth. These planters would also provide for plantings that would further assist in reducing actual and perceived overlooking to the neighbouring property at No. 306 Oxford Street;
- Planting areas for three Cottonwood trees are provided to the southern boundary along the common property access. Capable of growing to 4 metres canopy width and 7 metres in height at maturity, the trees are an evergreen species, and would be in line with the balconies of Unit 2 and Unit 3 to provide a landscaping screening measure to No. 306 Oxford Street. The City's Parks team has confirmed that the soil areas provided would sustain tree growth to maturity in these locations; and
- The open nature of the proposed balconies that are orientated to the south are the major source of sunlight to adjoining habitable rooms. Incorporating additional and extensive screening would be a poor amenity outcome for occupants of Units 2 and 3, as well as built form outcome.

Landscaping

The City's Built Form Policy deemed-to-comply provisions require 12 percent deep soil zones, 3 percent planting areas and 80 percent canopy coverage to lot boundary setbacks. The application proposes 9.9 percent deep soil zones, 2.1 percent planting areas and 49.2 percent canopy to lot boundary setbacks to the southern and eastern setbacks of the site. These deemed-to-comply landscaping standards in the Built Form Policy have not yet been approved by the WAPC and are given regard only in the assessment of the application.

The proposed landscaping satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- The application proposes to plant Dragon, Tuckeroo and Leopard Trees and smaller shrubs to the front rear and side setback of the lot. The proposed tree species are capable of providing between 4 and 7 metres of canopy each at maturity which would grow within the lot boundaries and extend to neighbouring properties, to provide a landscaping buffer for the dwellings and driveway to neighbouring development and Oxford Street. The spacing and location of the trees would ensure each tree is capable of growing to full maturity, which has also been reviewed and support by the City's Parks team;
- Planting areas for three Cottonwood trees are provided to the southern boundary along the common property access. Capable of growing to 4 metres in canopy width and 7 metres in height at maturity, the trees are an evergreen species and would be aligned with the balconies of Unit 2 and Unit 3 to contribute an attractive landscape setting adjacent to the hardstand common driveway while also providing a landscaping screening measure to No. 306 Oxford Street;
- The Tuckeroo and Leopard Tree are evergreen species, which would see the landscaping and canopy coverage across the site is maintained year-round. The deciduous nature of the Dragon Tree means during the winter and autumn months, the trees would allow for increased light filtration for adjacent openings to the dwellings to support access to sunlight and ventilation for the development;
- Planter boxes to the balconies of each dwelling provide additional on-structure landscaping on the building form and greening opportunities across the site. The planters meet the minimum 1 metre dimension and would accommodate additional plantings to the upper floor of the dwellings;

- The application proposes three trees within the primary street setback area. There is opportunity for an one additional tree to also be planted in this area which is recommended as a condition of approval. The proposed landscaping would make a positive contribution to the landscape quality to Oxford Street;
- Landscaping is provided to the front of the dwellings as they face the common property, and to the front and rear setback areas. This would serve to soften the appearance of the proposed dwellings and reduce the overall impact of the building bulk and scale when viewed from Oxford Street and neighbouring properties;
- The 14.4 square metre landscaping area to the rear of the lot provides a landscaped interface to the eastern and southern properties. The landscaping area would also be visible from Oxford Street and on approach from the common property to soften the appearance of hardstand associated with the common driveway area;
- The proposed landscaping would contribute to the reduction of the urban heat island effect, increase urban air quality, provide a greater landscape amenity for the locality and create a sense of open space between the proposed dwelling and neighbouring properties. This includes canopy cover that would extend outside of the lot boundaries; and
- The proposed landscaping to the lot does not inhibit vehicle use of the space, with mature trees located away from vehicle access points to maintain sufficient sight lines and vehicle manoeuvring.

Parking

The amendments to the R Codes gazetted on 2 July 2021 require one visitor parking bay for four grouped dwellings. The R Codes prior to this did not require any visitor bay to be provided for a four grouped dwellings development. The proposed development does not provide a visitor parking bay.

The proposal is consistent with the design principles of the R Codes for the following reasons:

- The WAPC approved the survey strata subdivision application for No. 308 Oxford Street on 22 March 2021, which was prior to the gazettal of the amendments to the R Codes. This subdivision resulted in the creation of four strata lots and a common property driveway for the site. The common property area was the driveway for the dwellings and did not include or provide any opportunities to accommodate communal spaces or visitor bays for future development. There is no statutory requirement for the developer to seek modify their plan of subdivision as a result of the changes to the R Codes. The survey strata lots and common access way have also already been created and titles issued;
- The development proposal and lot configuration are consistent with the approved subdivision plan which did not include any dedicated visitor parking areas;
- Due consideration is to be given to consistency in decision making for the development in the context of the adjoining property at No. 310 Oxford Street and circumstances specific to this application with the timing of subdivision approval and subsequent changes to the R Codes. Development for four grouped dwellings at No. 310 Oxford Street was approved prior to gazettal of the R Codes and was not required to provide a dedicated visitor bay consistent with the deemed-to-comply standards of the R Codes at that time. No visitor parking was provided in this way and the demand for visitor parking satisfied in this location with availability of parking off-site. It would be unreasonable to require the provision of a visitor parking bay for the subject site, given its near identical development type to that approved at No. 310 Oxford Street and the similar absence of a visitor bay in this location as previously approved through the plan of subdivision;
- There are 23 on-street parking bays located along Oxford Street within a 175 metre distance of the site between Tennyson Street and Marian Street and are not time limited parking bays. These bays form part of the broader 118 on-street car parking bays available along Oxford Street between Scarborough Beach Road and Bourke Street, which vary from 15 minute parking only to no time limited parking bays. A review of the City's parking data undertaken in November and December 2018 indicates that the maximum occupancy of the on-street bays occurred on Wednesdays at 78 percent maximum occupancy to Oxford Street. Occupancy of the bays on Friday and Saturday was 65 percent and 58 percent respectively. The average usage of these on-street parking bays during the survey indicates that there is capacity in on-street parking available in close proximity to the subject site;
- Oxford Street is a District Distributor road and a greater level of traffic and parking is to be reasonably expected. Given the parking availability along Oxford Street to accommodate visitors to the site, visitor parking would not be relied upon that is located in neighbouring residential streets and local roads. This means that associated impacts of traffic and car parking demand would not result for nearby lower density residential dwellings such as those to the rear along Rae Street that do not have a street interface with Oxford Street; and

- The occupants of the dwellings would be permitted two residential parking permits per grouped dwelling which could be reasonably used for any visitors. As it is demonstrated adequate vehicle parking for visitors could be accommodated on-street within the immediate area, Administration has recommended an advice note confirming that the City would not issue of parking permits for the development.

Environmentally Sustainable Design

Clause 1.8 of the Built Form Policy provides local housing objectives for environmentally sustainable design. The Built Form Policy does not include deemed-to-comply standards relating to environmental sustainable design.

The applicant has submitted an energy efficiency report to satisfy local housing objective 1.8.6 of the Built Form Policy. A copy of the report and environmentally sustainable design template are included as **Attachment 6**. This identifies the following built form and site planning measures in the sustainable design of the proposed dwellings:

- Limited stepping to the internal floor plan to ensure the dwellings are and remain universally accessible and can be easily modified to accommodate changing family size and circumstances. This would ensure the dwellings can evolve over time and remain in place for the future, rather than demolished should living arrangements and needs shift;
- The siting and floor plan layout of the proposed dwelling is established in line with the north-south orientation of the subject site;
- 80 percent global warming potential against target of 50 percent;
- Upper level windows are provided for access to year round natural light;
- Climate moderation devices in the form of eaves and cantilevered upper floors to allow for winter solar penetration and summer shading;
- Openable windows for cross ventilation;
- North facing windows and living areas have been incorporated where practical for access to light;
- Reduced scale of openings on the western elevation to moderate internal temperatures;
- Living spaces and habitable rooms open to private open spaces for natural and cross ventilation, reducing the reliance on passive heating and cooling devices; and
- The dwellings are constructed of earthy and neutral tones which assist with mitigating solar absorptance and urban heat island effect for the broader locality.

Administration has reviewed the proposal against the Built Form Policy local housing objectives and is satisfied that the development has incorporated environmentally sustainable design features to meet the intended built form outcomes of development within the City.

Urban Design Study

Clause 1.9 of the Built Form Policy provides local housing objectives relating to the preparation of an urban design study. The Built Form Policy does not include deemed-to-comply standards relating to urban design studies.

The applicant's urban design study details the key built form references and details of the streetscape and surrounding area, and is included as **Attachment 7**. The development incorporates the following key built form elements:

- Skillion roof form with awning details to the façade;
- Two storey scale of development reflects the intended and emerging density of development to Oxford Street;
- Major openings and balconies address Oxford Street and the common property to facilitate streetscape engagement, and provide passive surveillance to the street;
- Use of a light colour palette in the rendered finish of the dwelling façade and fixtures is consistent with the surrounding streetscapes;
- Site layout provides direct solar access to all dwellings major openings and active habitable spaces;
- Detailing of the roof forms and windows provide a visual link to existing character dwellings along Oxford Street; and
- Landscaping and canopy coverage provided in the front setback area and internally to the common access ways.

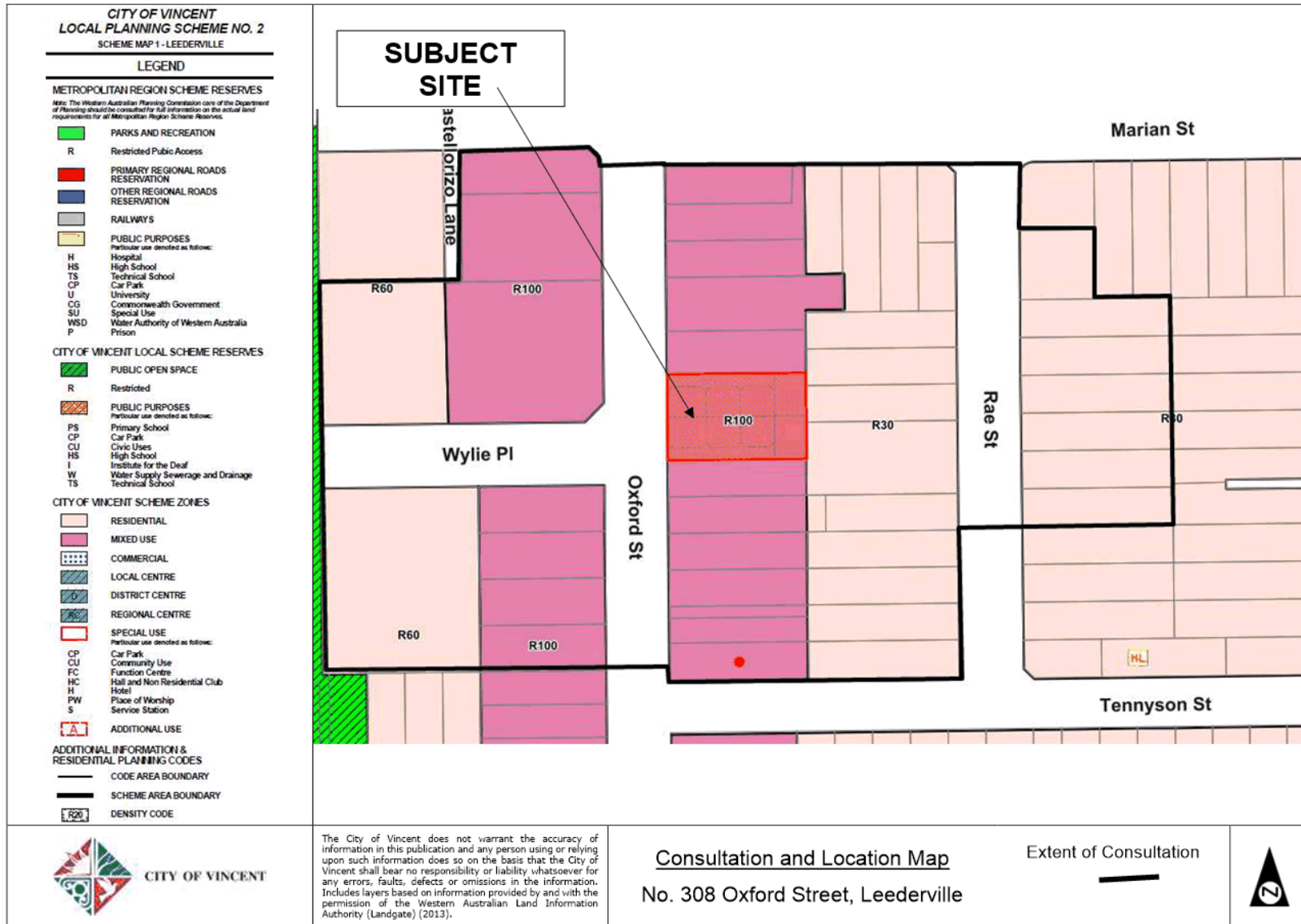
The proposal satisfies the Built Form Policy local housing objectives relating to the urban design study. The development has incorporated design features to ensure that it appropriately references the predominant streetscape and its built form context, as supported by the City's DRP member.

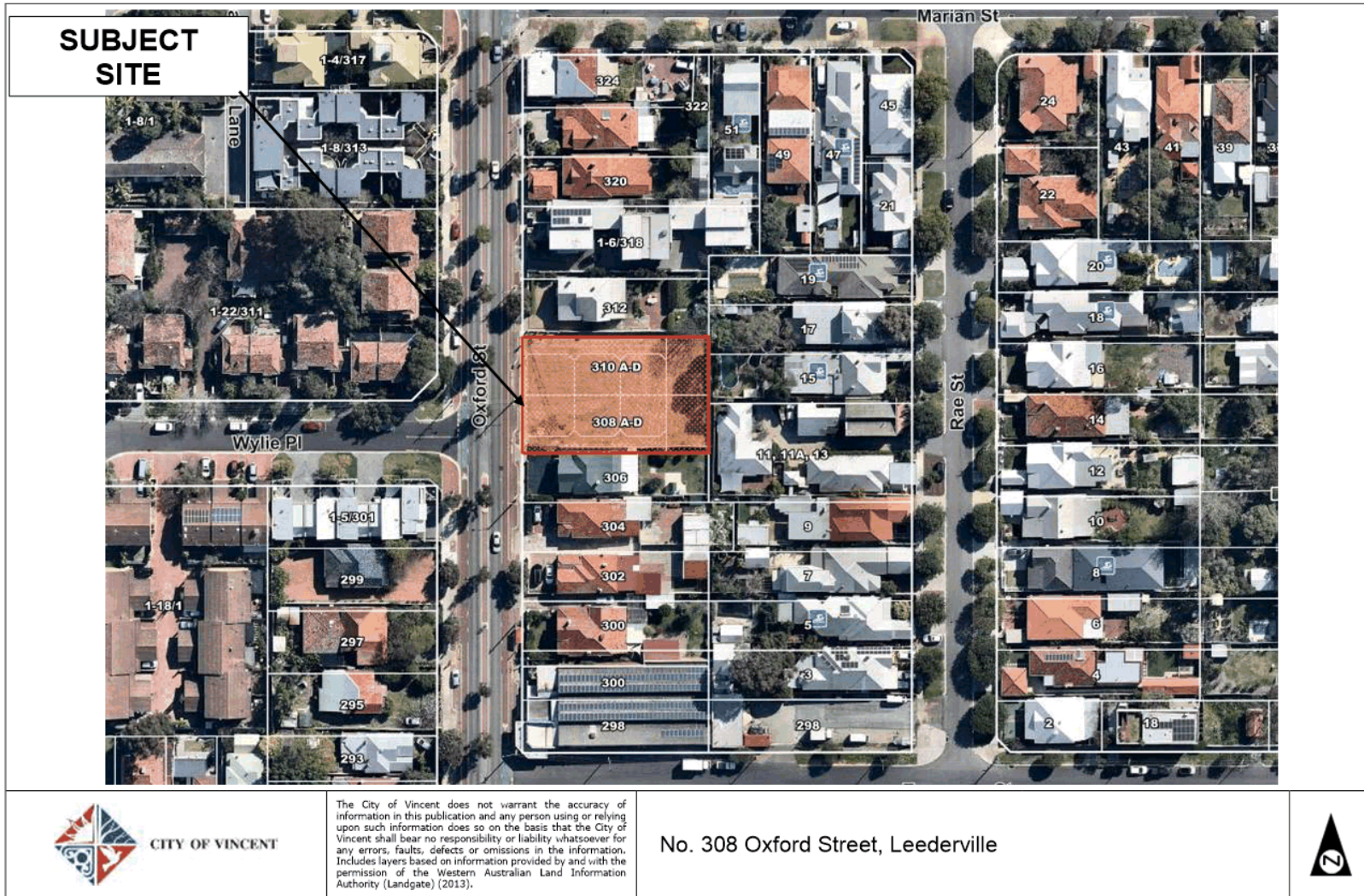
Waste Collection

The City's Technical Service team has advised the existing verge abutting the site is unable to accommodate the bin collection for the proposed development. The verge would need to be modified to accommodate a bin pad area of sufficient size and width, so as to not affect the pedestrian pathway and Oxford Street road reserve. This would require the verge area to be modified for 9.2 square metres of hardstand paved verge area which would be extended out to be aligned with the bicycle lane along Oxford Street. This portion of verge area/road pavement is a 'no stopping' area currently. This will not require the removal of verge trees nor would it impede on vehicle access points and parking bays for neighbouring development.

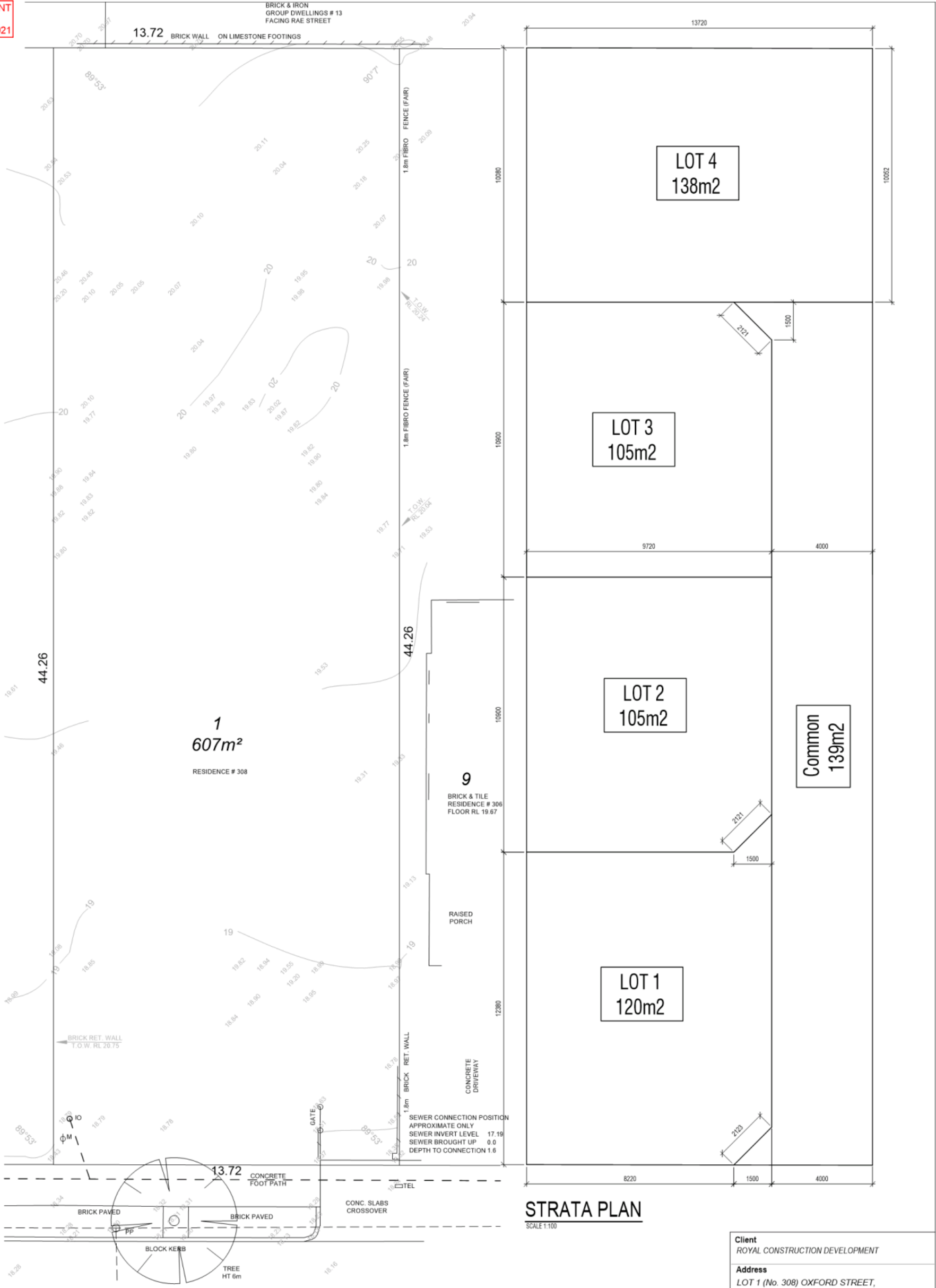
No car parking bays would be removed as part of the works, with a portion of the existing footpath to be extended in width and finished in accordance with the City's specification.

Works to the verge are to be undertaken by the applicant and to the City's satisfaction prior to occupation of the development, and Administration has imposed the verge infrastructure works as a condition of approval for the application.





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STRATA PLAN
SCALE 1:100



OXFORD STREET
EXISTING SITE PLAN
SCALE 1:100

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REV.	DATE	DESCRIPTION
F	10.10.21	Planning amendments
E	05.05.21	Design amendments
D	16.12.20	Design amendments
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B	23.11.20	Design amendments
A	24.12.19	Issued for client comments

Client
ROYAL CONSTRUCTION DEVELOPMENT

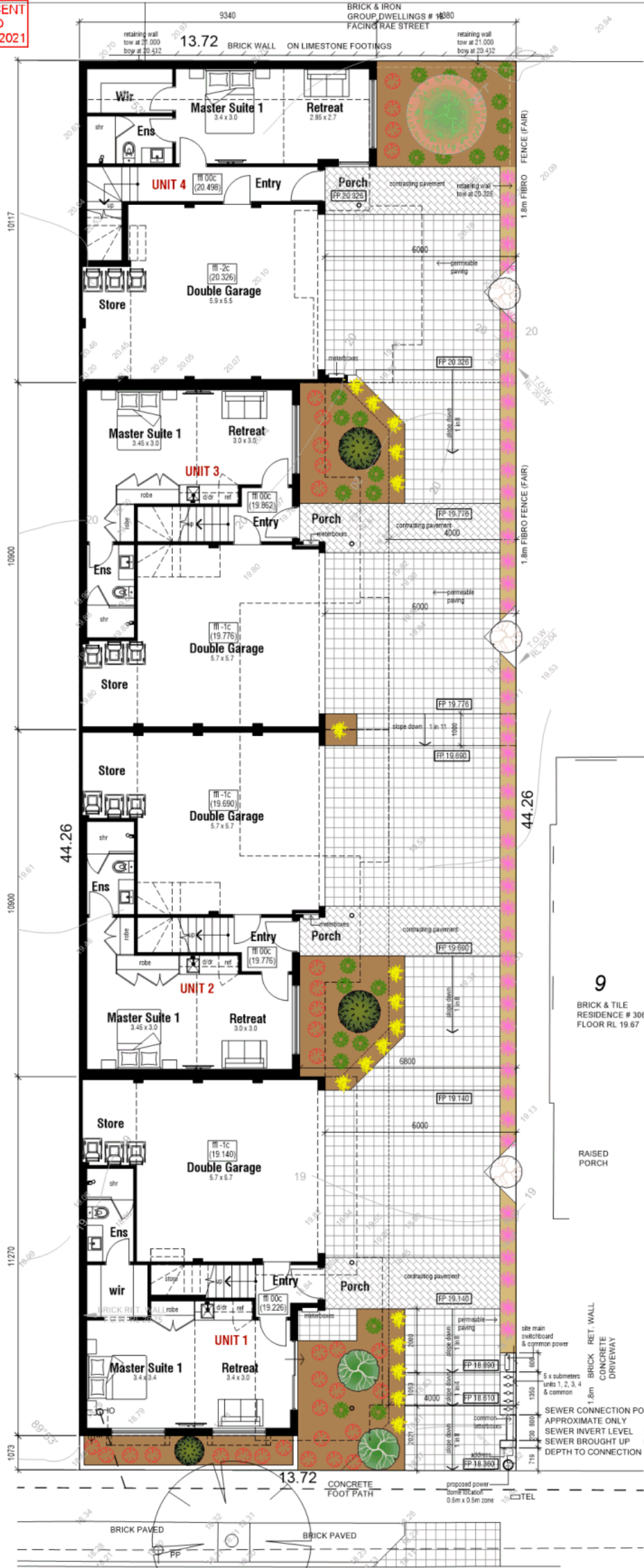
Address
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OXFORD STREET
GROUND FLOOR PLAN

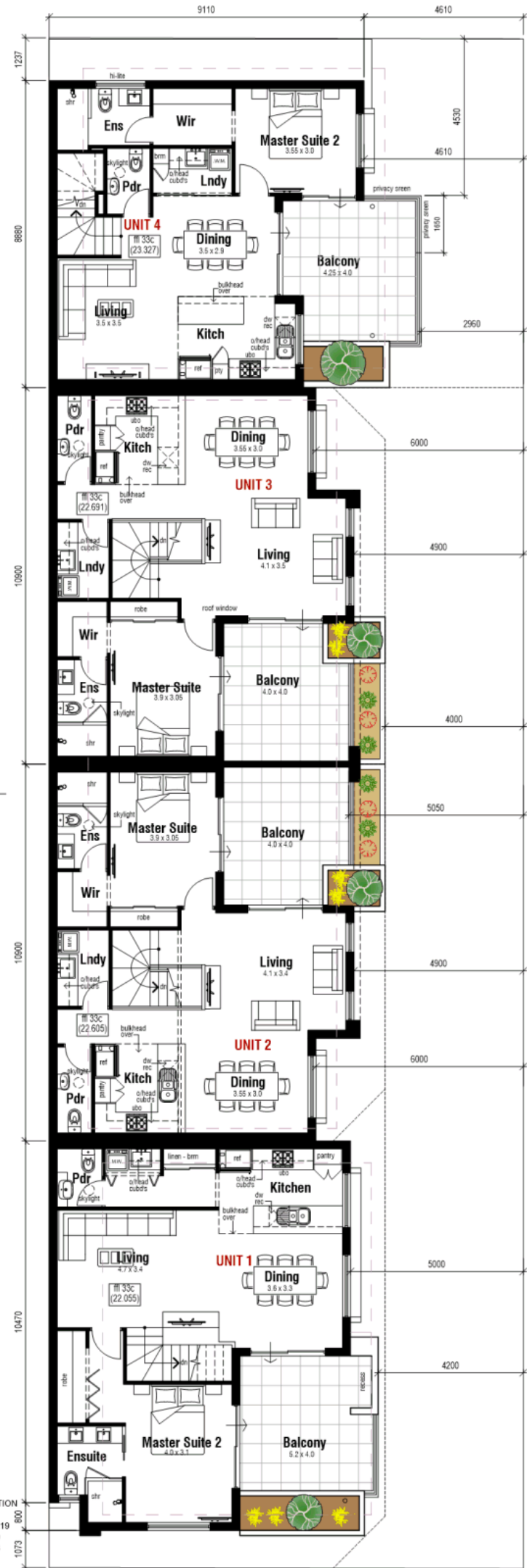
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UPPER FLOOR PLAN

SCALE 1:100



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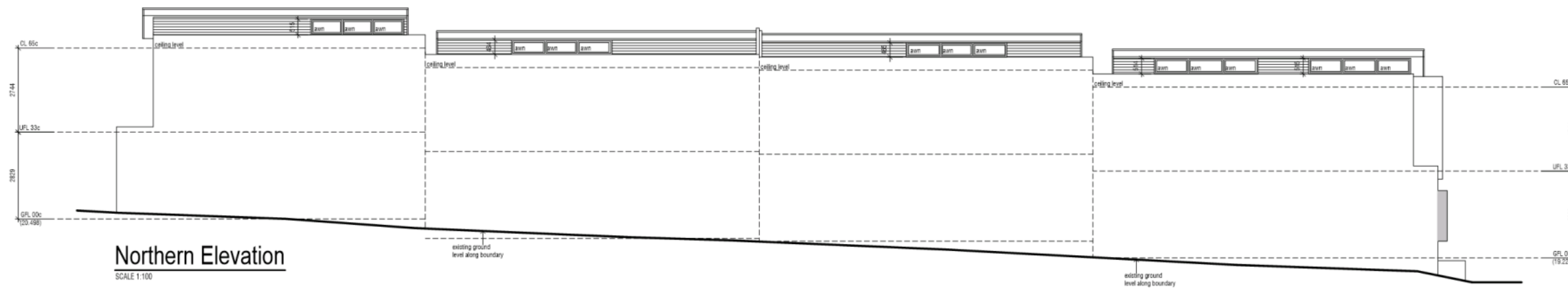
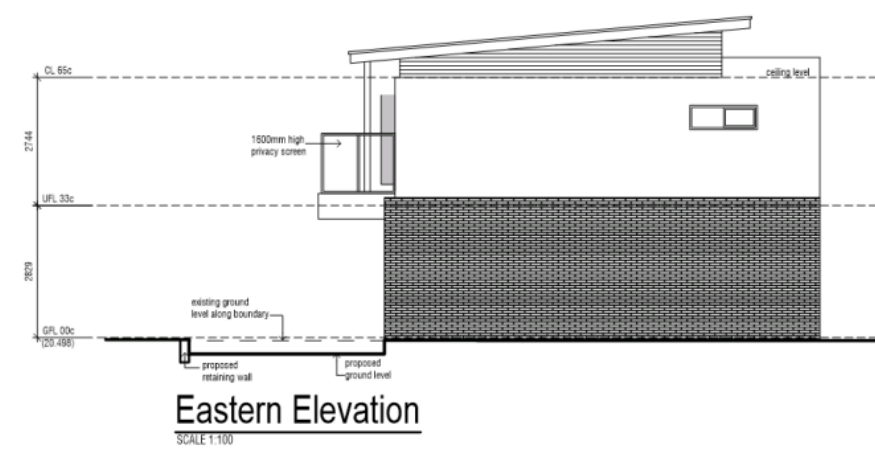
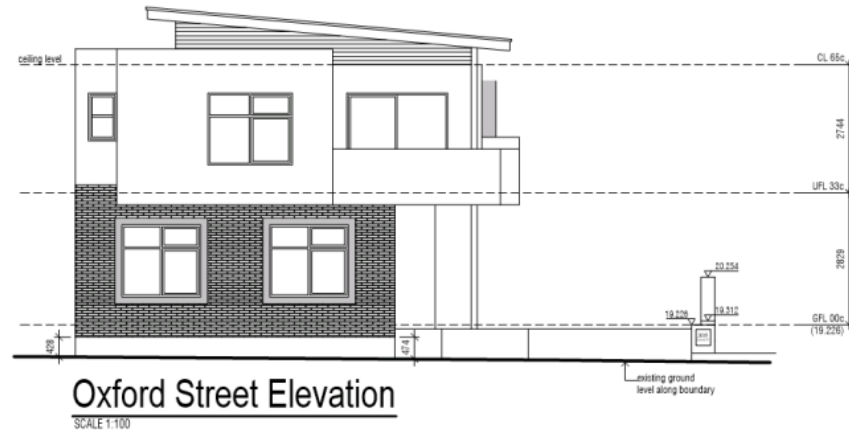
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Scale: AS SHOWN **Plot Date:**

Status: Design Stage **Drawn By:** M. Carbone

Project No. 22027 **Drawing No.** A02 **Rev No.**

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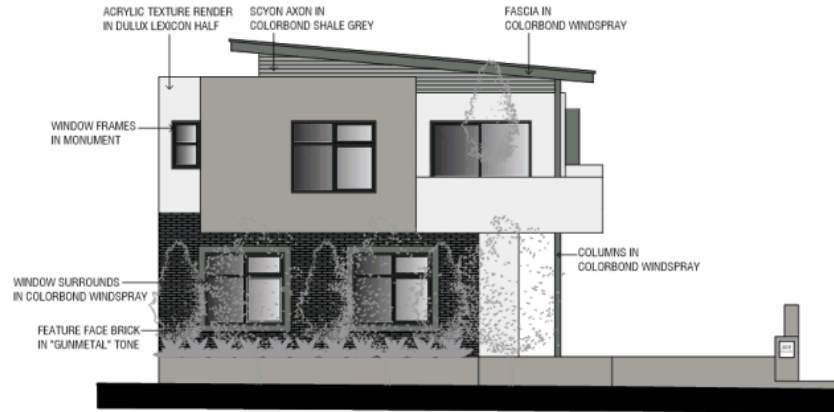


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Status:	Design Stage	Drawn By:
Project No.	22027	Rev No.
		M. Carbone
	A03	

CITY OF VINCENT
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UNIT 1	AREA (m2)
GROUND FLOOR	
LIVING AREAS	44.18
GARAGES & STORE	39.45
PORCH	1.79
TOTAL GROUND FLOOR	85.42
FIRST FLOOR	
LIVING AREAS	77.66
STAIRS & VOID	3.74
BALCONY	20.95
TOTAL FIRST FLOOR	102.35
TOTAL AREA	187.77
SITE COVERAGE AREA	83.63
SITE AREA	155.00
SITE COVERAGE %	53.95%
UNIT 2	
GROUND FLOOR	
LIVING AREAS	40.72
GARAGES & STORE	39.43
PORCH	4.24
TOTAL GROUND FLOOR	84.39
FIRST FLOOR	
LIVING AREAS	73.57
STAIRS & VOID	4.33
BALCONY	18.71
TOTAL FIRST FLOOR	96.61
TOTAL AREA	181.00
SITE COVERAGE AREA	80.15
SITE AREA	140.00
SITE COVERAGE %	57.25%
UNIT 3	
GROUND FLOOR	
LIVING AREAS	40.72
GARAGES & STORE	39.43
PORCH	4.24
TOTAL GROUND FLOOR	84.39
FIRST FLOOR	
LIVING AREAS	73.57
STAIRS & VOID	4.33
BALCONY	18.71
TOTAL FIRST FLOOR	96.61
TOTAL AREA	181.00
SITE COVERAGE AREA	80.15
SITE AREA	140.00
SITE COVERAGE %	57.25%
UNIT 4	
GROUND FLOOR	
LIVING AREAS	42.97
GARAGES & STORE	40.19
PORCH	2.43
TOTAL GROUND FLOOR	85.59
FIRST FLOOR	
LIVING AREAS	64.59
STAIRS & VOID	5.21
BALCONY	19.16
TOTAL FIRST FLOOR	88.96
TOTAL AREA	174.55
SITE COVERAGE AREA	83.16
SITE AREA	173.00
SITE COVERAGE %	48.07%
LANDSCAPE AREAS	
GROUND FLOOR	
DEEP SOIL LANDSCAPE	57.18
GENERAL LANDSCAPE	18.67
TOTAL GROUND FLOOR	75.85
FIRST FLOOR	
DEEP SOIL LANDSCAPE	8.91
GENERAL LANDSCAPE	0.00
TOTAL FIRST FLOOR	8.91
TOTAL AREA	84.76
LANDSCAPE COVERAGE AREA	84.76
SITE AREA	607.00
LANDSCAPE COVERAGE %	13.96%

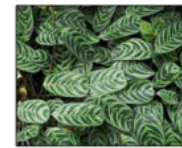


Oxford Street Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100

LANDSCAPE LEGEND			
	SPECIES NAME	COMMON NAME	QTY
1	Ctenanthe Burle-Marxi	Fishbone Prayer Plant	35
2	Trachelospermum Jasminoides	Star Jasmine	35
3	Liriope Muscari	Royal Purple	32
4	Hibbertia Scandens	Snake Vine	25
	CAESALPINIA FERREA (LEOPARD TREE) - 3 OF		
	DRACEANA DRACO (DRAGON TREE) - 6 OF		
	CUPANIOPSIS ANACARDIODES (TUCKEROO) - 1 OF		
	HIBISCUS TILIACEUS (COTTONWOOD) - 3 OF		
	Denotes Deep Soil Landscaping		
	Denotes General Landscaping		
PROVIDE 100mm MULCH TO ALL GARDEN BEDS			
IRRIGATION NOTES			
PROVIDE DRIP IRRIGATION TO ALL LANDSCAPE BEDS			
PROVIDE AUTOMATED IRRIGATION CONTROLLER			



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Client
ROYAL CONSTRUCTION DEVELOPMENT

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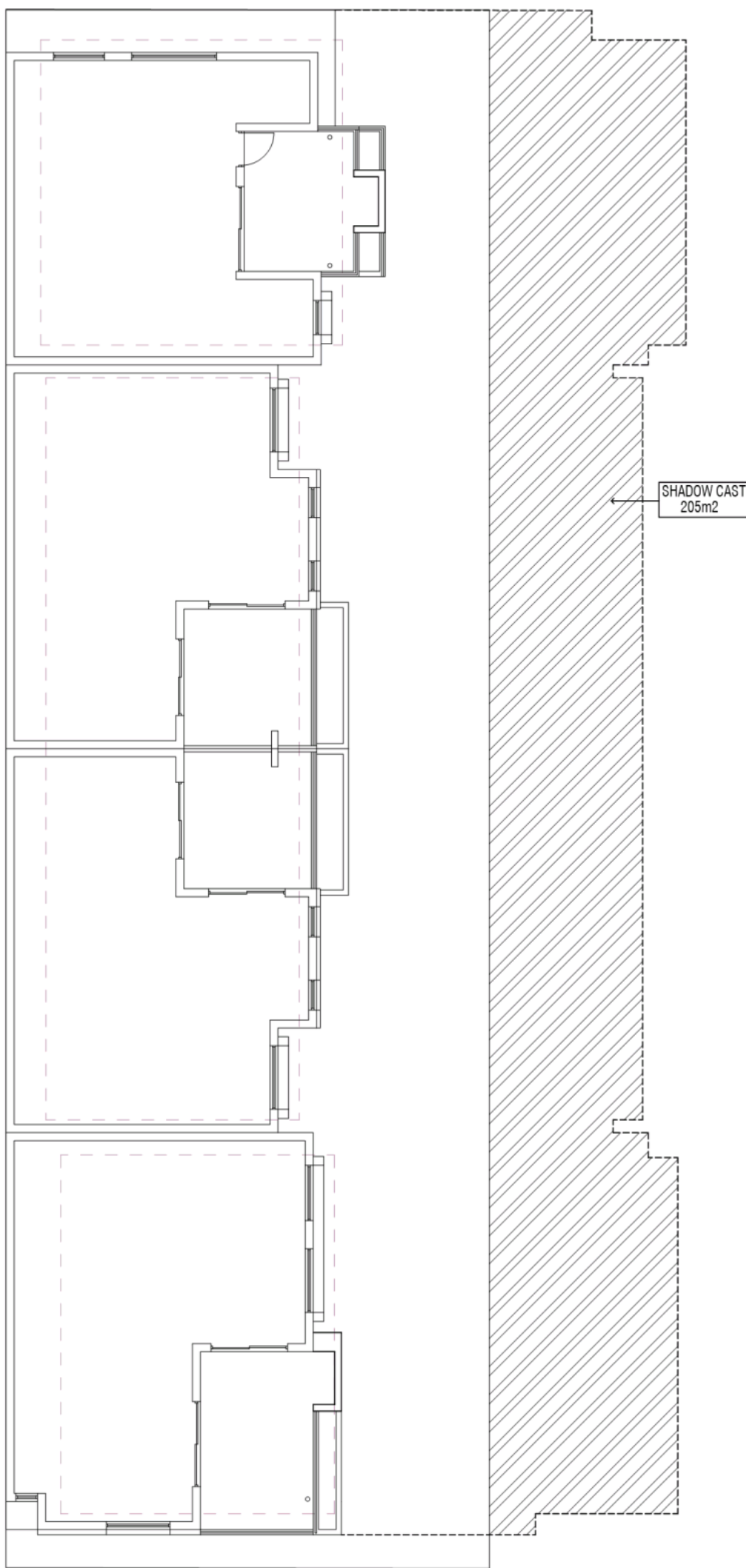
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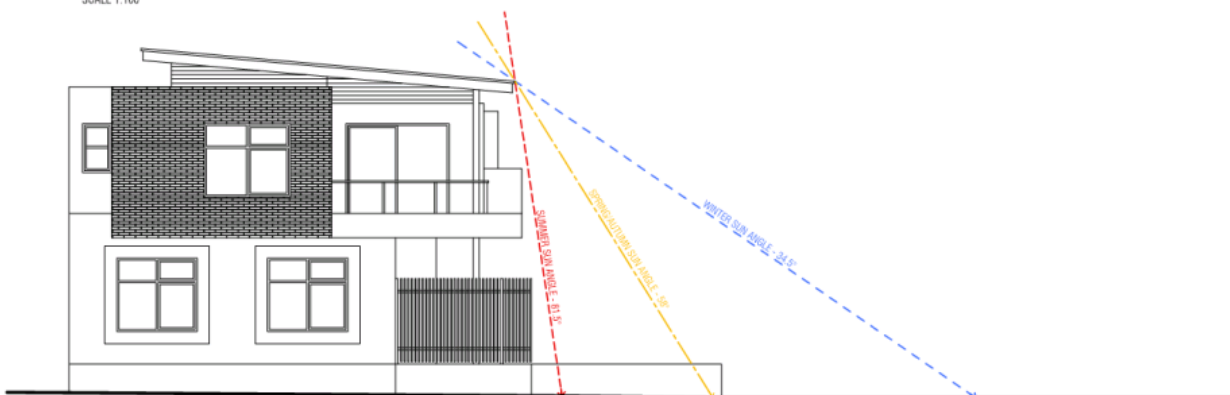
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SHADOW DIAGRAM PLAN

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Oxford Street Elevation

SCALE 1:100



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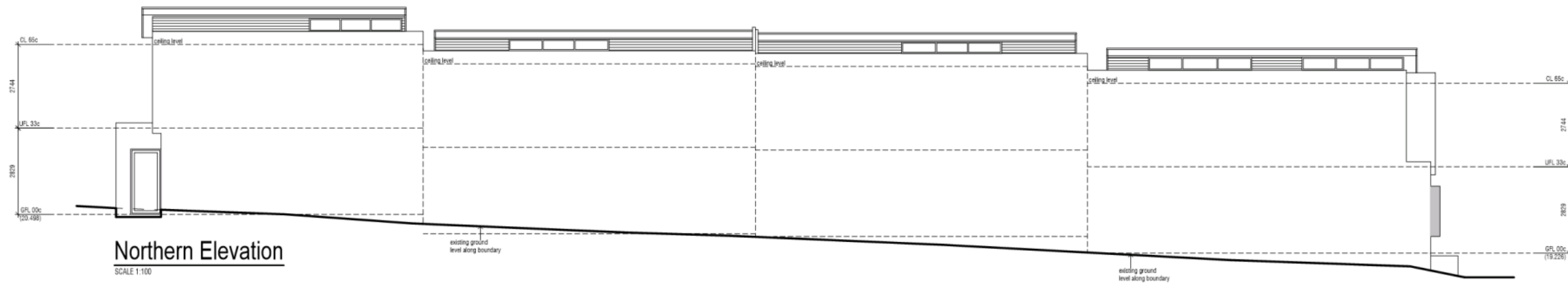
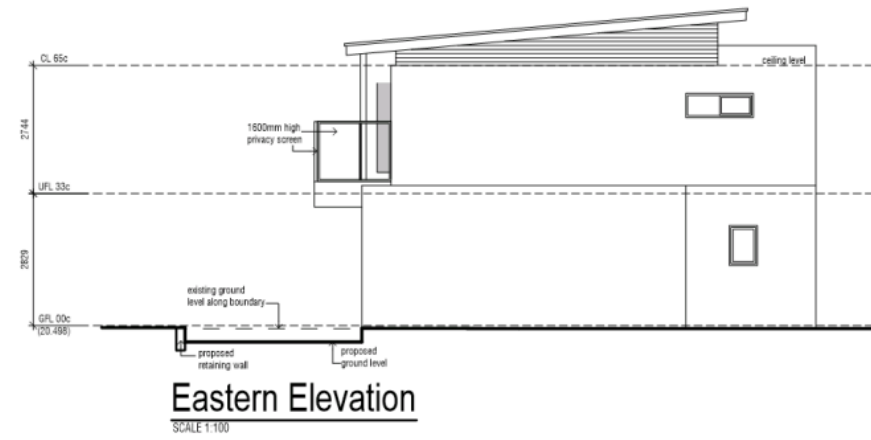
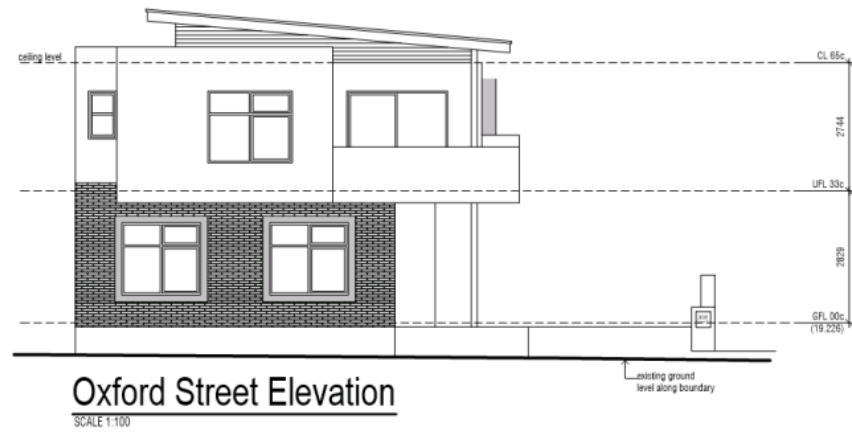
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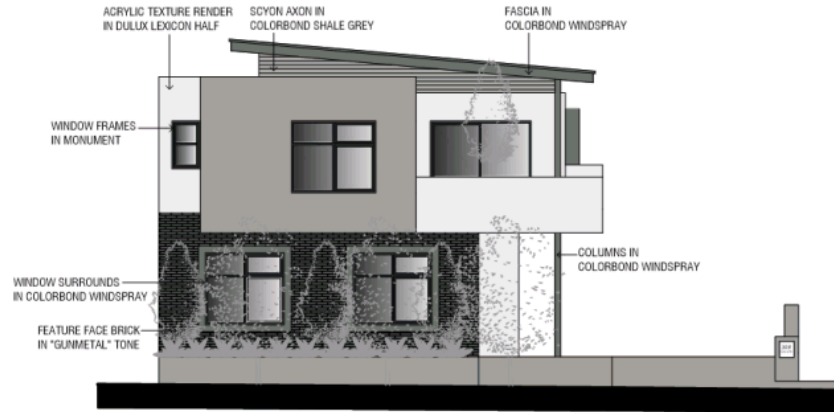
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27 May 2021

SUPERSEDED

UNIT 1	AREA (m2)
GROUND FLOOR	
LIVING AREAS	44.18
GARAGES & STORE	39.45
PORCH	1.79
TOTAL GROUND FLOOR	85.42
FIRST FLOOR	
LIVING AREAS	77.66
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BALCONY	18.71
TOTAL FIRST FLOOR	96.61
TOTAL AREA	181.00
SITE COVERAGE AREA	80.15
SITE AREA	140.00
SITE COVERAGE %	57.25%
UNIT 3	AREA (m2)
GROUND FLOOR	
LIVING AREAS	40.72
GARAGES & STORE	39.43
PORCH	4.24
TOTAL GROUND FLOOR	84.39
FIRST FLOOR	
LIVING AREAS	73.57
STAIRS & VOID	4.33
BALCONY	18.71
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TOTAL AREA	181.00
SITE COVERAGE AREA	80.15
SITE AREA	140.00
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UNIT 4	AREA (m2)
GROUND FLOOR	
LIVING AREAS	42.97
GARAGES & STORE	40.19
PORCH	2.43
TOTAL GROUND FLOOR	85.59
FIRST FLOOR	
LIVING AREAS	64.59
STAIRS & VOID	5.21
BALCONY	19.16
TOTAL FIRST FLOOR	88.96
TOTAL AREA	174.55
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SITE AREA	173.00
SITE COVERAGE %	48.07%
LANDSCAPE AREAS	AREA (m2)
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TOTAL GROUND FLOOR	75.85
FIRST FLOOR	
DEEP SOIL LANDSCAPE	8.91
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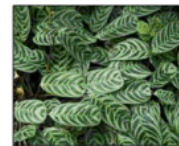


Oxford Street Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100

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LEEDERVILLE

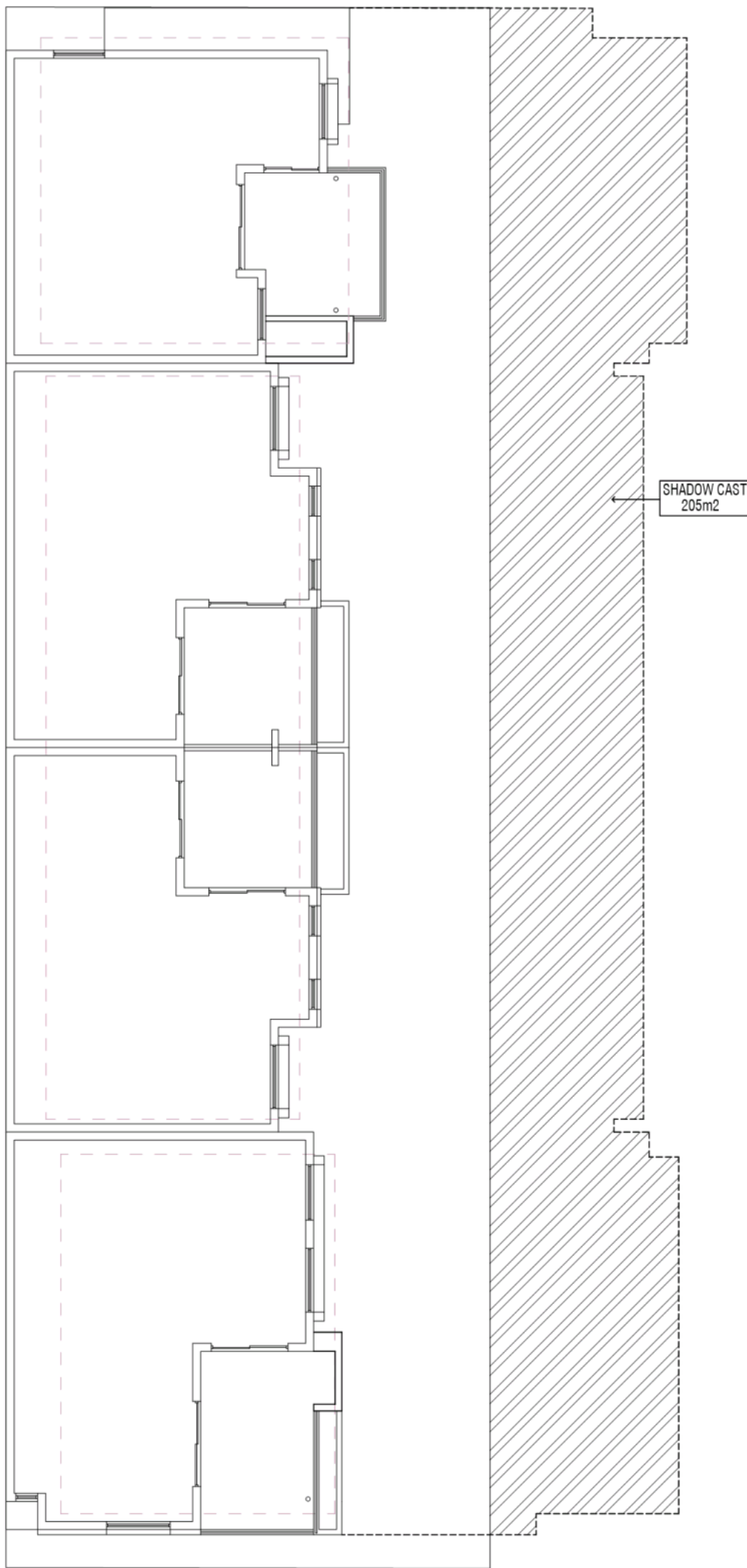
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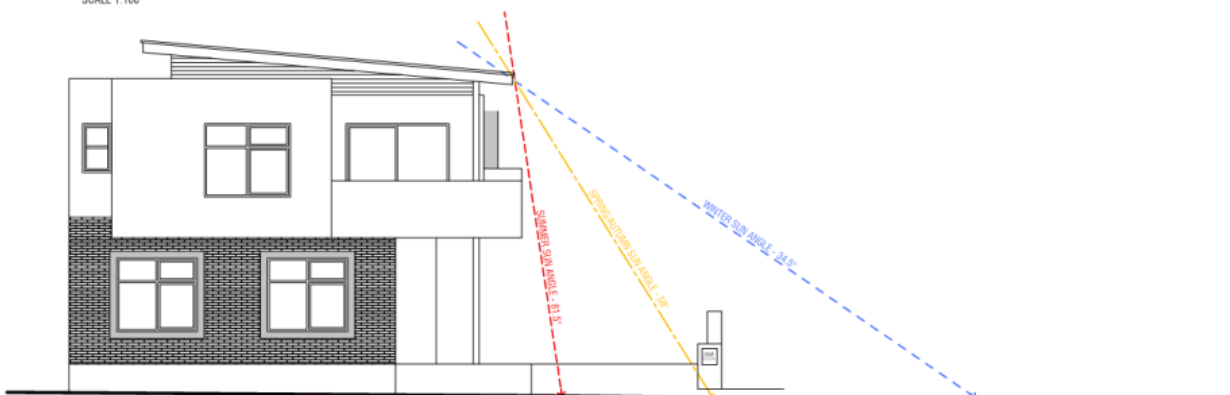
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SUPERSEDED

SHADOW CAST
205m2

SHADOW DIAGRAM PLAN

SCALE 1:100



Oxford Street Elevation

SCALE 1:100



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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 Support:	Administration Comment:
<ul style="list-style-type: none"> • Great proposal for infill to add to diversity of housing. • Visitor parking is not required. No parking allowance in this area, and people always park and bus or train to the City getting free parking all day. Parking always remains available and is not a problem. 	<p>Noted.</p>

Comments Received in Objection:	Administration Comment:
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> • The proposed balcony for Unit 4 will have oversight into outdoor living area, laundry and ensuite of neighbouring property. The 1.6 metre screen indicated to the eastern portion of the balcony will not be sufficient to prevent overlooking. • Proposed windows on the eastern boundary of Unit 4 and window to Master Suite will have direct oversight into neighbouring property. 	<ul style="list-style-type: none"> • The balcony provides fixed screening to 1.6 metres in height to restrict the impacts of overlooking. This satisfies the R Codes deemed-comply-standards of the R Codes relating to visual privacy. Following advertising, the plans were amended to provide additional screening to a portion of the southern edge of the balcony to Unit 4 that would further restrict overlooking to the eastern property. • The direct cone of vision from the balcony of Unit 4 balcony falls to the extensive open space at the rear of No. 306 Oxford Street. The cone of vision does not fall to any habitable rooms or primary outdoor living areas, preserving the neighbouring privacy and comfortable living. The installation of screening to a portion of the balcony means there is not oblique cone of vision from the balcony to Rae Street properties. Tree planting on the southern boundary (Cottonwood Tree) assists in further screening the cone of vision. • The master suite 2 ensuite opening to the rear (eastern elevation) of Unit 4 is a highlight window and is not a major opening to a habitable room for the purposes of R Codes assessment and complies with the R Codes deemed-to-comply visual privacy standards. • The opening to the master suite 2 of Unit 4 faces south and the cone of vision from the opening would provide an oblique cone of vision to dwellings on Rae Street. The oblique cone of vision from this window would fall to rear of the property at No. 11A Rae Street that is a setback area. One opening to the laundry is located beyond this cone of vision area and no major openings are affected by the reduced setback. The oblique line of sight is further restricted by the box window frame.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Boundary Walls</u></p> <p>The proposed brick wall on limestone footings on the eastern boundary of the property will form a shared wall with abutting property. Require further details of proposed fencing materiality and height.</p>	<ul style="list-style-type: none"> The limestone wall forms part of the eastern adjoining lot – it is not part of the proposed development. The proposed Unit 4 dwelling wall to the eastern boundary would be constructed in brick with a rendered finish. The applicant has confirmed the existing dividing fence along the eastern boundary is required to remain unless the adjacent property owner consents to its replacement or removal. Dividing fences are a civil matter and dealt with separately under the <i>Dividing Fence Act 1961</i>, and any changes inclusive of colour and materiality of the fencing is to be discussed between the subject property owners.
<p><u>Parking</u></p> <p>There is no visitor parking allocated to this development. Redevelopment of Leederville and Oxford Street has increased parking pressure from non-residents in the area. There needs to be 1 visitor park per unit.</p>	<p>Amendments to the Residential Design Codes – Volume 1 in July 2021 triggered the requirement of one on site visitor bay to be provided. Subdivision of the site was considered and approved by the WAPC on March 22, 2021 prior to gazettal of the amendments and did not include an allocated visitor bay area within the common property.</p> <p>23 on-street parking bays are located within a 175 metre distance of the site between Tennyson Street and Marian Street in close proximity to the subject site that would be available to accommodate visitor parking. These bays are not time restricted parking bays.</p>
<p><u>Landscaping/Open Space</u></p> <ul style="list-style-type: none"> Streetscape and pedestrian amenity will be significantly compromised with two adjacent and mirrored developments with only 43% canopy. Development is designed with emphasis on maximising the square metreage of units per block. Seems to be little emphasis on providing shaded areas or adequate green space. Building will have a heat burden on properties to Rae Street. 	<p>Four trees would be accommodated within the street setback area, three trees along the southern lot boundary adjacent to the common access way and landscaping to the front of the proposed dwellings. These would serve to improve the landscape amenity of the site and as it would present and be visible to the Oxford Street streetscape. This amount of tree planting and planting areas have increased during the course of the City's assessment of the application and since the application was advertised, including three new trees and associated planting area along the southern boundary as well as an additional 4 square metres of planting area to Unit 1 that is capable of providing for an additional tree as it presents directly to Oxford Street. The proposal also meets the 30 percent deemed-to-comply open space requirements, with each dwelling providing more than 40 percent open space.</p>

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

Summary of Submissions:

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

Comments Received in Support:	Applicant Comment:
<ul style="list-style-type: none"> Great proposal for infill to add to diversity of housing. Agree that visitor parking is not required. No parking allowance in this area, and people always park and then bus or train to the City getting free parking all day. Parking always remains available and is not a problem. 	<p>Noted.</p>
Comments Received in Objection:	Applicant Comment:
<p><u>Issue: Visual Privacy</u></p> <ul style="list-style-type: none"> The proposed balcony for Unit 4 will have oversight into neighbouring outdoor living area. The 1.6 metre screen will not be sufficient to prevent overlooking into neighbouring property. Two sets of proposed windows on the eastern boundary of Unit 4 which will have direct oversight into neighbouring property 	<p>The balcony of unit 4 will be located a considerable distance north of the outdoor living area of the eastern adjoining property and any potential views will be obstructed by the adjacent dwelling itself.</p> <p>Notwithstanding, to address the concerns, the balcony of lot 4 has been amended to provide privacy screening, eliminating the cone of vision encroachment to the eastern adjoining property. The south-west portion of the balcony has remained unscreened to ensure some outlook for the outdoor space, the area overlooked is an extensive garden area which does not form the outdoor living area of the southern adjoining dwelling. The R-Codes explanatory guidelines confirm that the visual privacy requirements of clause 5.4.1 seek only to control overlooking between primary living space, active habitable spaces, and outdoor living areas of the development site; and the habitable rooms and outdoor living areas of the adjoining residential properties. Bathroom and ensuite windows are not subject to privacy requirements under the R-Codes and are not required to be screened, however to ensure privacy for the future occupants it is anticipated that these windows will be opaque.</p>
<p><u>Issue: Boundary Walls</u></p> <ul style="list-style-type: none"> The proposed brick wall on limestone footings on the eastern boundary of the property will form a shared wall with abutting property 	<p>The limestone wall forms part of the eastern adjoining lot, not the proposed development. The adjacent wall will be constructed in brick with a rendered finish. The adjacent garden and courtyard include a retaining wall to match the height of the existing limestone retaining wall on the eastern adjoining property. The existing dividing fence is required to remain unless the adjacent property owner consents to its replacement or removal.</p>
<p><u>Issue: Parking</u></p> <ul style="list-style-type: none"> There is no visitor parking allocated to this development. As Leederville and Oxford Street have developed over the years we have noticed increased parking pressure from non-residents in the area. This is only going to increase and surrounding streets (including Rae St) will have 	<p>The proposed development is located within the inner-city suburb of Leederville, which is extremely well serviced. The specific site is located on Oxford Street which includes a high frequency bus route, connects directly to the Leederville Station and the Leederville Town Centre to the south and</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>increased parking pressure. There needs to be 1 visitor park per unit.</p>	<p>Mount Hawthorn Town Centre to the north, all within walking distance of the site.</p> <p>The proposal also currently includes double the required parking provision for the type, number and size of dwellings. As of 2 July 2021, the site will still achieve a net three car bay surplus, albeit no dedicated visitor car bay. The parking provided is able to cater to visitors should future residents only utilise one car bay, and there is also considerable on-street parking on all streets surrounding the site and City owned parking facilities north and south of the site adjacent to Oxford Street near the Leederville and Mount Hawthorn town centres, which would be a common meeting place for visitors and residents.</p> <p>The development mirrors 310 Oxford Street, achieving a consistent built form and streetscape character, and on 22 March 2021 the Western Australian Planning Commission (WAPC) approved subdivision of the site (1913-20) which did not include common property area to facilitate provision of a visitor bay. Accordingly any request to provide a visitor bay on site would not be practically achievable, and contrary to the WAPC's determination.</p>
<p><u>Issue: Landscaping / Open Space</u></p> <ul style="list-style-type: none"> Streetscape and pedestrian amenity will be significantly compromised with two adjacent and mirrored developments with only 43% canopy Development is designed with emphasis on maximising the square metreage of units per block. Seems to be little emphasis on providing shaded areas or adequate green space. 	<p>The policy requirement relating to canopy cover has not been approved by the WAPC and is therefore not applicable to the development. Notwithstanding, the 80% requirement relates to lot boundaries (not street setback area) and would not have any significant presence on the streetscape or pedestrian amenity even if it were achieved.</p> <p>The development site is located in an inner-city suburb where high density development is encouraged. The residential code of the site is R100, which requires only 30% open space. This is more than achieved by the development, with numerous trees lining the driveway and an efficient design utilising mirrored boundary walls to minimise passive narrow corridors between properties which are incapable of facilitating landscaping. The building orientation will result in the hardstand area associated with the driveway being shaded.</p>

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

ENERGY EFFICIENCY REPORT

THERMAL SIMULATION STAR RATING COMPLIANCE ASSESSMENT



Resirate

SITE ADDRESS

Unit 1 (#308) Oxford Street, Leederville WA 6007

OWNER

BUILDER

Royal Construction Development

JOB NUMBER

997821

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Compliance Achieved

CERTIFICATION DATE

24/05/21



Class 1 Building

Assessment Declaration

Assessment	997821
Date	24/05/2021
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 1 (#308) Oxford Street, Leederville WA 6007
Site Exposure	Suburban
Client Name	Royal Construction

Star Rating 6.1

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
55.2 Mj/m2	13.8 Mj/m2	69.0 Mj/m2		6.1	No	
57.0 Mj/m2	39.0 Mj/m2	70.0 Mj/m2		Climate Zone Load Limits 3.12.0.1		

Areas	
Net Conditioned Floor Area	97.7 m2
Unconditioned Floor Area	36.4 m2
Garage Area	36.4 m2

Climate Zone	13 Perth Airport
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<i>Mode</i>	<i>New Home</i>
<i>Climate</i>	<i>13 Perth Airport</i>
<i>Site Exposure</i>	<i>suburban</i>
<i>Client Name</i>	<i>Royal Construction</i>
<i>Rated Address</i>	<i>Unit 1 Lot 1 (#308) Oxford Street, Leederville WA 6007</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>24/05/21</i>
<i>Reference</i>	<i>997821</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>69.0</i>
<i>Heating</i>	<i>55.2</i>
<i>Cooling</i>	<i>13.8</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>97.7</i>
<i>Unconditioned Room Area</i>	<i>36.4</i>
<i>Garage Area</i>	<i>36.4</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Ensuite</i>	<i>4.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Passage</i>	<i>3.9</i>	<i>Day Time</i>	<i>Y</i>
<i>Entry</i>	<i>10.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Bedroom 3</i>	<i>8.9</i>	<i>Bedroom</i>	<i>Y</i>
<i>Bedroom 2</i>	<i>8.9</i>	<i>Bedroom</i>	<i>Y</i>
<i>Garage</i>	<i>36.4</i>	<i>Garage</i>	<i>N</i>
<i>Pdr</i>	<i>2.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Scullery</i>	<i>5.2</i>	<i>Day Time</i>	<i>Y</i>
<i>Kitchen/Living</i>	<i>40.5</i>	<i>Kitchen</i>	<i>Y</i>
<i>Wir</i>	<i>4.9</i>	<i>Night Time</i>	<i>Y</i>
<i>Master Ensuite</i>	<i>4.4</i>	<i>Night Time</i>	<i>Y</i>
<i>Master 2</i>	<i>12.0</i>	<i>Bedroom</i>	<i>Y</i>

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m ²)
Brick cavity insulated	0.1	2	133.1
Single brick	0.0	0	121.2
Double Brick	0.0	0	32.0
Brick cavity	0.0	0	19.8

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m ²)
CSOG	0.0	enclosed	72.1
Suspended Concrete	0.0	enclosed	64.3
CSOG	0.0	open	4.4

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m ²)
SlabExt:Slab - Suspended Slab - External Insul	0.0	0.0	71.8
Cont:Attic-Continuous	4.0	1.3	69.0

Windows

Type	U-Value	SHGC	Area(m ²)
DOW-001-15 A Al Sliding Window SG 4SP10Clr	4.53	0.63	12.39
DOW-006-17 A Al Sliding Door SG 4SP10Clr	4.36	0.61	13.29
DOW-003-01 A Manor Awning Window SG 3Clr	6.29	0.60	0.47

Window Directions

Direction	Area (m ²)
W	13.3
S	12.8

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	4	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

<i>Zone</i>	<i>Heating (MJ/m2)</i>	<i>Total Heating (MJ)</i>	<i>Cooling (MJ/m2)</i>	<i>Total Cooling (MJ)</i>
<i>Master 2</i>	8.9	107.1	28.7	345.6
<i>Pdr</i>	160.5	332.0	8.4	17.4
<i>Ensuite</i>	260.9	1058.7	2.6	10.7
<i>Master Ensuite</i>	8.0	35.1	14.0	61.1
<i>Wir</i>	1.8	8.7	13.7	67.0
<i>Kitchen/Living</i>	49.3	1996.1	19.9	805.5
<i>Entry</i>	176.4	1784.9	2.8	28.3
<i>Passage</i>	120.1	466.3	0.8	3.1
<i>Bedroom 3</i>	1.6	14.2	1.6	14.5
<i>Bedroom 2</i>	13.2	117.7	15.5	137.5
<i>Scullery</i>	75.3	394.8	1.2	6.4

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 1 (#308) Oxford Street, Leederville WA 6007					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	125.6	628	620	5	Yes
Verandah balcony or the like	22.7	91	90	4	Yes
Class 10a buildings	39.4	118	100	3	Yes
Ceiling Penetration Calculations 3.12.1.1 & 3.12.1.3					
Plans comply with Section 3.12.1.1 of the NCC	Exhaust Fan/Range-hood sqm =	Exhaust Fan/Range-hood % =	light sqm =	light % =	
	0.02		0.005		
	4	0.08	0	0	
Max. permitted Ceiling Penetration	0.5%				Total = 0.06%
Proposed Ceiling Penetration	0.06%		0.00%		
Construction					
Building Work will comply with the following provisions:					
3.12.0(a)(i)(B)	Insulation will be supplied and installed as <i>required</i> by 3.12.1.1				
3.12.0(a)(i)(C)	Thermal breaks will be installed as <i>required</i> by 3.12.1.2(c) and 3.12.1.4(b)				
3.12.0(a)(i)(E)	Floor edge insulation will be installed as <i>required</i> by 3.12.1.5(c) and 3.12.1.5(d)				
3.12.0(a)(i)(F)	Building sealing will be undertaken as <i>required</i> by Part 3.12.3				
3.12.0(b)	Services will be installed as <i>required</i> by Part 3.12.5				
	Plumbing fixtures and fittings will be as <i>required</i> by WA 2.3.1				
WA Additions All required by WA Provisions 2.3.2	All Tap fittings other than Bath and Gardern Taps will be minimum 4-star WELS rated.				
	All Showerheads will be a minimum 3-star WELS rated				
	All sanitary flushing systems will be a minimum dual-flush, 4-stars WELS rated				
	Hot water system installation will be as <i>required</i> by WA 2.3.3				
	Hot water system installed and insulated in accordance with AS/NZS 3500:				
	Plumbing and Drainage, Part 4 Heated Water Services				
	The pipe from the hot water system or re-circulating hot water system to the furthest hot water outlet will be less than either 20 m in length or 2 litres of internal volume.				

ENERGY EFFICIENCY REPORT

THERMAL SIMULATION STAR RATING COMPLIANCE ASSESSMENT



Resirate

SITE ADDRESS

Unit 2 (#308) Oxford Street, Leederville WA 6007

OWNER

BUILDER

Royal Construction Development

JOB NUMBER

997821

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Compliance Achieved

CERTIFICATION DATE

24/05/21



Class 1 Building

Assessment Declaration

Assessment	997821
Date	24/05/2021
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 2 (#308) Oxford Street, Leederville WA 6007
Site Exposure	Suburban
Client Name	Royal Construction

Star Rating 6.1

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
56.4 Mj/m2	11.2 Mj/m2	67.6 Mj/m2		6.1	No	
57.0 Mj/m2	39.0 Mj/m2	70.0 Mj/m2		Climate Zone Load Limits 3.12.0.1		

Areas	
Net Conditioned Floor Area	91.5 m2
Unconditioned Floor Area	38.9 m2
Garage Area	36.6 m2

Climate Zone	13 Perth Airport
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<i>Mode</i>	<i>New Home</i>
<i>Climate</i>	<i>13 Perth Airport</i>
<i>Site Exposure</i>	<i>suburban</i>
<i>Client Name</i>	<i>Royal Construction</i>
<i>Rated Address</i>	<i>Unit 2 Lot 1 (#308) Oxford Street, Leederville WA 6007</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>24/05/21</i>
<i>Reference</i>	<i>997821</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>67.6</i>
<i>Heating</i>	<i>56.4</i>
<i>Cooling</i>	<i>11.2</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>91.5</i>
<i>Unconditioned Room Area</i>	<i>38.9</i>
<i>Garage Area</i>	<i>36.6</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Bedroom 1</i>	<i>23.5</i>	<i>Bedroom</i>	<i>Y</i>
<i>Ensuite</i>	<i>4.3</i>	<i>Night Time</i>	<i>Y</i>
<i>Entry</i>	<i>5.8</i>	<i>Day Time</i>	<i>Y</i>
<i>Garage</i>	<i>36.6</i>	<i>Garage</i>	<i>N</i>
<i>Ldy</i>	<i>3.2</i>	<i>Day Time</i>	<i>Y</i>
<i>Kitchen/Living</i>	<i>42.0</i>	<i>Kitchen</i>	<i>Y</i>
<i>Pdr</i>	<i>2.3</i>	<i>Unconditioned</i>	<i>N</i>
<i>Wir</i>	<i>2.2</i>	<i>Night Time</i>	<i>Y</i>
<i>Master Ensuite</i>	<i>3.9</i>	<i>Night Time</i>	<i>Y</i>
<i>Master</i>	<i>13.0</i>	<i>Bedroom</i>	<i>Y</i>

Walls

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Num Reflective Airgaps</i>	<i>Area (m²)</i>
<i>Brick cavity insulated</i>	<i>0.1</i>	<i>2</i>	<i>64.1</i>
<i>Brick cavity</i>	<i>0.0</i>	<i>0</i>	<i>87.3</i>
<i>Single brick</i>	<i>0.0</i>	<i>0</i>	<i>97.9</i>
<i>Double Brick</i>	<i>0.0</i>	<i>0</i>	<i>33.2</i>

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m ²)
CSOG	0.0	enclosed	70.2
Suspended Concrete	0.0	enclosed	60.1
Suspended Concrete	0.0	open	6.0

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area
SlabExt:Slab - Suspended Slab - External Insul	0.0	0.0	70.2
Cont:Attic-Continuous	4.0	1.3	66.0

Windows

Type	U-Value	SHGC	Area(m ²)
DOW-006-04 A Al Sliding Door SG 4Clr	6.17	0.72	13.29
DOW-001-01 A Al Sliding Window SG 3Clr	6.38	0.75	2.17
DOW-003-01 A Manor Awning Window SG 3Clr	6.29	0.60	1.94

Window Directions

Direction	Area (m ²)
S	13.0
E	4.4

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	4	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m ²)	Total Heating (MJ)	Cooling (MJ/m ²)	Total Cooling (MJ)
Master Ensuite	47.9	188.5	14.2	55.9
Ldy	198.6	642.7	4.7	15.3
Bedroom 1	1.0	22.8	2.2	52.3
Ensuite	54.4	232.5	5.3	22.6
Wir	17.8	38.5	6.9	14.8
Kitchen/Living	57.6	2417.7	21.6	904.3
Entry	343.4	1995.4	2.8	16.1
Master	29.0	376.6	7.6	98.2

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 2 (#308) Oxford Street, Leederville WA 6007					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	118.6	593	580	5	Yes
Verandah balcony or the like	22.9	92	90	4	Yes
Class 10a buildings	39.4	118	100	3	Yes
Ceiling Penetration Calculations 3.12.1.1 & 3.12.1.3					
Plans comply with Section 3.12.1.1 of the NCC	Exhaust Fan/Range-hood sqm =	Exhaust Fan/Range-hood % =	light sqm =	light % =	
	0.02		0.005		
	4	0.08	0	0	
Max. permitted Ceiling Penetration	0.5%				Total = 0.07%
Proposed Ceiling Penetration	0.07%		0.00%		
Construction					
Building Work will comply with the following provisions:					
3.12.0(a)(i)(B)	Insulation will be supplied and installed as <i>required</i> by 3.12.1.1				
3.12.0(a)(i)(C)	Thermal breaks will be installed as <i>required</i> by 3.12.1.2(c) and 3.12.1.4(b)				
3.12.0(a)(i)(E)	Floor edge insulation will be installed as <i>required</i> by 3.12.1.5(c) and 3.12.1.5(d)				
3.12.0(a)(i)(F)	Building sealing will be undertaken as <i>required</i> by Part 3.12.3				
3.12.0(b)	Services will be installed as <i>required</i> by Part 3.12.5				
WA Additions All required by WA Provisions 2.3.2	Plumbing fixtures and fittings will be as <i>required</i> by WA 2.3.1				
	All Tap fittings other than Bath and Gardern Taps will be minimum 4-star WELS rated.				
	All Showerheads will be a minimum 3-star WELS rated				
	All sanitary flushing systems will be a minimum dual-flush, 4-stars WELS rated				
	Hot water system installation will be as <i>required</i> by WA 2.3.3				
	Hot water system installed and insulated in accordance with AS/NZS 3500:				
	Plumbing and Drainage, Part 4 Heated Water Services				
	The pipe from the hot water system or re-circulating hot water system to the furthest hot water outlet will be less than either 20 m in length or 2 litres of internal volume.				

ENERGY EFFICIENCY REPORT

THERMAL SIMULATION STAR RATING COMPLIANCE ASSESSMENT



Resirate

SITE ADDRESS

Unit 3 (#308) Oxford Street, Leederville WA 6007

OWNER

BUILDER

Royal Construction Development

JOB NUMBER

997821

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Compliance Achieved

CERTIFICATION DATE

24/05/21



Class 1 Building

Assessment Declaration

Assessment	997821
Date	24/05/2021
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 3 (#308) Oxford Street, Leederville WA 6007
Site Exposure	Suburban
Client Name	Royal Construction

Star Rating 6.1

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
56.2 Mj/m2	11.8 Mj/m2	68.0 Mj/m2		6.1	No	
57.0 Mj/m2	39.0 Mj/m2	70.0 Mj/m2		Climate Zone Load Limits 3.12.0.1		

Areas	
Net Conditioned Floor Area	91.5 m2
Unconditioned Floor Area	38.9 m2
Garage Area	36.6 m2

Climate Zone	13 Perth Airport
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Mode	New Home
Climate	13 Perth Airport
Site Exposure	suburban
Client Name	Royal Construction
Rated Address	Unit 3 Lot 1 (#308) Oxford Street, Leederville WA 6007
Assessor	J.Fleming
Date	24/05/21
Reference	997821

Energy Usage

Type	Energy MJ/m ²
Total	68.0
Heating	56.2
Cooling	11.8

Areas

Area	Size (m ²)
Net Conditioned Floor Area (NCFA)	91.5
Unconditioned Room Area	38.9
Garage Area	36.6

Zones

Zone	Area (m ²)	Conditioning Type	Conditioned
Bedroom 1	23.5	Bedroom	Y
Ensuite	4.3	Night Time	Y
Entry	5.8	Day Time	Y
Garage	36.6	Garage	N
Ldy	3.2	Day Time	Y
Kitchen/Living	42.0	Kitchen	Y
Pdr	2.3	Unconditioned	N
Wir	2.2	Night Time	Y
Master Ensuite	3.9	Night Time	Y
Master	13.0	Bedroom	Y

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m ²)
Brick cavity	0.0	0	97.6
Brick cavity insulated	0.1	2	53.8
Single brick	0.0	0	97.9
Double Brick	0.0	0	33.2

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m ²)
CSOG	0.0	enclosed	70.2
Suspended Concrete	0.0	enclosed	60.1
Suspended Concrete	0.0	open	6.0

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m ²)
SlabExt:Slab - Suspended Slab - External Insul	0.0	0.0	70.2
Cont:Attic-Continuous	4.0	1.3	66.0

Windows

Type	U-Value	SHGC	Area(m ²)
DOW-006-04 A AI Sliding Door SG 4Clr	6.17	0.72	13.29
DOW-003-01 A Manor Awning Window SG 3Clr	6.29	0.60	1.94
DOW-001-01 A AI Sliding Window SG 3Clr	6.38	0.75	2.17

Window Directions

Direction	Area (m ²)
S	13.0
W	4.4

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	4	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m ²)	Total Heating (MJ)	Cooling (MJ/m ²)	Total Cooling (MJ)
Master Ensuite	45.7	179.8	13.3	52.5
Ldy	195.8	633.6	4.4	14.3
Ensuite	53.9	230.3	5.0	21.5
Bedroom 1	1.3	30.5	2.4	55.4
Wir	16.7	36.1	6.9	15.0
Entry	340.7	1980.0	2.2	12.5
Kitchen/Living	58.9	2473.0	22.6	946.9
Master	25.7	333.3	9.0	117.1

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 3 (#308) Oxford Street, Leederville WA 6007					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	118.6	593	580	5	Yes
Verandah balcony or the like	22.9	92	90	4	Yes
Class 10a buildings	39.4	118	100	3	Yes
Ceiling Penetration Calculations 3.12.1.1 & 3.12.1.3					
Plans comply with Section 3.12.1.1 of the NCC	Exhaust Fan/Range-hood sqm =	Exhaust Fan/Range-hood % =	light sqm =	light % =	
	0.02		0.005		
	4	0.08	0	0	
Max. permitted Ceiling Penetration	0.5%				Total = 0.07%
Proposed Ceiling Penetration	0.07%		0.00%		
Construction					
Building Work will comply with the following provisions:					
3.12.0(a)(i)(B)	■ Insulation will be supplied and installed as <i>required</i> by 3.12.1.1				
3.12.0(a)(i)(C)	■ Thermal breaks will be installed as <i>required</i> by 3.12.1.2(c) and 3.12.1.4(b)				
3.12.0(a)(i)(E)	■ Floor edge insulation will be installed as <i>required</i> by 3.12.1.5(c) and 3.12.1.5(d)				
3.12.0(a)(i)(F)	■ Building sealing will be undertaken as <i>required</i> by Part 3.12.3				
3.12.0(b)	■ Services will be installed as <i>required</i> by Part 3.12.5				
WA Additions All required by WA Provisions 2.3.2	■ Plumbing fixtures and fittings will be as <i>required</i> by WA 2.3.1				
	■ All Tap fittings other than Bath and Gardern Taps will be minimum 4-star WELS rated.				
	■ All Showerheads will be a minimum 3-star WELS rated				
	■ All sanitary flushing systems will be a minimum dual-flush, 4-stars WELS rated				
	■ Hot water system installation will be as <i>required</i> by WA 2.3.3				
	■ Hot water system installed and insulated in accordance with AS/NZS 3500:				
	■ Plumbing and Drainage, Part 4 Heated Water Services				
	■ The pipe from the hot water system or re-circulating hot water system to the furthest hot water outlet will be less than either 20 m in length or 2 litres of internal volume.				

ENERGY EFFICIENCY REPORT

THERMAL SIMULATION STAR RATING COMPLIANCE ASSESSMENT



Resirate

SITE ADDRESS

Unit 4 (#308) Oxford Street, Leederville WA 6007

OWNER

BUILDER

Royal Construction Development

JOB NUMBER

997821

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Compliance Achieved

CERTIFICATION DATE

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Class 1 Building

Assessment Declaration

Assessment	997821
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Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 4 (#308) Oxford Street, Leederville WA 6007
Site Exposure	Suburban
Client Name	Royal Construction

Star Rating 6.1

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
50.2 Mj/m2	18.6 Mj/m2	68.8 Mj/m2		6.1	No	
57.0 Mj/m2	39.0 Mj/m2	70.0 Mj/m2		Climate Zone Load Limits 3.12.0.1		

Areas	
Net Conditioned Floor Area	82.5 m2
Unconditioned Floor Area	41.9 m2
Garage Area	38.0 m2

Climate Zone	13 Perth Airport
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Mode	New Home
Climate	13 Perth Airport
Site Exposure	suburban
Client Name	Royal Construction
Rated Address	Unit 4 Lot 1 (#308) Oxford Street, Leederville WA 6007
Assessor	J.Fleming
Date	24/05/21
Reference	997821

Energy Usage

Type	Energy MJ/m ²
Total	68.8
Heating	50.2
Cooling	18.6

Areas

Area	Size (m ²)
Net Conditioned Floor Area (NCFA)	82.5
Unconditioned Room Area	41.9
Garage Area	38.0

Zones

Zone	Area (m ²)	Conditioning Type	Conditioned
Bath	3.9	Unconditioned	N
Bedroom 2	8.8	Bedroom	Y
Bedroom 3	9.2	Bedroom	Y
Entry	10.0	Day Time	Y
Garage	38.0	Garage	N
Ensuite	4.6	Night Time	Y
Wir	3.7	Night Time	Y
Master 2	10.5	Bedroom	Y
Ldy	2.9	Day Time	Y
Pdr	2.3	Day Time	Y
Stairs	4.4	Day Time	Y
Kitchen/Living	30.1	Kitchen	Y

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m ²)
Brick cavity insulated	0.1	2	149.0
Single brick	0.0	0	120.1
Double Brick	0.0	0	31.6

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m ²)
CSOG	0.0	enclosed	69.4
Suspended Concrete	0.0	enclosed	57.4
Suspended Concrete	0.0	open	1.0

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m ²)
SlabExt:Slab - Suspended Slab - External Insul	0.0	0.0	63.1
Cont:Attic-Continuous	4.0	1.3	64.7

Windows

Type	U-Value	SHGC	Area(m ²)
DOW-003-01 A Manor Awning Window SG 3Clr	6.29	0.60	0.47
DOW-001-01 A AI Sliding Window SG 3Clr	6.38	0.75	10.03
DOW-016-01 A Aluminium French Door SG 4Clr	6.10	0.62	2.14
DOW-006-04 A AI Sliding Door SG 4Clr	6.17	0.72	8.23

Window Directions

Direction	Area (m ²)
E	1.2
W	4.8
S	12.7
N	2.1

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	4	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

<i>Zone</i>	<i>Heating (MJ/m2)</i>	<i>Total Heating (MJ)</i>	<i>Cooling (MJ/m2)</i>	<i>Total Cooling (MJ)</i>
<i>Pdr</i>	114.5	262.7	6.8	15.5
<i>Wir</i>	3.6	13.3	19.2	71.3
<i>Stairs</i>	78.4	341.4	3.0	13.1
<i>Ensuite</i>	1.9	8.5	12.4	56.8
<i>Ldy</i>	112.8	321.6	1.1	3.2
<i>Kitchen/Living</i>	46.1	1386.8	28.1	846.5
<i>Entry</i>	230.7	2296.5	2.1	21.1
<i>Bedroom 3</i>	0.9	8.7	3.7	34.6
<i>Bedroom 2</i>	21.5	188.4	21.2	185.8
<i>Master 2</i>	17.4	182.6	57.4	604.3

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 4 (#308) Oxford Street, Leederville WA 6007					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	112.7	564	560	5	Yes
Verandah balcony or the like	21.6	86	80	4	Yes
Class 10a buildings	40.1	120	120	3	Yes
Ceiling Penetration Calculations 3.12.1.1 & 3.12.1.3					
Plans comply with Section 3.12.1.1 of the NCC	Exhaust Fan/Range-hood sqm =	Exhaust Fan/Range-hood % =	light sqm =	light % =	
	0.02		0.005		
	4	0.08	0	0	
Max. permitted Ceiling Penetration	0.5%				Total = 0.07%
Proposed Ceiling Penetration	0.07%		0.00%		
Construction					
Building Work will comply with the following provisions:					
3.12.0(a)(i)(B)	Insulation will be supplied and installed as <i>required</i> by 3.12.1.1				
3.12.0(a)(i)(C)	Thermal breaks will be installed as <i>required</i> by 3.12.1.2(c) and 3.12.1.4(b)				
3.12.0(a)(i)(E)	Floor edge insulation will be installed as <i>required</i> by 3.12.1.5(c) and 3.12.1.5(d)				
3.12.0(a)(i)(F)	Building sealing will be undertaken as <i>required</i> by Part 3.12.3				
3.12.0(b)	Services will be installed as <i>required</i> by Part 3.12.5				
WA Additions All required by WA Provisions 2.3.2	Plumbing fixtures and fittings will be as <i>required</i> by WA 2.3.1				
	All Tap fittings other than Bath and Gardern Taps will be minimum 4-star WELS rated.				
	All Showerheads will be a minimum 3-star WELS rated				
	All sanitary flushing systems will be a minimum dual-flush, 4-stars WELS rated				
	Hot water system installation will be as <i>required</i> by WA 2.3.3				
	Hot water system installed and insulated in accordance with AS/NZS 3500:				
	Plumbing and Drainage, Part 4 Heated Water Services				
	The pipe from the hot water system or re-circulating hot water system to the furthest hot water outlet will be less than either 20 m in length or 2 litres of internal volume.				

Urban Design Study:

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant comment
<p>Context & Character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	
<p>Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.</p>	<p>The site is in a modified urban environment with little natural environmental value. Local Flora consists of juvenile/medium trees on the verge and centrally within the road reserve. The verge spaces are predominantly paved or hard stand, and dominant front fences on the front lot boundary obscure most internal low lying landscaping from view by the public realm.</p>
<p>Demonstrate consideration of the site's streetscape character.</p>	<p>Streetscape character is dominated by front fences built to the lot boundary. Homes vary in age however nonetheless, there are several prevailing characteristics of the homes themselves, namely; pitched roofs, and either red barebrick finish or a white/cream finish.</p>
<p>Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.</p>	<p>These areas vastly exceed the appropriate extent of review to determine context and character for a single house frontage. Some of the notable nearby points of interest have been indicated in Attachment 1.</p>
<p>Demonstrate how the site's context and character influenced the development.</p> <p>Consider the following:</p> <ul style="list-style-type: none"> • History of the local area; • Heritage listed buildings in the area; • High quality contemporary buildings in the area; • Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and • Movement patterns / laneways. 	<p>The property is not on a site of Indigenous Australian or other heritage significance.</p> <p>The high quality contemporary builds of the area have an attractive finish. However the harmony of newer development is evidently the use of white/cream shades of finish, rather than the use of specific materials.</p> <p>There is not sufficient newer development in the immediate area along oxford street to determine a prevailing contemporary roof design, however as the most immediate two dwelling vary from the older pitched roofs in the area, it appears that the roof design of development is not a crucial historic element to the local character.</p>
<p>Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	
<p>Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features</p>	<p>The site is vacant and does not contain any vegetation. the street tree is juvenile and will contribute little benefit to the site until it is more mature. the trees within the central part of the road reserve appear to still be young, however when mature will likely contribute a very strong natural atmosphere. The verge trees noted previously, while immature, are numerous and are an inherited characteristic of the street in its entirety.</p>
<p>Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.</p>	<p>The proposal locates the landscaping within the front setback to contribute towards the streetscape of the development. There are not street trees within the verge space in front of the site, therefore this is a fitting response to the lack of vegetation along the street.</p>

Description	Applicant comment
Built Form & Scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	
What is the building massing and height of the streetscape? How has this been incorporated into the design?	The height along the streetscape varies. Older housing stock is predominantly single story with pitched roofs (some homes have taller pitches), while newer stock is two storey.
How does the development respond and contribute to the built form and scale of the streetscape?	The development is two storeys and is not inconsistent with newer development. However, the concealed roof is nonetheless a sensitive design response to the (older) single story majority.
Demonstrate how the development encourages an activated and vibrant streetscape environment.	The proposed development includes numerous major openings on both the ground and upper floor presenting directly to the street to enhance interaction and passive surveillance of the street.
Functionality & Build Quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.</i>	
Demonstrate how the proposed design complements the use of the building.	The proposed finished are consistent with the existing streetscape by providing a light (cream) rendered finish. The bare brick finish is a consistent material, and the colour of the bricks, while not consistent with the red bare-brick character, is a modern balance to the older brick treatment.
Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	The site layout provides the driveway along the length of the northern (side) boundary, with all dwellings fronting this driveway, therefore providing direct solar access to all dwellings. The internal design of the dwellings places the active habitable rooms such as upper floor balconies and ground floor retreats towards the north, and will optimise the benefit of the site layout.
Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i>	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	No.308 is undeveloped and the impact to the future development is a challenge to predict. The R-100 zone of the site provides development may exceed the two storey height of the development in this application, and can therefore respond accordingly.
Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	
Demonstrate how the design allow users and visitors to navigate through the development.	The sole access into the site is the proposed driveway, and sight lines are clear and unobstructed down its length. Areas of concealment are minimal and passive surveillance is optimised/directed in its entirety, towards the sole access driveway.
Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	As mentioned earlier, the solar access and passive surveillance outcomes of the proposed design are exceptional. The design limits blank facades and there are no issues of privacy which arise as a result of the proposed development.

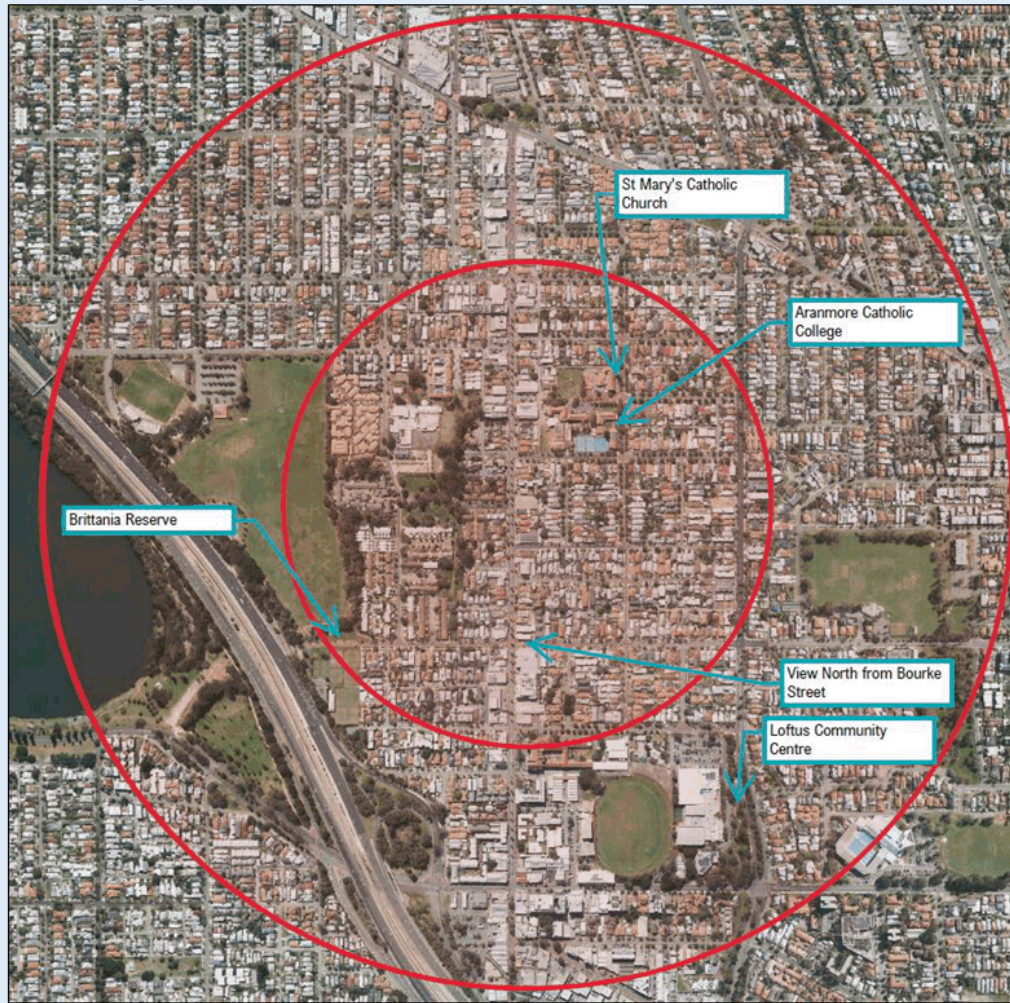
Description	Applicant comment
<p>Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i></p>	
<p>Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.</p>	<p>The design provides an inviting, friendly, and appealing streetscape interface and appearance through its use of direct street access, private open space, landscaping, and façade treatment.</p> <p>Elaborate community facilities are inappropriate in this situation given site context, layout, design, end-users, and community.</p>
<p>Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>	
<p>Demonstrate how the surrounding context and character has been incorporated into the design of the development.</p>	<p>The design is a balance between the potential development and scale provided by the sites zone, and the existing character. The proposal notes that despite possible 15m high development per SPP7.3 and R100, a two storey development is sensitive, whilst also expanding the prevalent single storey scale of the immediate existing character.</p>

Please complete all sections of this application and send to mail@vincent.wa.gov.au along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.

Attachment 1

Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.

The below image indicates the extent of built and natural environment is to be reviewed.



400m and 1,000m radius from site

These areas vastly exceed the appropriate extent of review to determine context and character for a single house. Some of the notable nearby points of interest have been indicated.



Aranmore Catholic College



St Marys Catholic Church



View north of Oxford St, from cnr of Bourke St



Brittania Reserve



Loftus Community Centre

The built and natural environment within the immediate streetscape is shown below.



View down Wylie place from Cnr of Oxford St (opposite the site)



View north along Oxford St (north of site)



View south along Oxford Street (south of site)

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
3. With reference to Condition 4, the visual privacy requirements of Clause 5.4.1 C1.2 of the R Codes Volume 1 states that *“screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property”*.
4. With reference to Condition 6, the City encourages landscaping methods and species selection which do not rely on reticulation.
5. With reference to Condition 7, no further consideration shall be given to the disposal of stormwater ‘offsite’ without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater ‘offsite’ be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
6. With reference to Condition 9, all new crossovers to the development site are subject to a separate application to be approved by the City.
7. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City’s specification for reinstatement of concrete paths.
8. A Road and Verge security bond for the sum of \$2,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City’s infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
9. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an ‘approved’ temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
10. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.
11. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.