

5.1 NO. 107 - 109 (LOTS: 1 - 2; S/P 1896) SUMMERS STREET, PERTH - SECTION 31 STATE ADMINISTRATIVE TRIBUNAL RECONSIDERATION - PROPOSED SIX GROUPED DWELLINGS

Ward: South

- Attachments:**
1. Consultation and Location Map
 2. Development Plans for Reconsideration
 3. 3D Perspectives
 4. Applicant's Written Response to Refusal Reasons
 5. 20 September 2022 Council Minutes and Refused Plans
 6. Summary of Submissions - Administration's Response
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 8. Urban Design Study
 9. Environmentally Sustainable Design Report
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RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, SETS ASIDE its decision dated 20 September 2022 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVE the application for Six Grouped Dwellings at No. 107-109 (Lots: 1 – 2; S/P: 1896) Summers Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 10:

1. Development Plans

This approval is for Six Grouped Dwellings as shown on the approved plans dated 16 November 2022. 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

4.1 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; and

4.2 Prior to occupancy or use of the development, permanent fixed cabinetry no less than 600 millimetres in width shall be provided against the western wall of the 'Kitchen' of Unit 6, 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 they are attached so as to not be visually obtrusive, to the satisfaction of the City;

6. Landscaping

- 6.1** An updated landscaping plan including deep soil and planting areas that are consistent with the development plans dated 16 November 2022 shall be submitted to and approved by the City prior to the issuing of a building permit;
- 6.2** All landscaping works shown in the plans as identified in Condition 6.1 above shall be undertaken in accordance with the approved plans, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City;
- 6.3** Prior to the first occupation of the development, the redundant or “blind” crossovers shall be removed, the verge area landscaped and the kerb made good to the City’s specifications and to the satisfaction of the City, at the applicant/owner’s full expense; and
- 6.4** Prior to first occupation of the development, one additional tree shall be provided along the eastern boundary of the site where they do not provide conflict with vehicle manoeuvring to the City’s satisfaction. Evergreen species shall be provided and should seek to maximise canopy cover;

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 metres 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 driveways and parking areas shall be in accordance with AS2890.1;
- 9.2** All driveways, car parking and manoeuvring areas 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;

- 9.3 Prior to the occupation or use of the development, one visitor parking bay shall be permanently marked, maintained and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway and be located, together with the reversing area, in front of any security gates or barrier for the development unless otherwise approved by the City; and
- 9.4 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. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to issue of a building permit. This plan is to detail how construction 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;
- The impact on traffic movement;
- Notification to affected land owners; and
- Construction times.

The approved Construction Management Plan shall be complied with for the duration of the construction of the development; and

11. Noise Attenuation Requirements

- 11.1 Prior to the issue of a building permit a detailed Noise Management Plan must be submitted to and approved by the City which demonstrates that the development has been designed to meet the relevant requirements of State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning' (SPP5.4). The report must be prepared by a suitably qualified and competent person in accordance with the SPP5.4; and
- 11.2 Prior to occupation or use of the development, the development shall incorporate all noise mitigation measures as outlined in the noise management plan or quiet house design package, to the satisfaction of the City.

PURPOSE OF REPORT:

To reconsider an application for development approval at the invitation of the State Administration Tribunal (SAT) for six grouped dwellings at Nos. 107 – 109 Summers Street, Perth (the subject site).

PROPOSAL:

The application proposes the construction of six grouped dwellings. Each dwelling is four storeys in height and contain three bedrooms and two bathrooms. Unit 1 would address Summers Street, while Units 2 to 6 would face the internal communal street.

Each dwelling is proposed to have a double garage accessed from the communal street. One visitor car parking bay is provided to the front of the subject site in common property.

The subject site currently contains two existing grouped dwellings fronting Summers Street, which would be demolished.

BACKGROUND:

Landowner:	Tho Quang Lam
Applicant:	Urbanista Town Planning
Date of Application:	29 November 2021
Zoning:	MRS: Urban LPS2: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Grouped Dwellings
Proposed Use Class:	Grouped Dwellings
Lot Area:	1014m ²
Right of Way (ROW):	No
Heritage List:	No

Site Context and Zoning

The subject site is bound by Summers Street to the north, a three storey grouped dwelling development to the west and commercial development (Child Care Premises) to the east. Commercial development which primarily include warehouse developments and vacant land are located to the south along Cheriton Street. A copy of the location plan is provided as **Attachment 1**.

The subject site and adjoining properties to the north, east and west are zoned Residential R80 under the City's Local Planning Scheme No.2 (LPS2). The subject site and these adjoining properties are also within the Residential Built Form Area with a building height standard of four storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). Adjoining properties to the south are zoned Mixed Use R100 under LPS2 and are located within the Mixed Use Built Form Area with a building height standard of 12 storeys under the Built Form Policy.

The surrounding development context is undergoing transition, consisting of a mix of residential and commercial developments with differing intensities. A summary of the surrounding context is provided below:

- Lord Street is located to the western end of Summers Street where there are several commercial and mixed-use developments with building heights up to six storeys;
- East of Claisebrook Road, Summers Street largely contains single-storey single houses and multiple-storey grouped dwelling developments, with some commercial premises;
- The East Perth Train Station is located to the eastern end of Summers Street, including the station itself, railway infrastructure, car parking and the Public Transport Centre;
- The development context to the south and south-west along Claisebrook Road and Cheriton Street include a mix of single and multiple storey warehouse and office developments; and
- Proposed new footbridge to the east of the subject site connecting to the East Perth Power Station Redevelopment.

Subdivision

At the time of assessment, a subdivision application has not been lodged with or approved by the Western Australian Planning Commission (WAPC) to accommodate the proposed six grouped dwellings. The applicant has confirmed that a subdivision application would be lodged with the WAPC following development approval.

Refused Proposal

At its Ordinary Meeting on 20 September 2022, Council resolved to refuse the development application for six grouped dwellings at the subject site, contrary to Administration's recommendation for approval, for the following reasons:

1. *The proposed development is inconsistent with the objectives of the Residential Zone under the City of Vincent's Local Planning Scheme No. 2, as the proposal does not result in a high-quality design that is compatible with and that enhances the amenity and character of the residential neighbourhood and streetscape. This is because the Summers Street frontage does not offer sufficient setbacks,*

articulation, design detail nor landscaping to reduce impacts of building bulk to the street and common areas;

2. *The proposed development does not satisfy relevant design principles and local housing objectives of State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes) and the Built Form Policy, including:*
 - a) *Clause 5.1 of the Built Form Policy and Clause 5.1.3 of the R Codes in relation to Street Setbacks. The front elevation of the development has not been designed so as to clearly distinguish the all upper floors from lower storeys. This results in a building bulk and scale that is not consistent with, and does not contribute to the established streetscape;*
 - b) *Clause 5.1.3 of the R Codes in relation to Lot Boundary Setbacks. The buildings have not been appropriately setback from lot boundaries nor designed appropriately so as to reduce impacts of building bulk and scale to the adjoining properties;*
 - c) *Clause 5.3.1 of the R Codes in relation to Outdoor Living Areas. The primary outdoor living areas do not optimise the northern aspect of the site, resulting in insufficient uncovered areas to allow for winter sun into the outdoor spaces and dwellings;*
 - d) *Clause 5.3.2 of the R Codes in relation to Landscaping. The reduced landscaping in the street setback area does not contribute to the appearance and amenity of the development for residents or positively contribute to the streetscape; and*
 - e) *Clause 5.3.3 of the R Codes in relation to Visitor Parking. The shortfall of visitor car parking would result in an adverse impact on the amenity of the surrounding properties and streetscape with reliance on on-street parking for visitors; and*
3. *Having regard to the reasons above, the proposed development:*
 - a) *Is not physically compatible with its setting broadly nor with the adjoining developments (Clause 67(m) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and*
 - b) *Would have an adverse and detrimental impact on the amenity and character of the locality (Clause 67(n) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.*

The minutes of the 20 September 2022 Ordinary Council Meeting and the refused plans are included as **Attachment 5**.

SAT Process

On 4 October 2022 following Council's refusal, the applicant submitted an application to the SAT for review of Council's decision. A SAT mediation was scheduled for 3 November 2022.

At mediation the SAT ordered that the applicant submit an amended application to the City by 4 November 2022 and invited the City to reconsider its decision at its December 2022 Ordinary Meeting pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

The changes that have been made to the amended proposal are as follows:

Ground Floor

- Increasing the width of the landscaped areas in the Unit 2 – 6 outdoor living areas from 1.5 metres to 2.0 metres.
- Increasing the primary street setback of the Unit 1 guest/home office from 4.7 metres to 5.3 metres.
- Reducing hardstand area in the primary street setback area by removing the Unit 1 courtyard permeable paving, removing the bicycle parking area and reducing the Unit 1 footpath width.
- Increasing the number of Unit 1 garage windows from one to three.
- Changing the bin store wall material from rendered brickwork to face brick.

Second Floor

- Increasing the Unit 1 balcony primary street setback from 4.9 metres to 5.2 metres by reducing the dimensions of the balcony and entertainment room.
- Changing the Unit 1 balcony balustrading from solid brickwork to visually permeable metal.
- Changing the Unit 6 sitting room wall finish from polished plaster to rendered brickwork.
- Changing the Unit 5 planter box wall finish from rendered brickwork to polished plaster.

Third Floor

- Reducing the dimensions of the Unit 1 balcony planter box by increasing its primary street setback. This increases the usable area of the balcony from 20 metres to 22.4 square metres.
- Changing the portion of Unit 1 balcony balustrading previously provided as rendered brickwork associated with the planter box to visually permeable metal.
- Extending the Unit 1 balcony forward to be located in front of the lift shaft.
- Changing the Unit 1 kitchen wall finish from polished plaster to face brick.
- Removing screening between the balconies internally.

Fourth Floor

- Reducing the Unit 1 skillion roof primary street setback from 5.9 metres to 4.6 metres, it now is located in front of the lift shaft.
- Increasing the width of Unit 1 bedroom 1 windows to reduce the extent of solid walls.

Roof Plan

- Solar panels have been added to the roof of each unit.

Lift Shaft Wall

- Adding cladding as a contrasting material to the lift shaft wall.

The amended plans for Council's reconsideration are included in **Attachment 2** and the applicant's written response to Council's reasons for refusal is included in **Attachment 4**.

The applicant's supporting information including 3D perspectives, an Urban Design Study and an Environmentally Sustainable Design Report are included in **Attachment 3**, **Attachment 8** and **Attachment 9** respectively.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the City's Built Form Policy and the State Government's Residential Design Codes – Volume 1 (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	Deemed-to-Comply	Requires the Discretion of Council
Site Area	✓	
Street Setback		✓
Lot Boundary Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Setback of Garages	✓	
Garage Width	✓	
Street Surveillance	✓	
Front Fence	✓	

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Sight Lines	✓	
Outdoor Living Areas		✓
Landscaping (R Codes)	✓	
Parking		✓
Design of Car Parking Spaces	✓	
Vehicular Access	✓	
Pedestrian Access	✓	
Site Works		✓
Visual Privacy		✓
Solar Access for Adjoining Sites	✓	
Outbuildings	✓	
Essential Fixtures, Utilities and Facilities	✓	

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 a planning element of an application meets the applicable 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.

If a planning 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.

The table below provides a comparison of the refused plans and the amended proposal in relation to the planning elements that did not previously meet deemed-to-comply standards and required the discretion of Council. This includes planning elements that previously required discretion of Council but now satisfy the deemed-to-comply standards due to the amended plans submitted.

Street Setback		
Deemed-to-Comply Standard	Refused Plans	Amended Proposal
<p>Built Form Policy Volume 1 Clause 5.1</p> <p><u>Street Setback</u> 5.3 metre street setback.</p> <p><u>Upper Floors</u> Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (ground floor guest/home office).</p>	<p><u>Street Setback</u> 4.7 metre minimum (Unit 1 guest/home office).</p> <p><u>Upper Floors</u> Unit 1 Lift Shaft (all floors) is setback 0.4 metres behind the ground floor guest/home office.</p> <p>Unit 1 second, third and fourth floor walls are setback a minimum of 1.4 metres behind the ground floor guest/home office.</p>	<p><u>Street Setback</u> 5.1 metre minimum (Unit 1 lift shaft).</p> <p><u>Upper Floors</u> Unit 1 Lift Shaft (all floors) is 0.2 metres forward of the ground floor guest/home office.</p> <p>Unit 1 second, third and fourth floor walls are setback a minimum of 0.8 metres behind the ground floor guest/home office.</p>

<p><u>Balconies</u> Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (ground floor guest/home office).</p>	<p><u>Balconies</u> Unit 1 second floor balcony is setback 0.2 metres behind the ground floor guest/home office. Unit 1 third floor balcony projects 0.1 metres forward of the ground floor guest/home office.</p>	<p><u>Balconies</u> Unit 1 second floor balcony is 0.2 metres forward of the ground floor guest/home office. Unit 1 third floor balcony is 0.7 metres forward of the ground floor guest/home office.</p>
<p>Lot Boundary Walls & Lot Boundary Setbacks</p>		
<p>Deemed-to-Comply Standard</p>	<p>Refused Plans</p>	<p>Amended Proposal</p>
<p>Built Form Policy Volume 1 Clause 5.2</p> <p><u>Lot boundary walls</u></p> <ul style="list-style-type: none"> Boundary walls shall be built behind the street setback line. 3.5 metre maximum height. <p>R Codes Clause 5.1.3</p> <p><u>Lot boundary setbacks</u> <i>East</i></p> <ul style="list-style-type: none"> 3F Unit 2 – Unit 5 Balcony: 7.3 metres <p><i>West</i></p> <ul style="list-style-type: none"> GF Unit 2 - Unit 3 Home Office: 1.5 metres GF Unit 4 – Unit 5 Home Office: 1.5 metres 3F Unit 6 Powder to Study: 4.6 metres 3F Unit 1 Lift to Unit 6 Kitchen: 4.3 metres <p><i>South</i></p> <ul style="list-style-type: none"> 3F Unit 6 Balcony – Kitchen: 2.1 metres 3F Unit 6 Sitting – Bed 3: 1.7 metres <p><i>Fourth Floor</i> There are no deemed-to-comply setbacks for residential development with wall heights greater than 10 metres under the R Codes, which would apply to the fourth floor of each unit. A design principle assessment is required for these setbacks.</p>	<p><u>Lot boundary walls</u> <i>West</i></p> <ul style="list-style-type: none"> Ground floor Unit 1 guest/home office to ensuite wall is proposed within the street setback area. Ground floor Unit 6 store to ensuite boundary wall proposes a height of 3.6 metres. <p>R Codes Clause 5.1.3</p> <p><u>Lot boundary setbacks</u> <i>East</i></p> <ul style="list-style-type: none"> 3F Unit 2 – Unit 5 Balcony: 5 metres. <p><i>West</i></p> <ul style="list-style-type: none"> GF Unit 2 – Unit 3 Home Office: 1.2 metres GF Unit 4 – Unit 5 Home Office: 1.2 metres 3F Unit 6 Powder to Study: 3.4 metres 3F Unit 1 Lift to Unit 6 Kitchen: 4.1 metres <p><i>South</i></p> <ul style="list-style-type: none"> 3F Unit 6 Balcony – Kitchen: 1.6 metres 3F Unit 6 Sitting – Bed 3: 1.6 metres <p><i>Fourth Floor</i> <i>West</i> 4F Unit 1 – Unit 6 Foyers: 4.1 metre minimum <i>East</i> 4F Unit 1 – Unit 6 Bed 1: 6.6 metre minimum <i>South</i> 4F Unit 6: 1.6 metre minimum</p>	<p><u>Lot boundary walls</u> <i>West</i></p> <ul style="list-style-type: none"> Ground floor Unit 1 guest/home office setback behind the street setback area. Complies with deemed-to-comply. Ground floor Unit 6 store to ensuite boundary wall height unchanged. <p>R Codes Clause 5.1.3</p> <p><u>Lot boundary setbacks</u> Unchanged.</p>

Outdoor Living Areas		
Deemed-to-Comply Standard	Refused Plans	Amended Proposal
<p>R Codes Clause 5.3.1</p> <p><u>Minimum Dimension</u> Primary outdoor living areas to have a minimum dimension of 4 metres.</p> <p><u>Uncovered Area</u> Two-thirds (10.66 square metres) of each outdoor living area to be uncovered.</p>	<p><u>Minimum Dimension</u> Unit 1 balcony - 2.1 metres Unit 2 balcony - 2.7 metres Unit 3 balcony - 2.7 metres Unit 4 balcony - 2.7 metres Unit 5 balcony - 2.7 metres Unit 6 balcony - 1.6 metres</p> <p><u>Uncovered Area</u> Unit 2 - 5.6 square metres Unit 3 - 5.6 square metres Unit 4 - 5.6 square metres Unit 5 - 6.2 square metres</p>	<p><u>Minimum Dimension</u> Unit 1 balcony - 2.1 metres Unit 2 balcony - 3.5 metres Unit 3 balcony - 3.5 metres Unit 4 balcony - 3.5 metres Unit 5 balcony - 3.5 metres Unit 6 balcony - 2.4 metres</p> <p><u>Uncovered Area</u> Unit 2 – 9.5 square metres Unit 3 - 9.5 square metres Unit 4 - 9.5 square metres Unit 5 - 10 square metres</p>
Landscaping		
Deemed-to-Comply Standard	Refused Plans	Amended Proposal
<p>R Codes Clause 5.3.2</p> <p><u>Hardstand Areas</u> 50 percent hardstand areas permitted in the front setback.</p> <p><u>Tree Planting</u> 2 metres by 2 metres tree planting area shall be provided to each dwelling.</p>	<p><u>Hardstand Areas</u> 56.1 percent hardstand surfaces in front setback.</p> <p><u>Tree Planting</u> 1.5 metres by 2 metres tree planting area provided for Unit 2 – Unit 6.</p>	<p><u>Hardstand Areas</u> 48.0 percent hardstand surfaces in front setback. Complies with deemed-to-comply.</p> <p><u>Tree Planting</u> 2 metres by 2 metres tree planting area provided for all units. Complies with deemed-to-comply.</p>
Parking		
Deemed-to-Comply Standard	Refused Plans	Amended Proposal
<p>R Codes Clause 5.3.3</p> <p>2 on-site visitor bays.</p>	<p>1 on-site visitor bay provided.</p>	<p>Unchanged.</p>
Site Works		
Deemed-to-Comply Standard	Refused Plans	Amended Proposal
<p>R Codes Clause 5.3.7</p> <p>Where retaining walls and fill exceed 0.5 metres, it should be setback 1 metre from the lot boundary.</p>	<p><u>Site works</u> <i>South</i> 0.55 metres maximum fill with a nil setback to the lot boundary</p> <p><i>East</i> 0.66 metres maximum fill with a nil setback to the lot boundary</p> <p><u>Retaining Walls</u> <i>East</i> 0.6-metre-high retaining wall with a nil setback to the lot boundary</p>	<p>Unchanged.</p>

Visual Privacy		
Deemed-to-Comply Standard	Refused Plans	Amended Proposal
R Codes Clause 5.4.1 4.5 metre cone of vision setback for kitchen, living and dining rooms.	West: Unit 6 – Third Floor – Kitchen: 4.0 metres	Unchanged.

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

CONSULTATION/ADVERTISING:

Original Application

Prior to the decision of Council, the application underwent two separate rounds of community consultation to all owners and occupiers of the surrounding properties of the subject site, as shown in **Attachment 1**. The advertising radius was extended to include all properties accessed from Summers Street between Claisebrook Road and West Parade because a visitor parking bay shortfall is proposed which may affect a greater area than the immediately adjoining properties.

- Five submissions were received at the end of first consultation period, including four in objection and one in support.
- Three submissions were received at the end of the second consultation period, two in objection and one in support.

A summary of submissions received across the two consultation periods along with Administration's responses to each comment is provided in **Attachment 6**. The Applicant's response to the submissions received are provided as **Attachment 7**.

Amended Plans

In accordance with the City's Community and Stakeholder Engagement Policy, the amended proposal submitted by the applicant for reconsideration at the invitation of the SAT was not readvertised because:

- It would not result in new or greater departures to the deemed-to-comply standards of the relevant planning framework than previously advertised that would have an impact on the amenity of the adjoining properties or streetscape; and
- It would not result in a significantly different proposal to what was previously advertised, with the overall built form and design of the development remaining relatively unchanged.

The previous submitters have been notified that an application for review of Council's decision has been lodged by the applicant with the SAT and that amendments have been made to the proposal, due to be considered by Council at its December 2022 Ordinary Meeting.

Design Review Panel (DRP):

Referred to DRP: Yes

Prior to the decision of Council at its 20 September 2022 Ordinary Meeting, the proposal was referred to the City's DRP on four occasions, including two presentations at a full DRP meeting and two referrals to the DRP Chair.

The amended proposal submitted by the applicant for reconsideration at the invitation of the SAT was referred to the City's DRP Chair for review.

The DRP Chair advised that the design had improved overall, and the changes would be sufficient to address the DRP's previous outstanding concerns relating to sustainability, legibility and community of the 10 Principles of Good Design. The DRP Chairperson's comments in respect to these items are included below.

Sustainability

At the 20 September 2022 Ordinary Meeting of Council, the applicant noted that they would agree to the imposition of a condition of approval requiring solar panels to be installed on the roof of each unit of the development.

The amended plans submitted include a solar panel array on the roof of each unit. The DRP Chair advised that this would result in an improved sustainability outcome.

Legibility

The DRP Chair advised that the increased use of face brick, increased visual transparency of balustrading, additional windows to the Unit 1 garage and use of a contrasting material on the lift shaft wall have improved the articulation of the front façade and connection between the development and the street.

Community

The DRP Chair advised that in addition to the previously proposed visually permeable garage doors and soft landscaping, the further articulation of the Unit 1 second floor planter box and third floor balcony have improved the relationship between the building and the communal street.

DRP Review Progress

A summary of the application's progress through the DRP and referral to the DRP Chair is included the table below.

Design Review Progress Report					
	Design quality evaluation				
	Supported				
	Pending further attention				
	Not supported				
	Insufficient information for design quality evaluation traffic signal colours to be attributed				
	DRP 1 22 Dec 2021	DRP 2 23 Mar 2022	DRP 3 Chair 14 Jun 2022	DRP 4 Chair 1 Aug 2022	DRP 5 Chair 15 Nov 2022
Principle 1 - Context and character					
Principle 2 - Landscape quality					
Principle 3 - Built form and scale					
Principle 4 - Functionality and build quality					
Principle 5 - Sustainability					
Principle 6 - Amenity					
Principle 7 - Legibility					
Principle 8 - Safety					
Principle 9 - Community					
Principle 10 - Aesthetics					

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *State Administrative Tribunal Act 2004;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3: Residential Design Codes - Volume 1;
- State Planning Policy No.5.4: Road and Rail Noise;
- Community and Stakeholder Engagement Policy; and
- Policy No. 7.1.1 – Built Form Policy.

State Administrative Tribunal Act 2004 (SAT Act)

Section 31 of the SAT Act sets out that the SAT can invite the decision-maker, being Council in this instance, to reconsider its decision.

In reconsidering its decision Council may do one of the following:

- affirm its decision; or
- vary its decision; or
- set aside its decision and substitute its new decision.

If Council resolves to set aside its decision and approve the proposed development, then it is available to the applicant to withdraw the SAT application in the instance they are satisfied with the conditions imposed on the approval. The applicant would also have the option to continue pursuing the matter through SAT if they were not satisfied with any of the conditions imposed.

If Council resolves to affirm its previous decision to refuse the proposed development, then a directions hearing scheduled for 21 December 2022 could result in the SAT making orders for the matter to be listed for a final hearing to occur in 2023. A final hearing involves the SAT determining the application in the absence of the applicant and the City being able to mediate an outcome.

Delegation to Determine Applications:

This matter is being referred to Council because:

- It is a request from the State Administrative Tribunal to reconsider its decision under Section 31 of the *State Administrative Tribunal Act 2004*; and
- It proposes six grouped dwellings and does not meet the deemed-to-comply visitor car parking standards of the R Codes, with a one bay shortfall proposed.

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:

Should this application proceed to a full SAT hearing, the City would incur a cost related to the engagement of a consultant which would be met through the existing Operational Budget.

COMMENTS:Summary Assessment

In assessing the amended plans against the planning framework, the application is recommended for approval. The following key comments are of relevance:

- Council is to consider the appropriateness and acceptability of the overall amended development proposal. This is informed by the extent to which Council is satisfied changes made to the proposal by the applicant has addressed Council's reasons for refusal of the application. This also needs to be balanced with the other aspects of the development proposal that did not form part of Council's reasons for refusal.
- The applicant has submitted an amended proposal following SAT mediation that reduces the extent of discretion being sought overall to the standards contained in the R Codes and Built Form Policy, particularly in relation to the ground floor street setback, lot boundary walls and landscaping.
- The visitor parking, lot boundary setbacks and outdoor living areas have not changed as part of the amended plans.
- The overall built form and scale remains relatively similar to the plans that were previously considered by Council but the design is now more refined by way of incorporating increased use of face brick, increased visual transparency of balustrading, additional windows to the Unit 1 garage and use of a contrasting material on the lift shaft wall. This would contribute to an improved outcome for the streetscape and future occupants.

Refer to the previous report to Council's Ordinary Meeting dated 20 September 2022 available [here](#) for Administration's comments on the assessment and acceptability of the following matters:

- Lot Boundary Setbacks;
- Site Works and Retaining Walls;
- Visual Privacy;
- Environmentally Sustainable Design (ESD);
- State Planning Policy No. 5.4: Road and Rail Noise (SPP5.4); and
- Verge Trees.

The amended plans and additional information did not impact the above matters, and therefore Administration's previous comments remain applicable.

The following Administration comments relate to the matters that are affected by the amended proposal and additional information submitted by the applicant following SAT mediation.

Street Setback

Reason 2a of Council's refusal of the previous proposal outlined that the front elevation of the development had not been designed to clearly distinguish all upper floors from lower storeys, resulting in building bulk and scale that is not consistent with, and does not contribute to the streetscape.

The applicant has made the following changes to the proposed plans that relate to the street setback and front façade design:

- Increasing the Unit 1 ground floor guest/home office primary street setback from 4.7 metres to 5.3 metres.
- Increasing the Unit 1 second floor balcony primary street setback from 4.9 metres to 5.2 metres by reducing the dimensions of the balcony and entertainment room.
- Increasing the number of Unit 1 garage windows from one to three.

- Changing the Unit 1 first and second floor balcony balustrading from solid brickwork to visually permeable metal.
- Extending the Unit 1 balcony forward to be located in front of the lift shaft.
- Reducing the Unit 1 skillion roof primary street setback from 5.9 metres to 4.6 metres, it now is located in front of the lift shaft.
- Adding cladding as a contrasting material to the lift shaft wall.

The increased setback of the Unit 1 ground floor guest/home office has moved the location of the ground floor predominant building line for the purposes of assessing the upper floor wall and balcony setbacks against the deemed-to-comply standards of the Built Form Policy. The new location of the predominant building line has resulted in the following changes to the technical planning assessment of the Unit 1 upper floors:

- Unit 1 lift shaft wall was previously 0.4 metres behind the predominant building line and would now be 0.2 metres forward.
- Unit 1 second, third and fourth floor walls were previously 1.4 metres behind the predominant building line and would now be 0.8 metres behind.
- Unit 1 second floor balcony was previously 0.2 metres behind the predominant building line and would now be 0.2 metres forward.
- Unit 1 third floor balcony was previously 0.1 metres forward of the predominant building line and would now be 0.7 metres forward.

Although the amended proposal has made alterations to the relationship between the ground and upper floor setbacks and aspects of the materiality, the overall built form and scale remains relatively similar to the plans that were previously considered by Council. The design is now more refined and would result in an improved outcome for the streetscape and future occupants.

Administration is of the view that the proposed ground and upper floor street setbacks would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined in the previous officer report to Council's Ordinary Meeting dated 20 September 2022 available [here](#).

Lot Boundary Walls

Reason 2b of Council's refusal of the previous proposal outlined that the buildings have not been appropriately setback from lot boundaries nor designed appropriately to reduce the impacts of building bulk and scale to the adjoining properties.

The applicant has made the following changes to the proposed plans which relate to the lot boundary walls:

- The Unit 1 ground floor guest/home office boundary wall setback from the primary street has been increased by 0.6 metres from 4.7 metres to 5.3 metres. The development no longer proposes any portion of the boundary wall within the primary street setback area.
- The aggregate boundary wall length to the western lot boundary has been reduced by 0.1 metres, from 10.8 metres to 10.7 metres.

The removal of the boundary wall from the primary street setback area would be a further improvement to the proposal and would assist in reducing the amount of building mass to the street.

Administration is of the view that the proposed lot boundary walls would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined in the previous officer report to Council's Ordinary Meeting dated 20 September 2022 available [here](#).

Outdoor Living Areas

Reason 2c of Council's refusal of the previous proposal outlined that the primary outdoor living areas do not optimise the northern aspect of the site, resulting in insufficient uncovered areas to allow for winter sun into the outdoor spaces and dwellings.

The applicant has made the following changes to the proposed plans which relate to outdoor living areas:

- Increasing the usable area of the Unit 1 balcony from 20 square metres to 22.4 square metres. This is achieved by reconfiguring the on-structure planter box and setting it back 2.1 metres from the edge of the balustrading facing the primary street.
- Extending the Unit 1 balcony forward to be located in front of the lift shaft.

The applicant's written response to Council's reasons for refusal included in **Attachment 4** advises that the previous report to Council incorrectly assessed the minimum dimensions of the outdoor living areas by omitting the landscaped planter boxes from the calculation.

Administration has reviewed the applicant's written response to Council's reasons for refusal. The deemed-to-comply standards of the R Codes include a note which sets out that the minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony space. With reference to this note, Administration has determined that the landscaped planter boxes do contribute to the balcony space and the minimum dimension assessment under the R Codes. Administration agrees with the applicant response and its assessment has been updated accordingly.

Administration is of the view that the development would continue to satisfy the design principles of the R Codes for the reasons outlined in the previous report to Council's Ordinary Meeting dated 20 September 2022 available [here](#).

Landscaping

Reason 2d of Council's refusal of the previous proposal outlined that the reduced landscaping in the street setback area does not contribute to the appearance and amenity of the development for residents or positively contribute to the streetscape.

The applicant has made the following changes to the proposed plans that relate to landscaping:

- Increasing the width of the landscaped areas in the Unit 2 – 6 outdoor living areas from 1.5 metres to 2.0 metres.
- Reducing hardstand area in the primary street setback area from 56.1 percent to 48.0 percent by removing the Unit 1 courtyard permeable paving, removing the bicycle parking area and reducing the Unit 1 footpath width. There are no deemed-to-comply standards prescribing a minimum number of bike parking to be provided.
- Increasing the deep soil zone areas for Units 2 - 5 from 7.2 percent to 8.6 percent.

The proposal now satisfies all deemed-to-comply standards of the R Codes relating to landscaping.

At the 20 September 2022 Ordinary Meeting of Council, the applicant noted that they would agree to the imposition of a condition of approval requiring additional evergreen trees to be provided along the eastern boundary of the site where it does not conflict with vehicle manoeuvring. Administration has undertaken a swept path analysis which has identified that only one additional tree could be accommodated along the eastern lot boundary without conflicting with vehicle manoeuvring. This condition has been included in Administration's recommendation for approval.

Parking

Reason 2e of Council's refusal of the previous proposal outlined that the shortfall in visitor car parking would result in an adverse impact on the amenity of the surrounding properties and streetscape with reliance on on-street parking for visitors.

The proposal remains unchanged, with one visitor car parking space provided in lieu of two required by the deemed-to-comply standards of the R Codes.

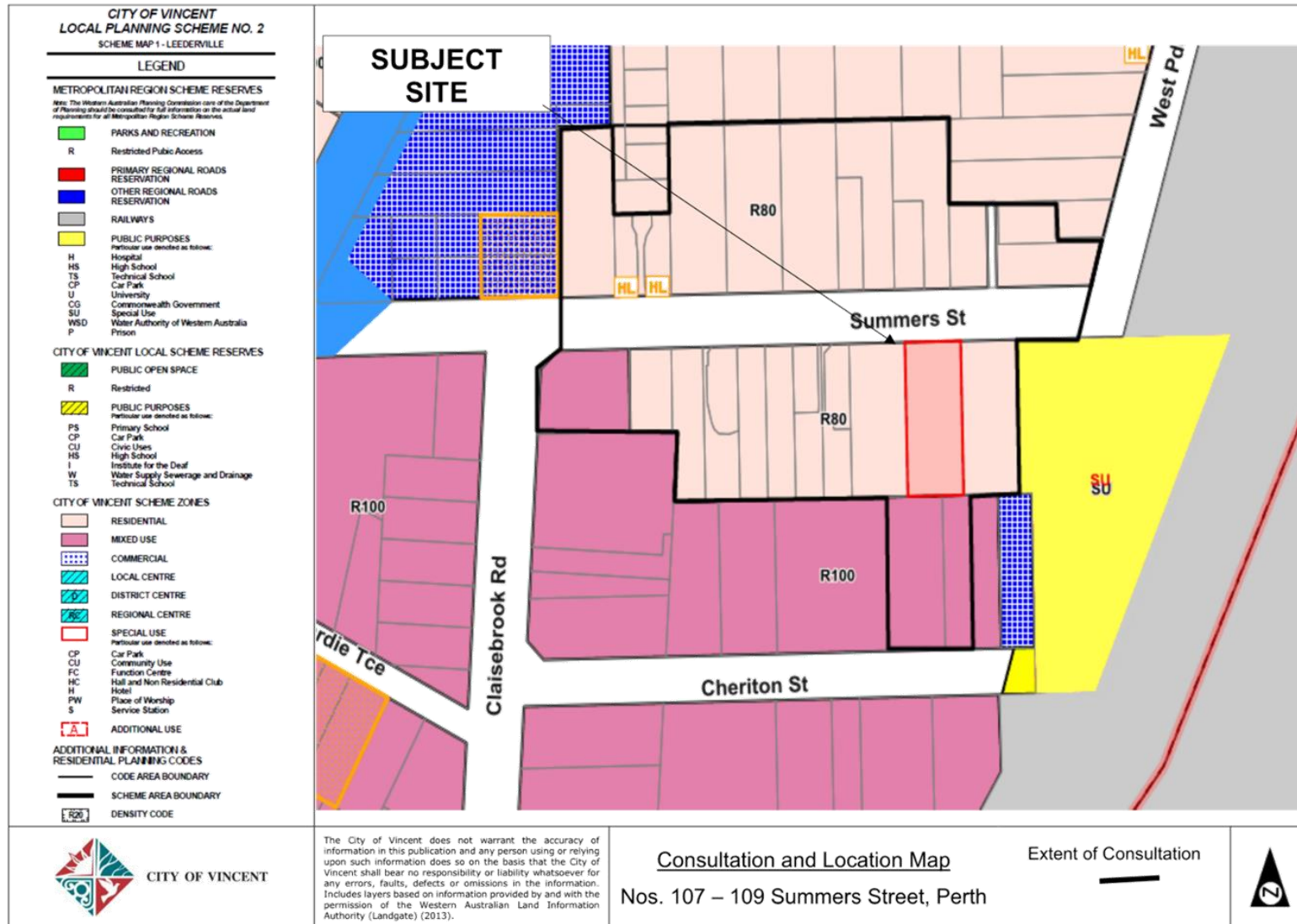
The applicant has submitted a written response to the reasons for refusal which is included in **Attachment 4**. This includes the applicant's justification in support of the proposed one bay visitor car parking shortfall. The applicant's justification is consistent with Administration's comments in its previous report to Council dated 20 September 2022, with the exception of the following additional justification relating to on-street parking opportunities:

- The proposal would result in the removal of the existing 3.4 metre wide redundant crossover to the western boundary of the site which would:
 - Reduce vehicle access points to the road and improve the look of the streetscape; and
 - Allow for motorcycle parking bays to be added to the street to offset the proposed on-site visitor car parking shortfall.

Administration has reviewed the applicant's written response to the reasons for refusal and undertaken further assessment of the existing and proposed on-street car parking area, noting the following:

- The Australian Standards relating to parking facilities outlines that the minimum length for a car bay is 5.4 metres. The existing length of the on-street parking area is 13.6 metres which can accommodate two car bays.
- The proposal would remove the existing 3.4 metre wide redundant crossover to the western boundary of the site and increase the width of the existing crossover to the eastern boundary of the site from 3.2 metres to 3.8 metres. These changes would increase the length of the on-street parking area to 16.4 metres.
- On-street parking spaces are required to be offset 1.2 metres from existing vehicle crossovers (excluding the crossover splays).
- The Australian Standards relating to parking facilities outlines that the minimum length for a motorcycle bay is 1.2 metres. The 16.4 metre long area could accommodate two car bays and two motorcycle bays.
- Should the application be approved and constructed, the City would undertake an assessment at that time to determine whether on-street motorcycle bays are warranted in the area and if so, would be line marked by the City.

Administration is of the view that the development would continue to satisfy the design principles of the R Codes for the reasons outlined in the previous report to Council's Ordinary Meeting dated 20 September 2022 available [here](#).







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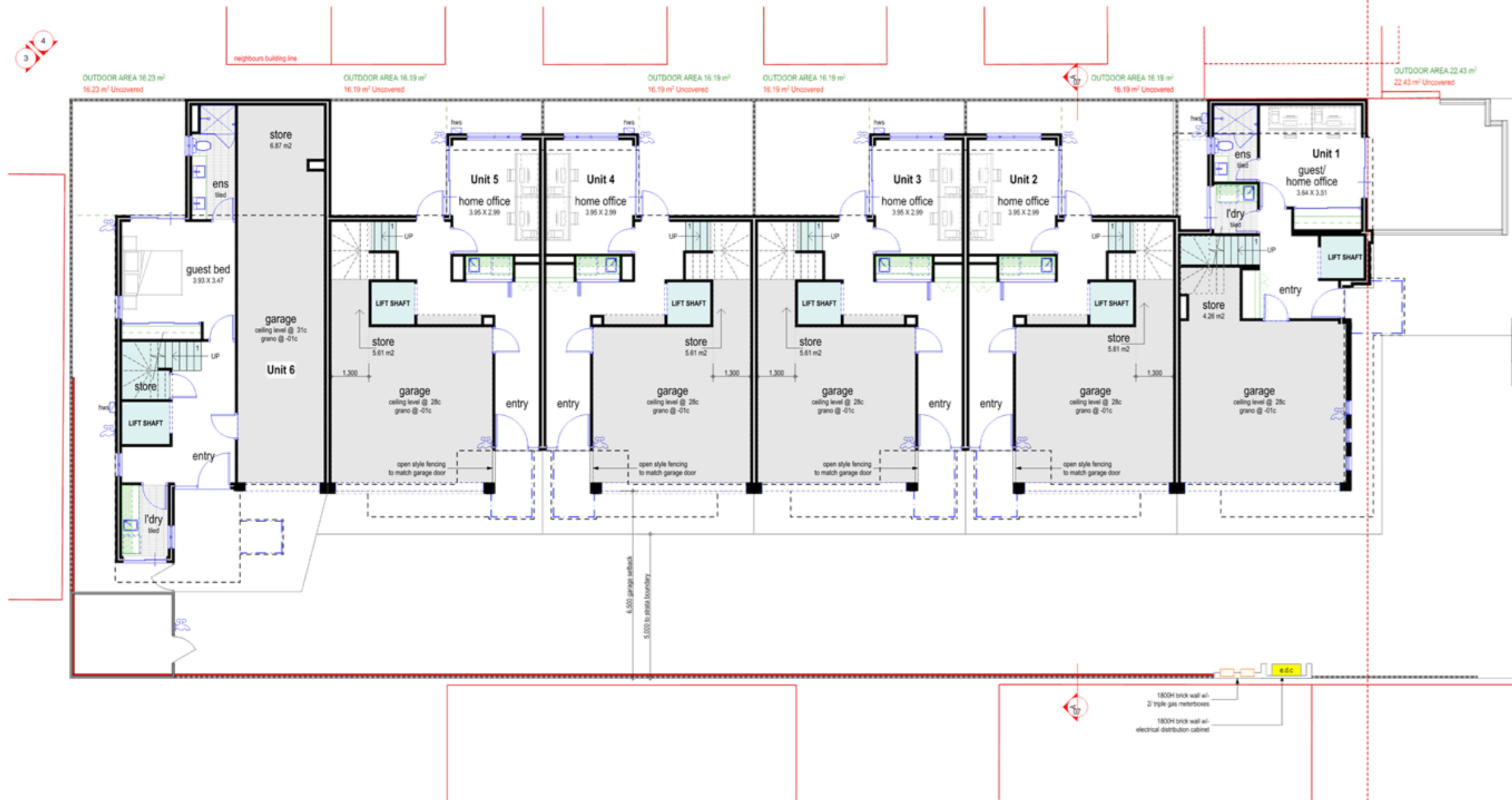
Lot 6 152.16m ²	Lot 5 112.64m ²	Lot 4 110.96m ²	Lot 3 110.96m ²	Lot 2 110.45m ²	Lot 1 147.70m ²
Common 268.44m ²		Lot 37 1013m ²			

Strata Plan
scale 1:500

Lot 1 Open Space Calc.	Lot 2 Open Space Calc.	Lot 3,4 Open Space Calc.
Lot Area: 147.70m ²	Lot Area: 110.45m ²	Lot Area: 110.96m ²
Share of Common Area: 44.74m ²	Share of Common Area: 44.74m ²	Share of Common Area: 44.74m ²
Total usable Lot Area: 192.44m ²	Total usable Lot Area: 155.19m ²	Total usable Lot Area: 155.70m ²
Allowable Site Coverage 70%: 134.70m ²	Allowable Site Coverage 70%: 108.63m ²	Allowable Site Coverage 70%: 108.99m ²
Actual Site Coverage: 99.02m ² (51.45%)	Actual Site Coverage: 86.48m ² (55.73%)	Actual Site Coverage: 86.50m ² (55.55%)
Lot 5 Open Space Calc.	Lot 6 Open Space Calc.	Overall Open Space Calc.
Lot Area: 112.64m ²	Lot Area: 152.16m ²	Lot Area: 1013m ²
Share of Common Area: 44.74m ²	Share of Common Area: 44.74m ²	Share of Common Area: 44.74m ²
Total usable Lot Area: 157.38m ²	Total usable Lot Area: 136.90m ²	Total usable Lot Area: 709.10m ²
Allowable Site Coverage 70%: 110.16m ²	Allowable Site Coverage 70%: 137.83m ²	Allowable Site Coverage 70%: 553.66m ²
Actual Site Coverage: 87.52m ² (55.61%)	Actual Site Coverage: 107.63m ² (54.66%)	Actual Site Coverage: 553.66m ² (54.65%)

Client The Lam Trust Site Address Proposed 6 Grouped Dwellings 107 & 109 Summer Street, Perth	MEMBER BDAWA	mark anthony design	P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/19 Brisbane Street (off Bulwer) Perth WA 6000 www.markanthonydesign.com.au	Checked: MA Scale: 1:100 (A2) Date: 16.11.2022 Issued for: Planning Approval	Drawn: m.stav Date: 16.11.2022	JOB No: 2465 SHEET No: 01 of 14	REV No: Rev - A 09.02.2022 Rev - B 16.05.2022 Rev - C 12.07.2022 Rev - D 16.11.2022
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Ground Floor Plan
scale: 1:100

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Building Area U1	Building Area U2	Building Area U3,4	Building Area U5	Building Area U6
Ground Floor: 42.24m ² Garage: 39.84m ² Porch: 1.15m ²	Ground Floor: 40.98m ² Garage: 36.49m ² Porch: 2.31m ²	Ground Floor: 41.40m ² Garage: 37.20m ² Porch: 2.31m ²	Ground Floor: 41.40m ² Garage: 37.20m ² Porch: 2.31m ²	Ground Floor: 53.05m ² Garage: 43.04m ²
2nd Floor: 70.72m ² Balc: 5.97m ²	2nd Floor: 73.63m ²	2nd Floor: 72.63m ²	2nd Floor: 74.12m ²	2nd Floor: 83.61m ²
3rd Floor: 62.98m ² Balcony: 21.39m ²	3rd Floor: 60.73m ² Balcony: 20.03m ²	3rd Floor: 60.73m ² Balcony: 20.03m ²	3rd Floor: 60.73m ² Balcony: 20.03m ²	3rd Floor: 63.88m ² Balcony: 22.39m ²
4th Floor: 54.61m ²	4th Floor: 50.09m ²	4th Floor: 50.08m ²	4th Floor: 50.03m ²	4th Floor: 52.53m ²
Total Area: 298.63m²	Total Area: 284.26m²	Total Area: 284.38m²	Total Area: 285.82m²	Total Area: 318.50m²



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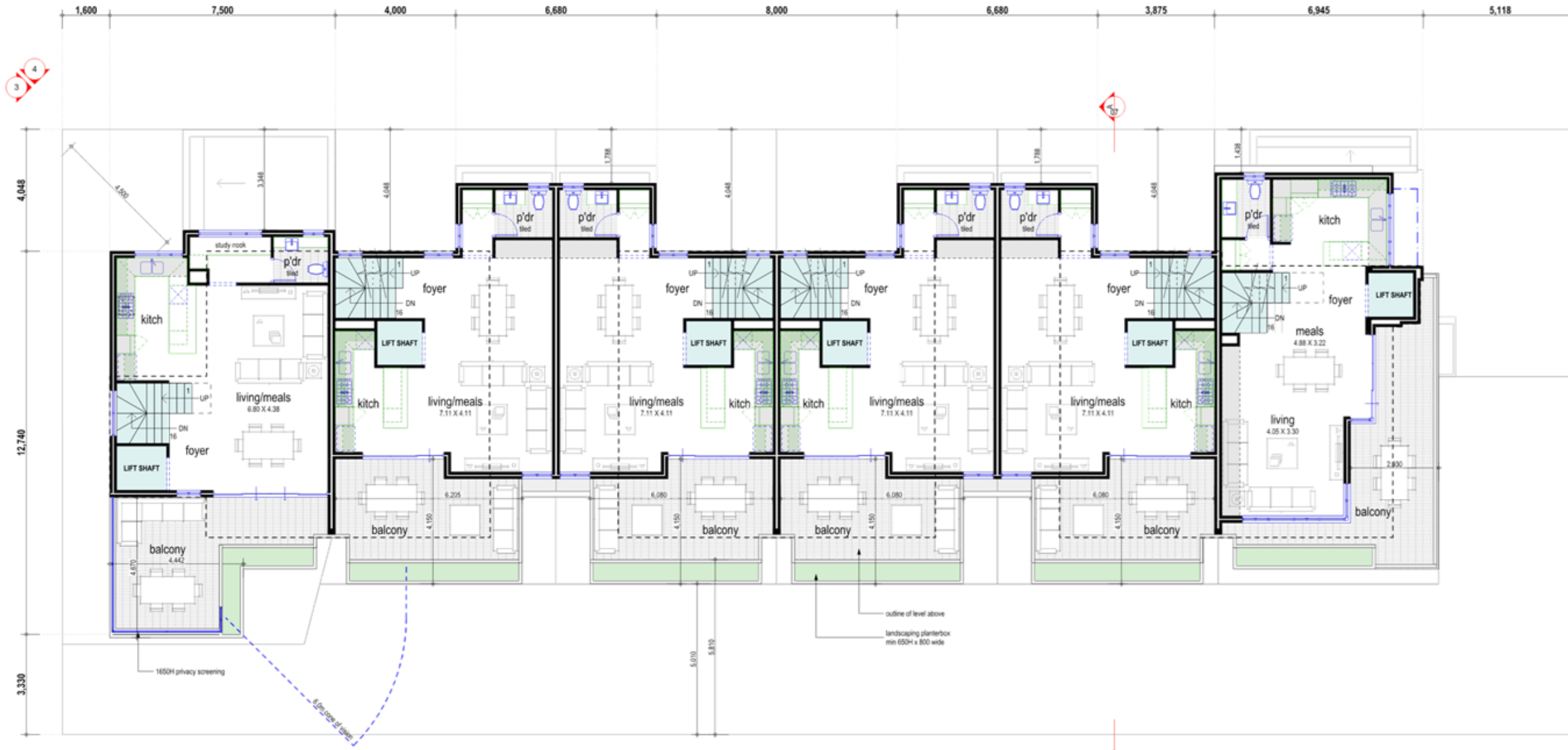


2nd Floor Plan

scale:1:100

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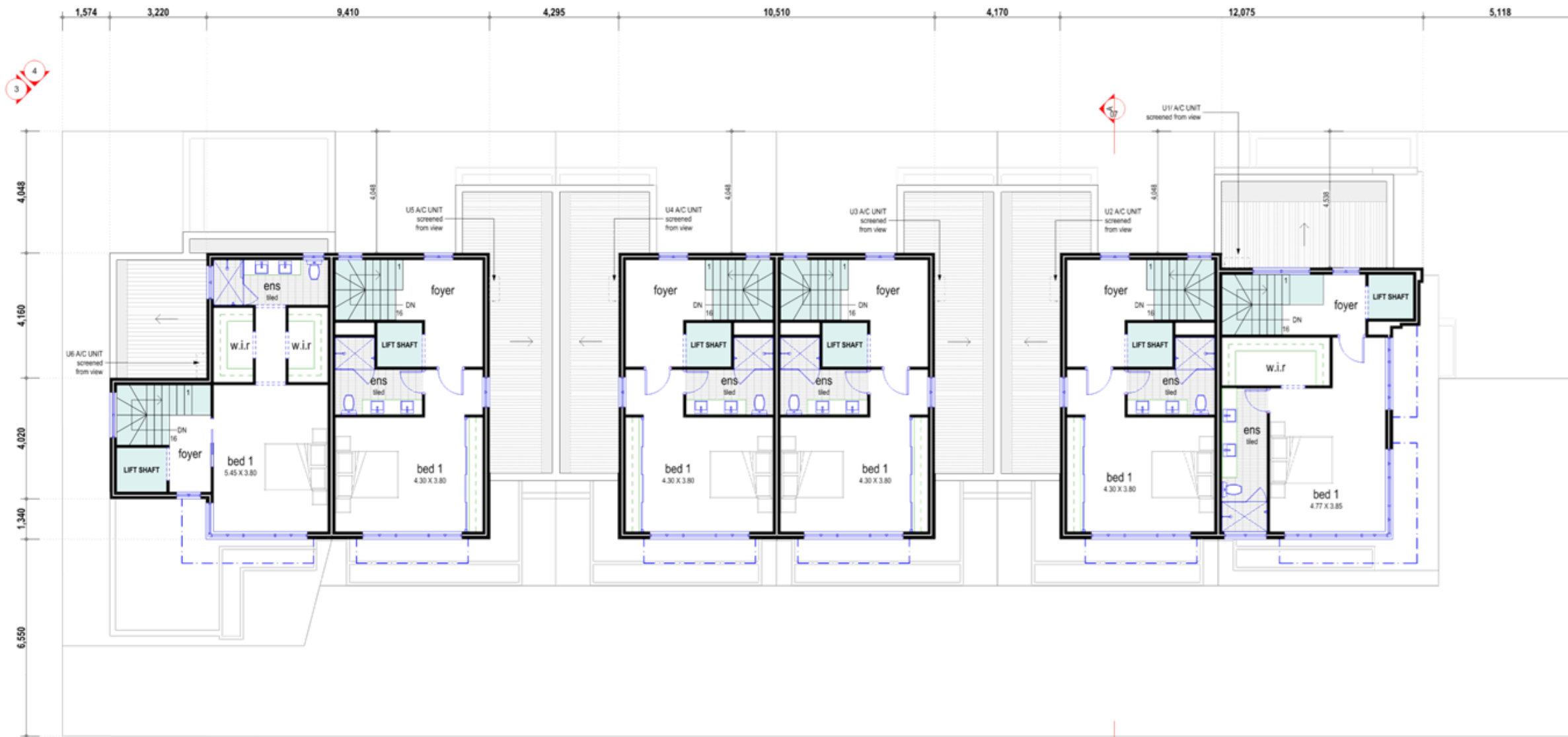


3rd Floor Plan

scale: 1:100

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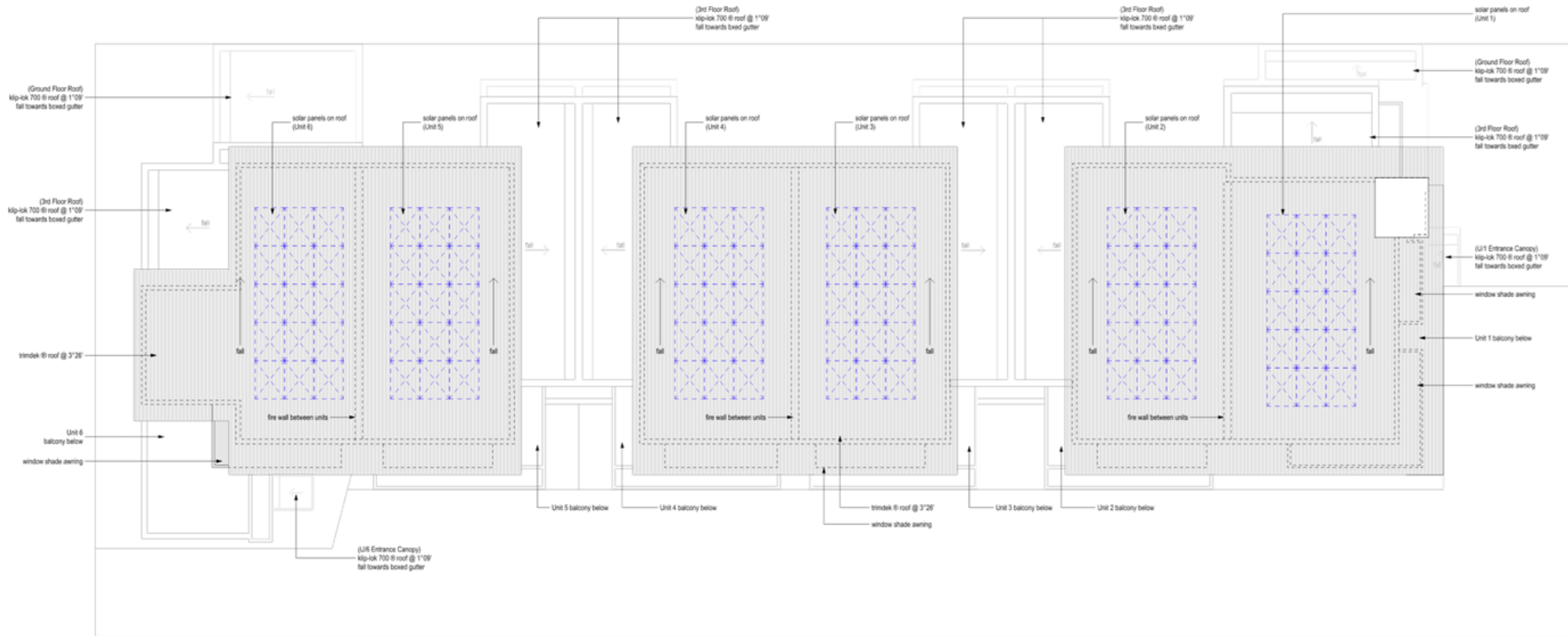
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4th Floor Plan
scale: 1:100

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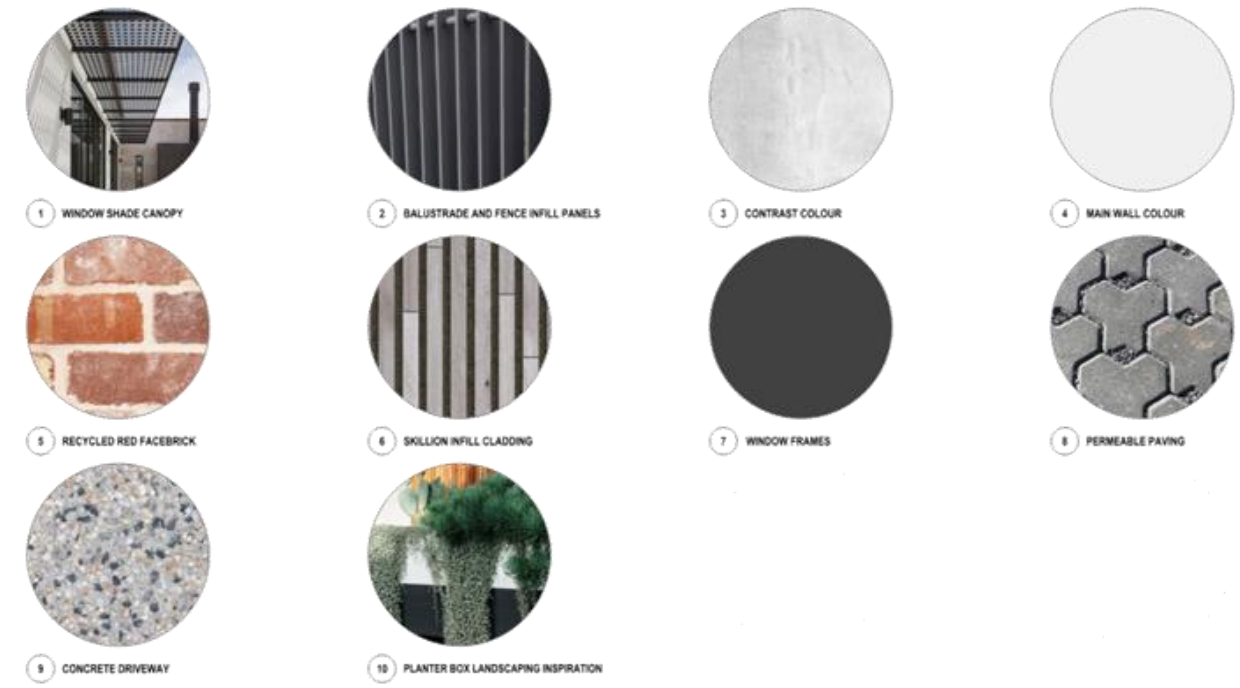
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Roof Plan
scale:1:100

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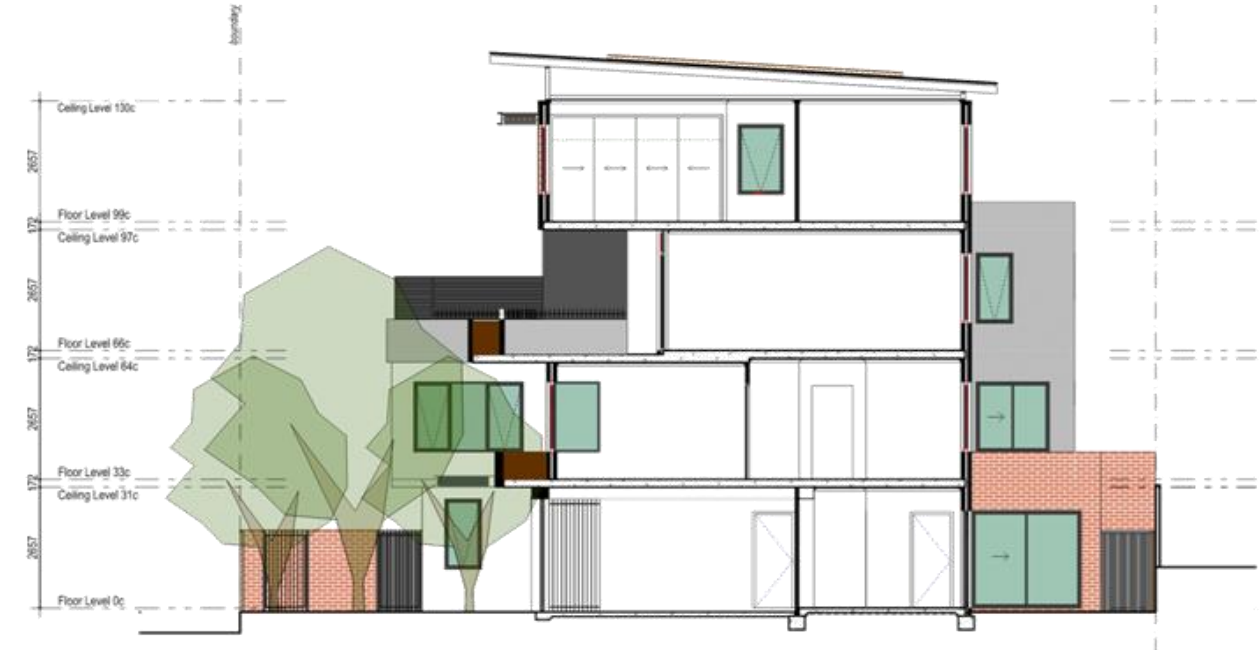
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Elevation 3
scale 1:100



Section A-A
scale 1:100



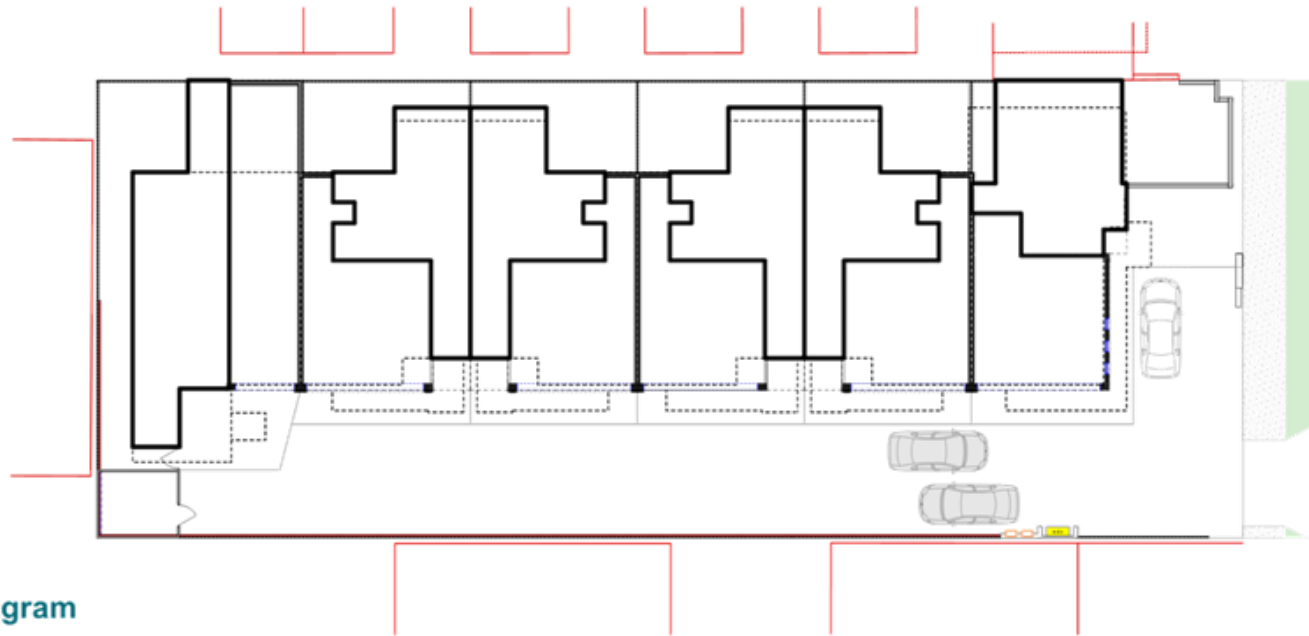
Elevation 4
scale 1:100

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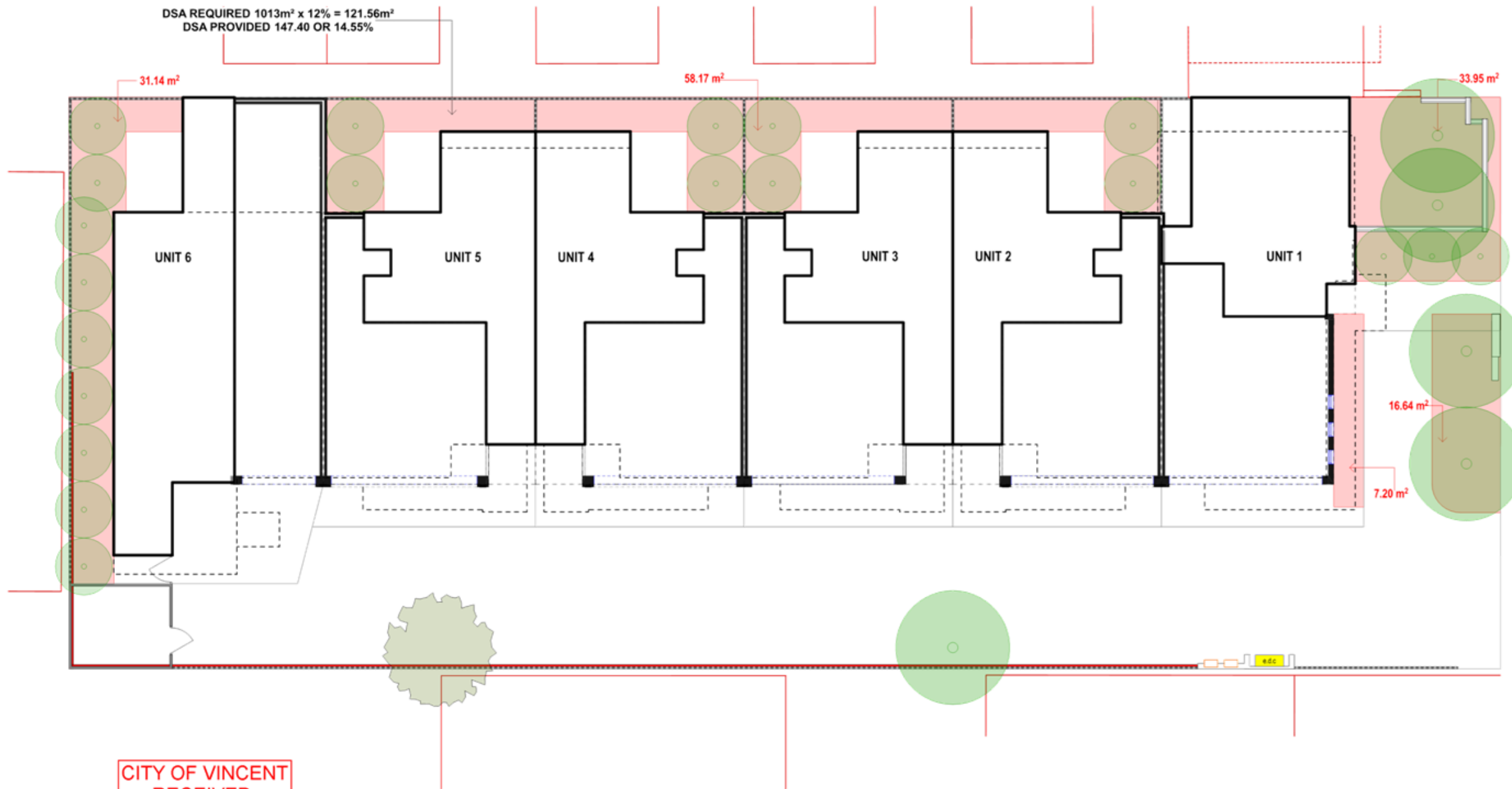
Streetscape Elevation
NOT TO SCALE



Overshadowing Diagram
Scale 1:200

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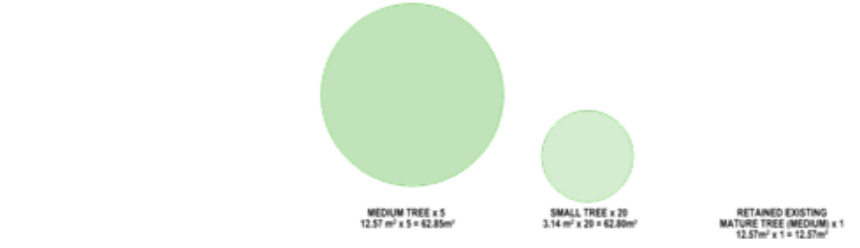


Deep Soil & Tree Canopy Calculations

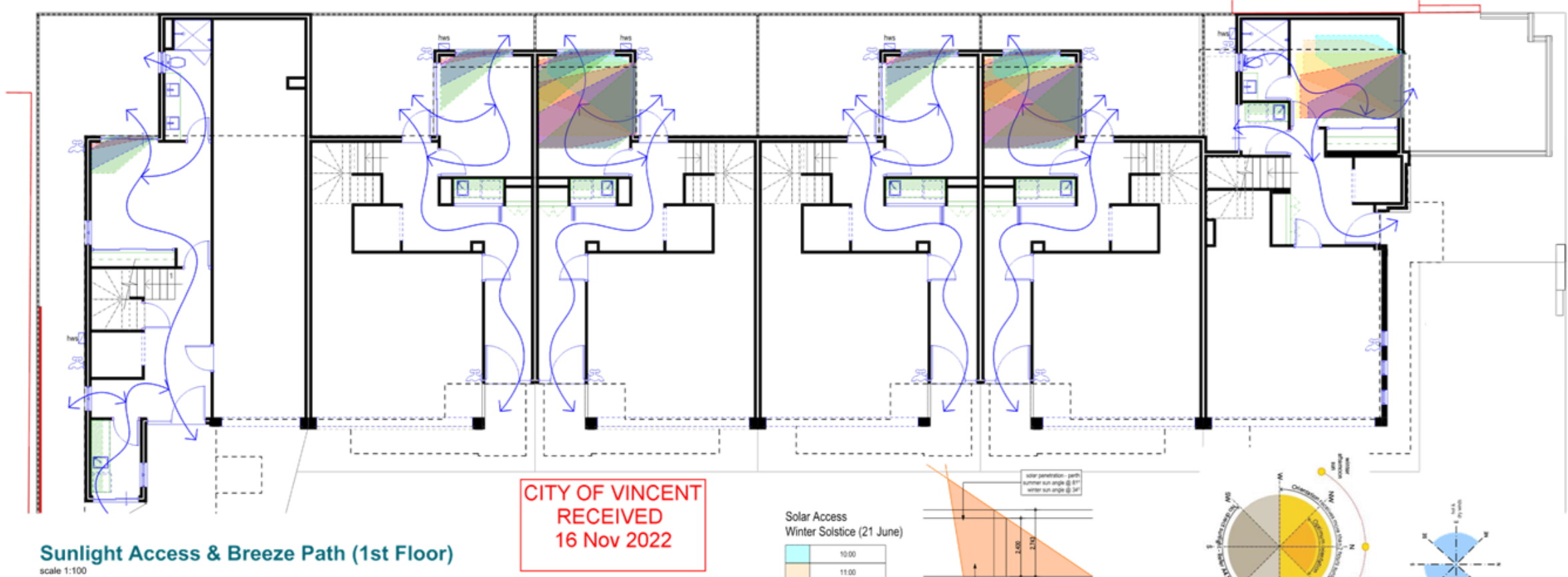
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			Scale 1:100 (A2)	Issued for Planning Approval	SHEET No. 09 of 14	



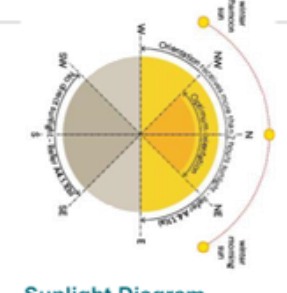
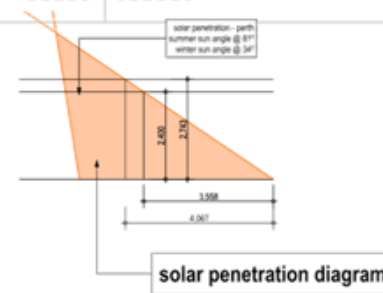
TREE CANOPY COVER REQUIRED 1013m² x 30% = 303.90m²
TREE CANOPY COVER PROVIDED 138.22m² or 13.64%



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Solar Access
Winter Solstice (21 June)

10:00
11:00
12:00 NOON
13:00
14:00
15:00



Client: **The Lam Trust**
Site Address: **Proposed 6 Grouped Dwellings 107 & 109 Summer Street, Perth**

MEMBER BDAWA

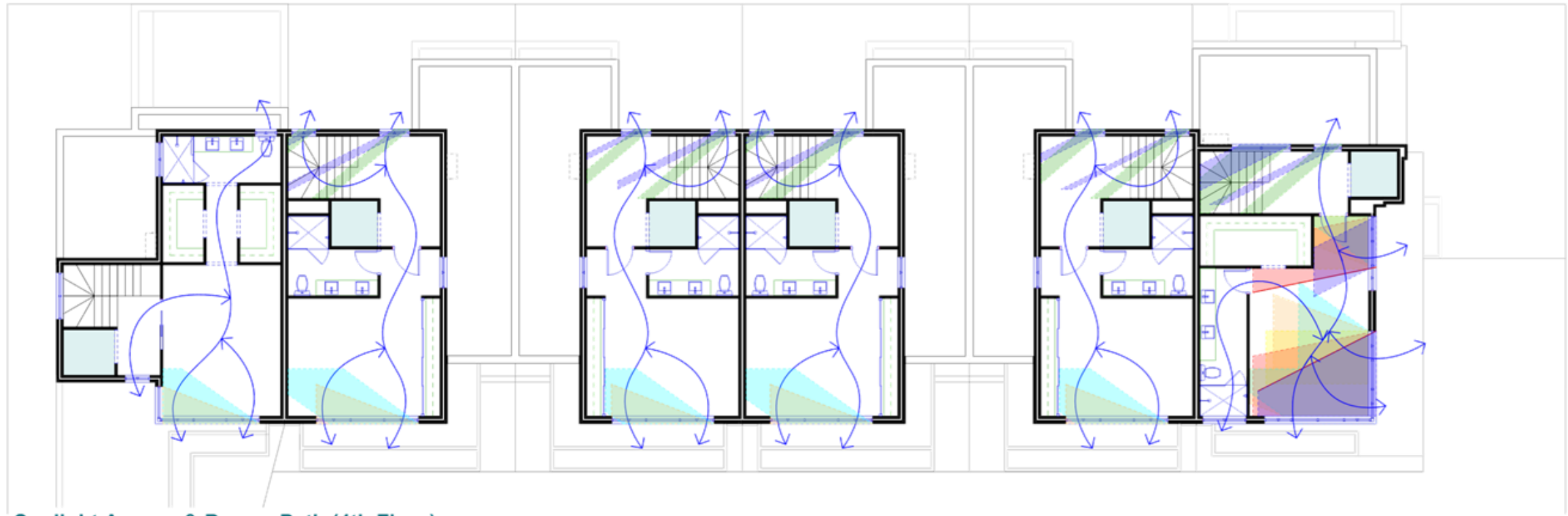
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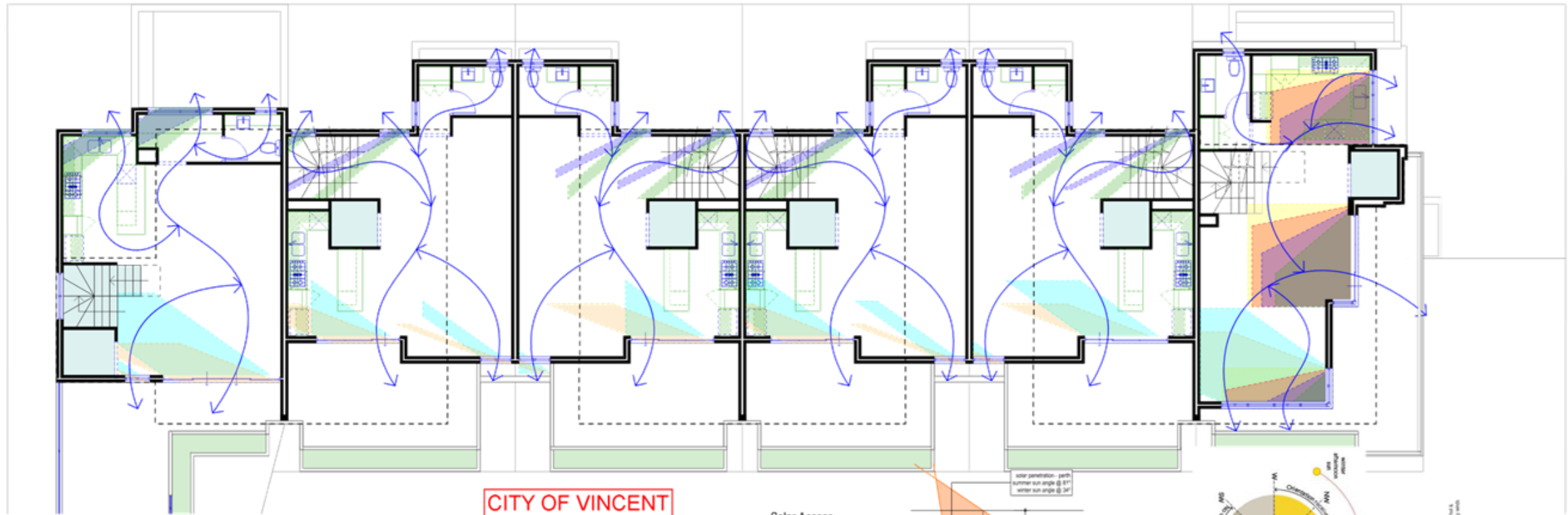
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Drawn: m.stav Date: 16.11.2022
Scale: 1:100 (A2)
Issue for: Planning Approval

JOB No: 2465
SHEET No: 10 of 14

REV No:
Rev - A 09.02.2022
Rev - B 16.05.2022
Rev - C 12.07.2022
Rev - D 16.11.2022



Sunlight Access & Breeze Path (4th Floor)
scale 1:100

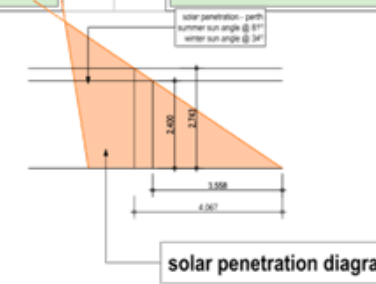


Sunlight Access & Breeze Path (3rd Floor)
scale 1:100

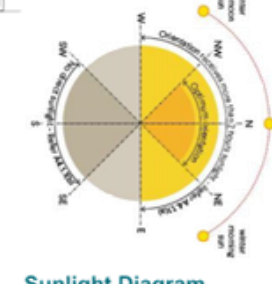
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Solar Access
Winter Solstice (21 June)

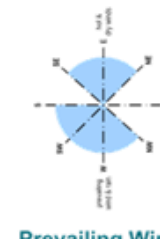
10:00
11:00
12:00 NOON
13:00
14:00
15:00



solar penetration diagram



Sunlight Diagram
as per Figure 4.1b

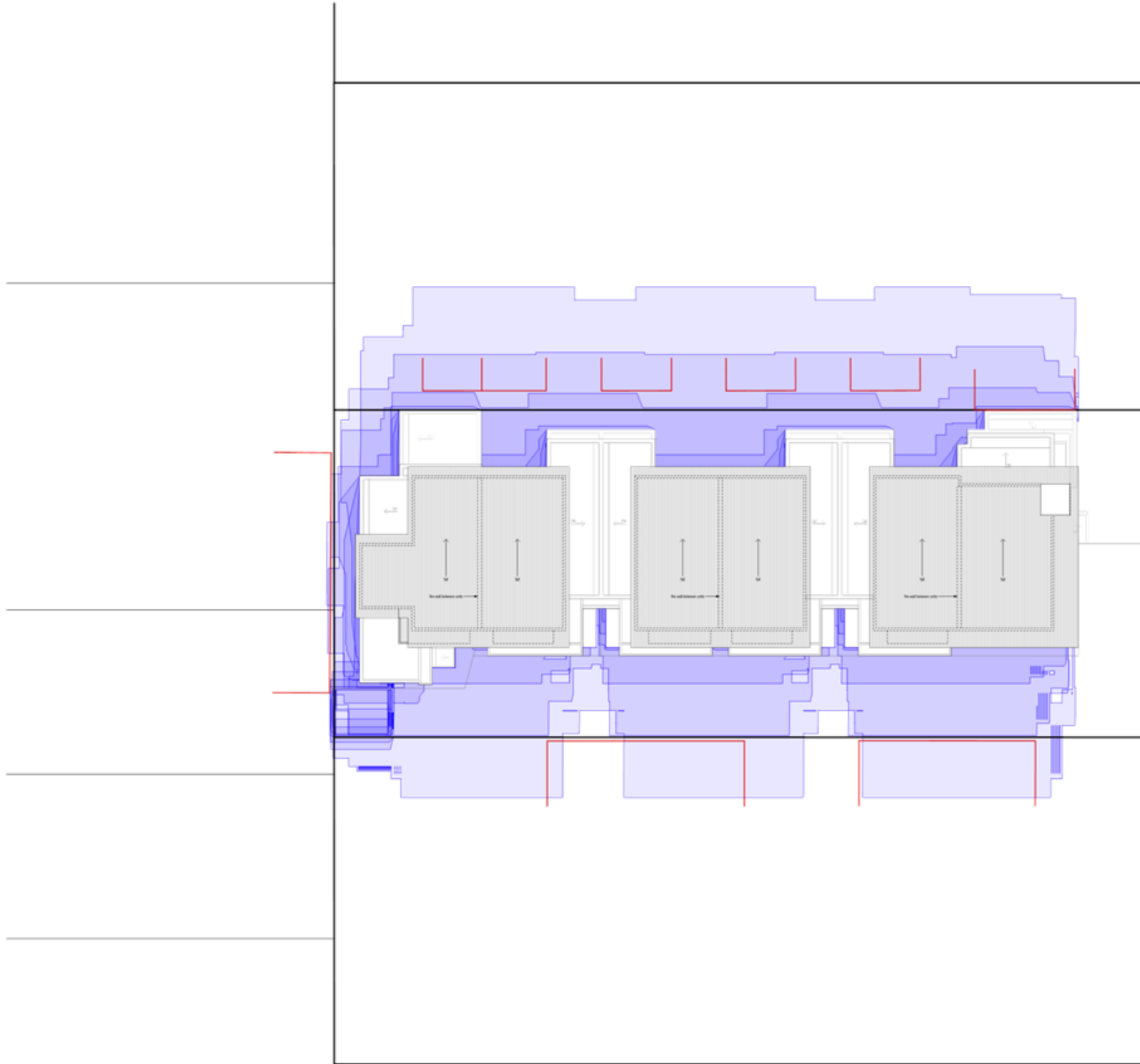


Prevailing Wind Direction



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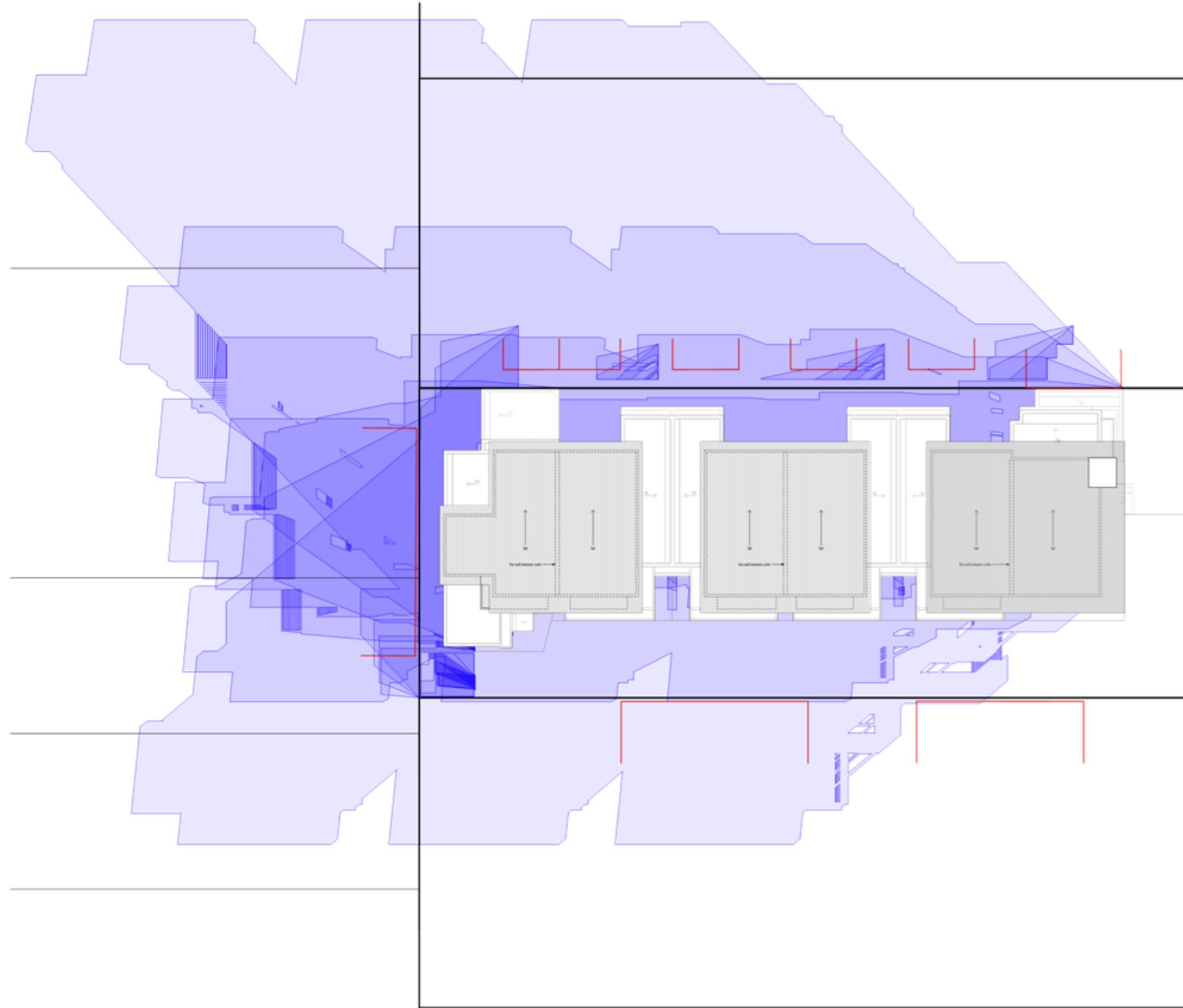
Shadow Diagram Summer Solstice (9am - 3pm)

scale:1:200

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Client Theo Lam Trust Site Address Proposed 6 Grouped Dwellings 107 & 109 Summer Street, Perth	 MEMBER BDAWA	 mark anthony design	P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/19 Brisbane Street (opp Bulwer) Perth WA 6000 www.markanthonydesign.com.au		checked MA scale 1:100 (A2) issued for Planning Approval	drawn m.stav date 16.11.2022	JOB No. 2465 SHEET No. 13 of 14	REV No. Rev - A 09.02.2022 Rev - B 16.05.2022 Rev - C 12.07.2022 Rev - D 16.11.2022
			<small> CONSULTING PROFESSIONALS ON BEHALF OF THE CLIENT AND THE CONSULTANT OF ANY OTHER PARTY ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF VINCENT. THE CONSULTANT OF ANY OTHER PARTY ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONSULTANT OF ANY OTHER PARTY. THE CONSULTANT OF ANY OTHER PARTY ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONSULTANT OF ANY OTHER PARTY. </small>					

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Shadow Diagram Winter Solstice (9am - 3pm)

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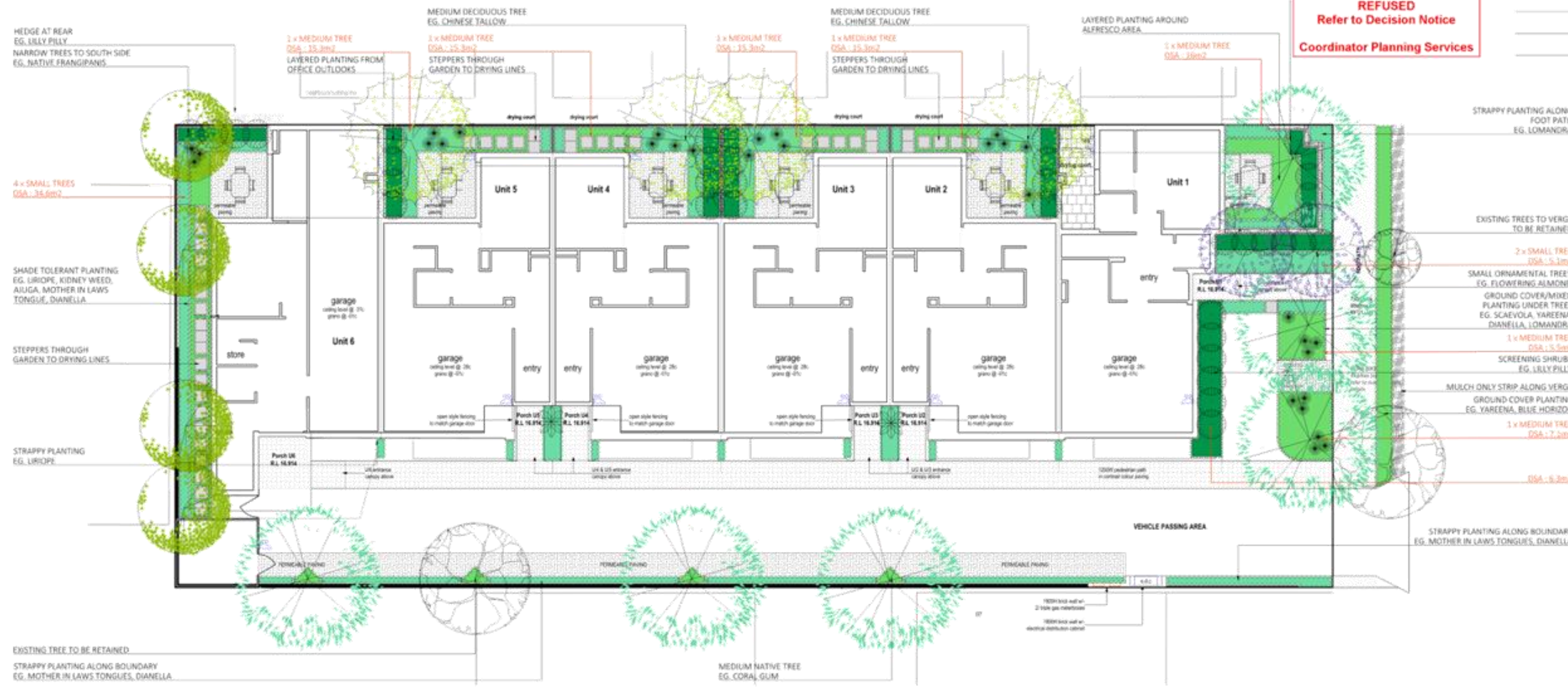
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 DA No. 5.2021.469.1

OMC 20 Sep 2022

REFUSED
 Refer to Decision Notice

Coordinator Planning Services

REV	DATE	DWN	APP	DESCRIPTION
A	20.05.22	KD	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR
B	19.07.22	AC	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR



LEGEND TREES

- EXISTING TREES TO BE RETAINED
- SELECTED MEDIUM TREES EG. CORAL GUM, LITTLE GHOST GUM, TUCKEROO
- SELECTED NARROW TREES EG. NATIVE FRANGIPANI
- SELECTED SMALL TREES EG. FLOWERING ALMOND, CREPE MYRTLE
- SELECTED MEDIUM TREES EG. CHINESE TALLOW

FEATURE PLANTS

- SELECTED FEATURE PLANTING

PLANTING

- PLANTING TYPE 01 GROUNDCOVERS
- PLANTING TYPE 02 SHRUBS
- PLANTING TYPE 03 STRAPPY/MIXED PLANTING
- PLANTING TYPE 04 CASCADING PLANTING

OTHER

- DEEP SOIL AREAS (DSA)
- PERMEABLE PAVING
- 500x500mm STEPPERS

REFER PAGE 102 FOR PLANTING PALETTE AND PLANTING NOTES

LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS

Total Landscape Area:
 Ground Floor = 142.7m²
 Level 01 = 29.9m²
 Level 02 = 20.9m²
 Additional Permeable Paving Areas: 76.3m² (7.2%)
 Total Permeable Paving Areas: 269.7m² (24.9%)

DEEP SOIL AREAS (DSA)

With an existing mature tree being retained, this site requires 7% DSA
 Ground Floor DSA Areas (includes up to 20% permeable paving per courtyard)
 Total: 140m² (13.8%)

CANOPY COVER

Existing Mature Tree (approx 3m canopy) = 1 x 29.9m²
 Proposed Medium Trees (6m x canopy) = 10 x 29.9m²
 Proposed Small Trees (4m canopy) = 6 x 17.5m²
 Total Canopy Cover = 378.2m² (37% of site)



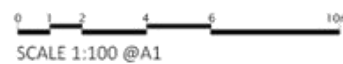
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JOB No. 0213

PAGE 101

REV B



SUMMER STREET TOWNHOUSES
 LANDSCAPE CONCEPT PLAN - GROUND FLOOR

THO LAM TRUST
 107-109 SUMMER STREET, PERTH

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CITY OF VINCENT
 DA No. 5.2021.469.1
 OMC 20 Sep 2022
 REFUSED
 Refer to Decision Notice
 Coordinator Planning Services

REV	DATE	DWN	APP	DESCRIPTION
A	19.07.22	AC	KD	LANDSCAPE CONCEPT PLAN - LEVEL 01



PLANTING PALETTE

Symbol	Species	Common Name	Spacing	Size
Trees:				
COFR	Corymbia toctia (grahd)	Red Flowering Gum	As Shown	100L
CUFlan	Cupressus anacardoides	Turkish Cypress	As Shown	100L
BUChor	Bucayptus forestiana	Fuchsia Gum	As Shown	100L
BUChor	Bucayptus torquata	Corral Gum	As Shown	100L
BUChor	Bucayptus vitrina	Little Ghost Gum	As Shown	100L
HYMfla	Hymenocarpus laevis	Native Frangipani	As Shown	100L
LACind	Lagerstroemia indica	White Crepe Myrtle	As Shown	100L
LACind	Lagerstroemia speciosa	Orange Myrtle	As Shown	100L
FLAflor	Flourea floribunda	Flowering Almond	As Shown	100L
SPFlab	Seppium alabica	Chinese Willow	As Shown	100L
Shrubs and Groundcovers:				
ADGcar	Adiantum cuneatum	Corral Carpet	3m2	140mm
AJLpap	Agave reptans	Burgle weed	3m2	140mm
ARChor	Asparagus chlorostachyus	Spiky Kangaroo Paw	3m2	140mm
CAFlou	Conium maculatum	Conium It	3m2	140mm
DIAnem	Dianella tasmanica	Emerald Arch	3m2	140mm
DIAnem	Dianella tasmanica	Bleed	3m2	140mm
DIAnem	Dianella tasmanica	Wyeena	3m2	140mm
DIChor	Dichondra repens	Kidney Weed	3m2	140mm
DIChor	Dichondra repens	Silver Falls	3m2	140mm
DIChor	Dichondra repens	Blue Bell	3m2	140mm
DIChor	Dichondra repens	Blue Horizon	3m2	140mm
DIChor	Dichondra repens	On On Gem	3m2	140mm
DIChor	Dichondra repens	White Native Western	3m2	140mm
DIChor	Dichondra repens	Silver Gullion Bush	3m2	140mm
DIChor	Dichondra repens	Nyalla	3m2	140mm
DIChor	Dichondra repens	Tanka	3m2	140mm
DIChor	Dichondra repens	Sagolla	3m2	140mm
DIChor	Dichondra repens	Blue Flower	3m2	200mm
DIChor	Dichondra repens	Miss Muffet	3m2	140mm
DIChor	Dichondra repens	Yareena	3m2	140mm
DIChor	Dichondra repens	Dwarf Indian Hawthorn	3m2	200mm
DIChor	Dichondra repens	Creeping Rosemary	3m2	140mm
DIChor	Dichondra repens	Mother-in-law's Tongue	3m2	200mm
DIChor	Dichondra repens	Yip Yip	3m2	140mm
DIChor	Dichondra repens	Orange Twist	3m2	200mm
DIChor	Dichondra repens	Blue Cherry Lily Lily	3m2	200mm
DIChor	Dichondra repens	Dense Fescue	3m2	200mm
DIChor	Dichondra repens	Luxuriantus	3m2	200mm
DIChor	Dichondra repens	Coastal Coastal Rosemary	3m2	140mm
Feature Plants:				
AGflor	Agave attenuata	Foxtail	As shown	12L
DIChor	Dichondra repens	Cradi	As shown	12L
DIChor	Dichondra repens	Bird of Paradise	As shown	12L
ZAMflor	Zamia furcata	Cardboard Palm	As shown	12L

NOTES

- GENERAL
 - DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
 - ALL SCALES ARE AS NOTED AND TO SUIT A4 PAPER SIZE
 - THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS REVISED 'I' ISSUED FOR CONSTRUCTION AND SIGNED AND APPROVED BY PROJECT MANAGER/SUPERINTENDENT
 - PLANTING 'SETOUT' SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.
- SOIL PREPARATION
 - ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO GROUND LEVELS AND SURROUNDING FINISHES.
 - SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DECREASE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
 - PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
 - RAISED PLANTER AREAS AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEOTEXTILE MEMBRANE BELOW SOIL.
 - FILL SOIL TO RAISED PLANTER AREAS AND POTS TO BE APPROVED LIGHTWEIGHT LANDSCAPE MIX.
 - ALL SITE AND APPROVED SOILS, POTTING MIX, SOIL CONDITIONS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.
- PLANTING
 - PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC (WOODCHIP) MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
 - ADVANCED TREES SHALL BE STAKED W/ 50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
 - TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITH 600mm DEPTH NYLON ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
 - FINAL PLANTING SHALL BE SELECTED FROM PLANTING PALETTE SCHEDULE.
 - PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
 - IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
 - PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED 'HOT SIDE' AND IN GOOD HEALTH.
- IRRIGATION
 - PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
 - WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30Lpm AT 20Mpa FROM THE WATER CONNECTION POINT (OR AS SPECIFIED).
 - PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TRIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
 - PLANTING ON ALL UPPER LEVELS TO BE IRRIGATED VIA BATTERY OPERATED VALVE (CONNECTION POINTS TO BE PROVIDED TO EACH LEVEL).
 - CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
 - SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
 - IRRIGATION TO GARDEN BEDS TO BE NETAFAN TECHNIQUE. SUB SURFACE IRRIGATION, INSTALLED TO MANUFACTURERS SPECIFICATION IRRIGATION TO TREES TO BE BUBBLERS, TORO FLODD BUBBLERS OR SIMILAR.
 - ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.
 - PLEASE REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).



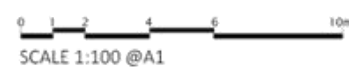
LANDSCAPE AREA CALCULATIONS
 LANDSCAPE AREAS
 Total Landscape Area:
 Ground floor = 342.7m²
 Level 01 = 29.6m²
 Level 02 = 20.3m²
 Total Permeable Landscape Area: 298.7m² (87.4%)
 DEEP SOIL AREAS (DSA)
 With an existing mature tree being retained, this site requires 7% DSA
 Ground floor DSA area (includes up to 30% permeable paving per council)
 Total: 340m² (93.8%)
 CANOPY COVER
 Existing Mature Tree (agave 5m canopy) x 1 = 25.0m²
 Proposed Medium Trees (3m x canopy) x 10 = 283m²
 Proposed Small Trees (4m canopy) x 6 = 75.6m²
 Total Canopy Cover = 378.2m² (137% of site)



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JOB No. 0213 PAGE 102 REV A

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SUMMER STREET TOWNHOUSES
 LANDSCAPE CONCEPT PLAN - LEVEL 01

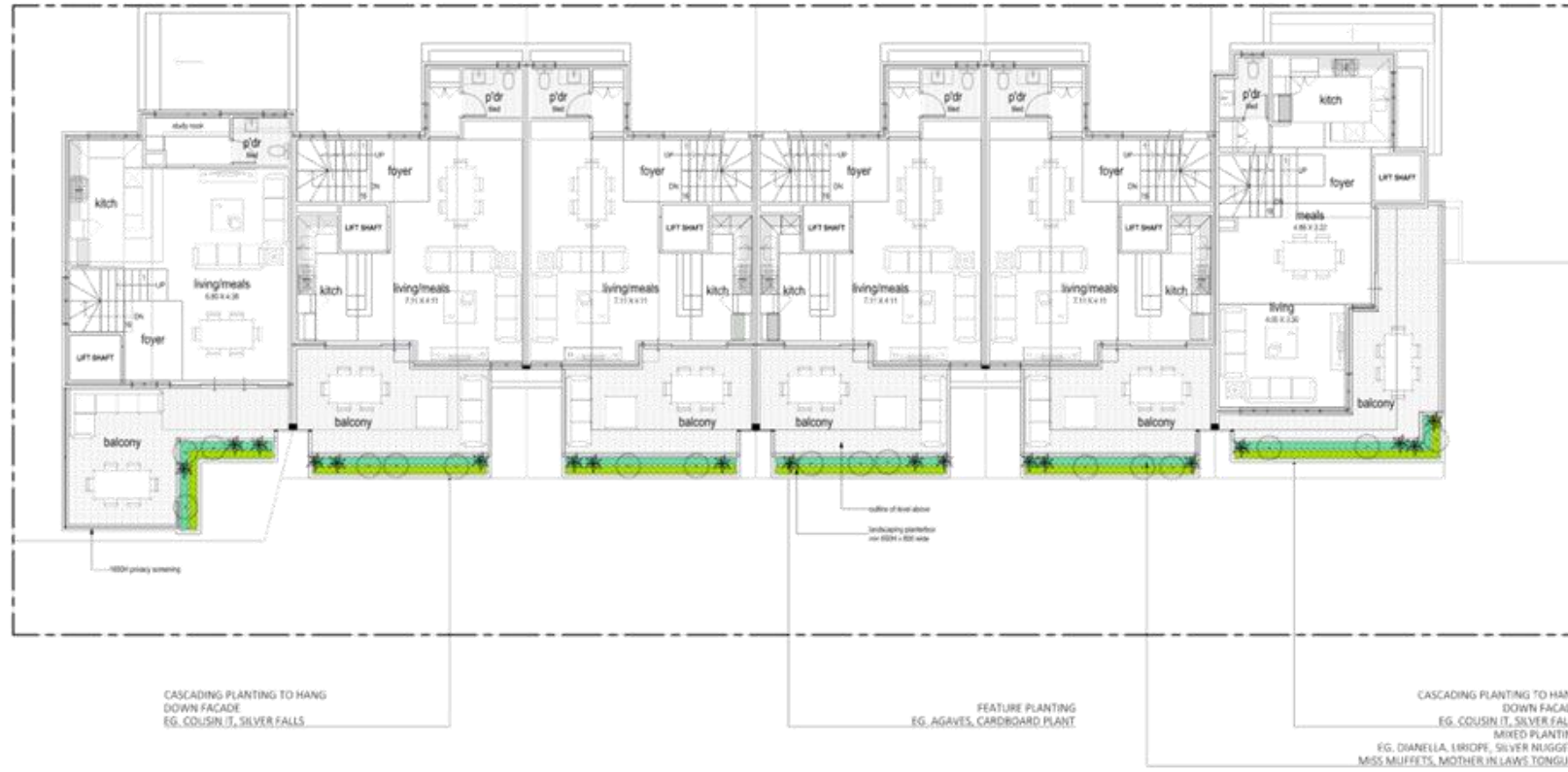
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 107-109 SUMMER STREET, PERTH

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**CITY OF VINCENT
 RECEIVED
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REV	DATE	DWN	APP	DESCRIPTION
A	20.05.22	KD	KD	LANDSCAPE CONCEPT PLAN - LEVEL 03
B	19.07.22	AC	KD	LANDSCAPE CONCEPT PLAN - LEVEL 03

REFER PAGE 101 FOR PLANTING LEGEND
 REFER PAGE 102 FOR PLANTING PALETTE
 AND PLANTING NOTES



**CITY OF VINCENT
 DA No. 5.2021.469.1**

OMC 20 Sep 2022

REFUSED
 Refer to Decision Notice

Coordinator Planning Services



LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS
 Total Landscape Areas:
 Ground Floor = 142.3m²
 Level 03 = 29.6m²
 Level 02 = 20.9m²
 Additional Permeable Paving Areas: 76.5m² (7.3%)
 Total Permeable/Landscape Areas: 269.3m² (26.4%)

DEEP SOIL AREAS (DSA)
 With an existing mature tree being retained, this site requires 7% DSA
 Ground Floor DSA Areas (includes up to 20% permeable paving per council code)
 Total: 248m² (23.8%)

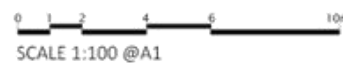
CANOPY COVER
 Existing Mature Tree (approx 5m canopy) = 1 = 19.6m²
 Proposed Medium Trees (5m + canopy) = 21 = 283m²
 Proposed Small Trees (4m canopy) = 5 = 75.6m²
 Total Canopy Cover = 378.2m² (37% of site)



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**SUMMER STREET TOWNHOUSES
 LANDSCAPE CONCEPT PLAN - LEVEL 03**

**THO LAM TRUST
 107-109 SUMMER STREET, PERTH**

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Tho Lam Trust

Proposed 6 Grouped Dwellings at 107 & 109 Summer Street, Perth



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A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000
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Tho Lam Trust

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8 November 2022

Dan McCluggage
Senior Urban Planner
City of Vincent
144 Vincent St
LEEDERVILLE WA 6007

Dear Dan,

**SAT DR 167/2022 – LAM V CITY OF VINCENT
NO.107-109 SUMMERS ST, PERTH – ADDITIONAL INFORMATION**

I refer to the subject matter before the State Administrative Tribunal.

An application for a proposed six-unit development at No.107-109 Summers St, Perth was submitted to the City of Vincent on 29 November 2021. The application was referred to the City's Design Review Panel (DRP) on four occasions and publicly advertised twice and before being presented to the Council for determination with a recommendation of approval.

The application was subsequently presented to Council on 20 September 2022 where the officer recommendation was rejected by the Council. A vote to refuse the application was instead carried, with the following reasons for refusal provided:

1. *The proposed development is inconsistent with the objectives of the Residential Zone under the City of Vincent's Local Planning Scheme No. 2, as the proposal does not result in a high-quality design that is compatible with and that enhances the amenity and character of the residential neighbourhood and streetscape. This is because the Summers Street frontage does not offer sufficient setbacks, articulation, design detail nor landscaping to reduce impacts of building bulk to the street and common areas;*
2. *The proposed development does not satisfy relevant design principles and local housing objectives of State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes) and the Built Form Policy, including:*
 - a) *Clause 5.1 of the Built Form Policy and Clause 5.1.3 of the R Codes in relation to Street Setbacks. The front elevation of the development has not been designed so as to clearly distinguish the all upper floors from lower storeys. This results in a building bulk and scale that is not consistent with, and does not contribute to the established streetscape;*
 - b) *Clause 5.1.3 of the R Codes in relation to Lot Boundary Setbacks. The buildings have not been appropriately setback from lot boundaries nor designed appropriately so as to reduce impacts of building bulk and scale to the adjoining properties;*

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- c) *Clause 5.3.1 of the R Codes in relation to Outdoor Living Areas. The primary outdoor living areas do not optimise the northern aspect of the site, resulting in insufficient uncovered areas to allow for winter sun into the outdoor spaces and dwellings;*
- d) *Clause 5.3.2 of the R Codes in relation to Landscaping. The reduced landscaping in the street setback area does not contribute to the appearance and amenity of the development for residents or positively contribute to the streetscape; and*
- e) *Clause 5.3.3 of the R Codes in relation to Visitor Parking. The shortfall of visitor car parking would result in an adverse impact on the amenity of the surrounding properties and streetscape with reliance on on-street parking for visitors; and*

Having regard to the reasons above, the proposed development:

- a) *Is not physically compatible with its setting broadly nor with the adjoining developments (Clause 67(m) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and*
- b) *Would have an adverse and detrimental impact on the amenity and character of the locality (Clause 67(n) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.*

SAT APPEAL AND MEDIATION PROCESS

The decision was appealed in the State Administrative Tribunal and the matter was listed for mediation on 3 November commencing on site and then at the Tribunal offices. The applicant was represented at mediation by project designer Mark Sertorio from Mark Anthony Design and myself, while attending on behalf of the City was Senior Urban Planner, Dan McCluggage. Councillors from the City were absent from mediation despite being invited to attend and participate in the process.

At mediation, the parties discussed the reasons for refusal and the potential for amended plans to be provided to address the building variations. The applicant agreed to provide the Town with a revised proposal which would be put to Council for reconsideration at its December meeting. An order was made by the Member for additional information to be submitted to the respondent by 4 November 2022 to enable a Section 31 reconsideration of the proposal by the Council.

Accordingly, a set of amended plans have been prepared and are provided with this letter to support the proposal. The amended plans propose the following:

- (ground) Increased landscaped area to the outdoor living areas of Unit 2 -5, landscaped area width now 2.0m in lieu of 1.5m.
- (ground) Increased the front setback to Unit 1 from 4.235m to 5.3m by reducing the Unit 1 drying court and taking out 100mm from the home office.
- (ground) Deleted the permeable paved area outside the home office of Unit 1 to increase the landscaped within the front setback.
- (ground) Reduced the sliding door width to Unit 1 office.
- (ground) Deleted the bike parking area within the front setback.

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URBANISTA

TOWN PLANNING

- (ground) Reduced footpath width from the verge to the front door of Unit 1.
- (All Levels) Articulated, added contrast colour and material to the lift shaft wall (see elevation 1).
- (4th floor) Increased the roof overhang on Unit 1, it now sits forward of the lift shaft (helps reduced building bulk).
- (2nd floor) Reduced Unit 1's balcony entertainment/bed in depth which increased the front setback to 5.3m also deleted the brick balustrade, replaced with open balustrade.
- (3rd floor) Reduced the Unit 1's balcony planter box and replaced it with open balustrade to reduce any building bulk.
- (3rd floor). Extended the Unit 1's balcony forward of the lift shaft to reduce any building bulk
- (3rd floor) Changed the wall material on kitchen of Unit 1 from polished plaster to face brickwork
- (4th floor) Unit 1 bed 1 window wider and 3 panel (north)
- (4th floor) Unit 1 bed 1 window wider and 4 panel (east)
- (3rd floor) Unit1 bed 3 window wider and 4 panel (east)
- (ground) Unit 1 garage window from 1 window to 3 small windows (north)
- (ground) Bin store wall material changed to face brickwork in lieu of rendered brickwork
- (2nd floor) Unit 6 sitting room wall finish changed from polished plaster to rendered brickwork
- (2nd floor) Unit 5 planter box wall finish changed from rendered brickwork to polished plaster
- (3rd floor) Removed screening on dividing wall and changed wall colour to a darker colour



Figure 1 - Front Elevation Perspective

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REASONS FOR REFUSAL

The Council's reasons for refusal are summarised as relating to the following planning elements:

- Street setbacks
- Outdoor living areas
- Landscaping
- Visitor parking

The amended plans have been able to resolve several variations which formed part of the Council's reasons to refusal of the application, including the ground floor street setback, outdoor living areas and landscaping.

These changes are discussed in the context of the reasons for refusal below, while additional information is provided in relation to the matter of visitor parking, which the applicant has decided not to amend.

Street Setback

The ground floor street setback to unit 1 has been increased from 4.23m to 5.3m to comply with the City's deemed to comply requirement. Unit 1 will now site behind the neighbours property at 113 Summers St and have larger courtyard space.

Notwithstanding, a variation to street setbacks will still exist for the upper floor balcony of the development, which the City requires to be setback 1m behind the building line. The balcony projects forward of the ground floor but will be open structure with permeable balustrading which does not contribute or create any adverse impacts on the streetscape with respect to bulk and scale of the development.

The increased ground floor setback is aided by additional windows to the garage wall and articulation of the lift shaft exterior wall to improve the appearance of the dwelling and its interaction with the street. Figure 1, 2 and 3 illustrate the street setback and front façade changes.

Outdoor Living Areas

The development effectively provides two areas for outdoor living to each unit, one on the ground floor and another on the upper floor on the balcony. It provides options for the residents in terms of the outdoor living, depending on the type of leisure, socialising and amenity preferred.

The initial officer report indicated that outdoor living area was non-compliant due to the insufficient size of the balcony areas. Despite the provision of multiple outdoor living areas for each unit and the including an outdoor living area space on the ground floor that is compliant in size, the balcony was flagged as seeking discretion and subsequently used as a reason for refusal by Council despite being supported by officers in their report.

However, the initial officer assessment incorrectly assessed the outdoor living area balcony dimension by omitting the landscaped planter box which is featured on each unit. If this area is added to the



calculation of outdoor living area, the balcony provides sufficient space to meet the required minimum dimension, as well as the required under covered area.



Figure 2 – Outdoor Living Area Dimensions Compliant

Landscaping

The two areas of landscaping that were identified in the officer report as seeking variations to the deemed to comply requirements included the provision of landscaping in the front setback area (less than 50%) and insufficient area for the planting of trees (2m x 2m minimum area required).

The amended plans have removed the hardstand at the front of the development for bicycle parking and replaced it with additional landscaping which allows to reduce the amount of hardstand by 5sq.m. With the addition of more landscaping in the front setback due to the increased ground floor setback, there are no longer any variations tied to landscaping.



Figure 3 - Streetscape Perspective

231 Bulwer Street, Perth WA 6000
| admin@urbanistaplanning.com.au | www.urbanistaplanning.com.au |



Visitor Parking

The report by officers to Council provides an excellent assessment on the availability of parking in the area to support the proposed one visitor parking bay shortfall. It notes that there are a significant number of parking bays available on the street for use by residents and visitors to the area, including a total of 51 along Summers St within 250m of the site and a further 99 additional bays on West Parade and Cheriton St, within 400m of the site.

This represents a total of 150 parking bays on the street that are potentially available for visitors to the site. The parking assessment is backed by the City's own collected data, which states:

- *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 Saturday at 43 percent maximum occupancy. Occupancy of the bays on Wednesday and Friday was 39 percent and 38 percent respectively. The average usage of these on-street parking bays during the survey indicate that there is capacity in on-street parking available in close proximity to the subject site;*
- *Parking bays to Summers Street are limited to two-hour parking, from 8:00am to 5:00pm. Given the two-hour time limitation and availability of bays to Summers Street bays as detailed above, visitors would have adequate access to on street parking; and*
- *99 additional bays are available to West Parade and Cheriton Street within a 400-metre walkable distance from the site, which are unlimited timing bays and 1 hour maximum respectively. Bays to Cheriton Street operate between 29 and 73.2 percent maximum occupancy, while bays to West Parade operate between 30.7 and 47.2 percent occupancy. This would provide additional bays for visitors if required within a walkable distance from the development*

In addition to the above, the site is located within walking distance to two train stations, being East Perth and Claisebrook. The trains at these stations can each take you in different directions within the Metro area and are a convenient alternative transport option for visitors to the development.

If the train is not suitable, there is a high frequency bus route at Lord St only 250m from the site that can be used which runs to the City every 5 to 10 minutes, while designated cycle lanes on Bulwer St and along the railway line provide further easy and safe alternative transport options to the site.

Finally, the proposal sees the removal of the 3.4-metre-wide redundant crossover to the western boundary of the site, which would reduce vehicle access points to the road and improve the look of the streetscape. The width of the crossover would allow for motorcycle parking bays to be added to the street to off-set the shortfall in visitor parking, should Council be amenable to the idea.

In summary, this the very last place in the City of Vincent that shortfalls to visitor or residential parking should not be supported. There is sufficient evidence to dispute any perception that there is an existing problem with parking availability in the locality, or that the development would create an adverse impact on the amenity of the surrounding properties through the approval of one less visitor parking bay.



The applicant would be confident in taking this issue to a full hearing to let the Tribunal decide the matter if the application is refused at reconsideration, or if the application is required to comply with visitor parking through an onerous condition of approval.

Please do not hesitate to contact the undersigned if any further information is required.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Mrdja".

Petar Mrdja / Director
Urbanista Town Planning

231 Bulwer Street, Perth WA 6000
| admin@urbanistaplanning.com.au | www.urbanistaplanning.com.au |

REPORTS WITH DISCUSSION

9.1 NOS. 107 - 109 (LOTS: 1 - 2; S/P: 1896) SUMMERS STREET, PERTH - PROPOSED SIX GROUPED DWELLINGS

Ward: South

- Attachments:
1. Consultation and Location Map 
 2. Final Development Plans 
 3. Environmentally Sustainable Design Report 
 4. Urban Design Study 
 5. Superseded Development Plans 
 6. Summary of Submissions - Administration's Response 
 7. Summary of Submissions - Applicant's Response 
 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 development application for Six Grouped Dwellings at Nos. 107 – 109 (Lots: 1 - 2; S/P: 1896) Summers Street, Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for Six Grouped Dwellings as shown on the approved plans dated 20 July 2022. 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

4.1 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; and

4.2 Prior to occupancy or use of the development, permanent fixed cabinetry no less than 600 millimetres in width shall be provided against the western wall of the 'Kitchen' of Unit 6, 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

ORDINARY COUNCIL MEETING MINUTES

20 SEPTEMBER 2022

satisfaction of the City; and

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

6. Landscaping

- 6.1 All landscaping works shall be undertaken in accordance with the approved plans dated 20 July 2022, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City; and

- 6.2 Prior to the first occupation of the development, the redundant or "blind" crossovers shall be removed, the verge area landscaped and the kerb made good to the City's specifications and to the satisfaction of the City, at the applicant/owner's full expense;

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 metres 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 driveways and parking areas shall be in accordance with AS2890.1;

- 9.2 All driveways, car parking and manoeuvring areas 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;

- 9.3 Prior to the occupation or use of the development, one visitor parking bay shall be permanently marked, maintained and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway and be located, together with the reversing area, in front of any security gates or barrier for the development unless otherwise approved by the City; and

- 9.4 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. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to issue of a building permit. This plan is to detail how construction 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;
- The impact on traffic movement;
- Notification to affected land owners; and
- Construction times.

ORDINARY COUNCIL MEETING MINUTES

20 SEPTEMBER 2022

The approved Construction Management Plan shall be complied with for the duration of the construction of the development; and

11. Noise Attenuation Requirements

11.1 Prior to the issue of a building permit a detailed Noise Management Plan must be submitted to and approved by the City which demonstrates that the development has been designed to meet the relevant requirements of State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning' (SPP5.4). The report must be prepared by a suitably qualified and competent person in accordance with the SPP5.4; and

11.2 Prior to occupation or use of the development, the development shall incorporate all noise mitigation measures as outlined in the noise management plan or quiet house design package, to the satisfaction of the City.

Moved: Cr Gontaszewski, **Seconded:** Cr Loden

That the recommendation be adopted.

At 6:50 pm, Cr Ross Ioppolo left the meeting.

At 6:52 pm, Cr Ross Ioppolo returned to the meeting.

At 6:55 pm, Executive Director Community & Business Services left the meeting.

At 6:56 pm, Executive Director Community & Business Services returned to the meeting.

AMENDMENT 1

Moved: Cr Castle, **Seconded:** Cr Loden

That a Recommendation be added as follows:

- 3.1** Prior to occupancy or use of the development, solar panels shall be provided to the roof of each unit of the development, to the City's satisfaction.

AMENDMENT CARRIED (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Alexander, Cr Castle, Cr Loden, Cr Worner, Cr Ioppolo and Cr Wallace

Against: Nil

(Cr Hallett was an apology for the Meeting.)

AMENDMENT 2

Moved: Cr Castle, **Seconded:** Cr Loden

That a Recommendation be added as follows:

- 6.3** Prior to first occupation of the development, additional trees shall be provided along the eastern boundary of the site where they do not provide conflict with vehicle manoeuvring to the City's satisfaction. Evergreen species shall be provided and should seek to maximise canopy cover.

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AMENDMENT CARRIED (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Alexander, Cr Castle, Cr Loden, Cr Worner, Cr Ioppolo and Cr Wallace

Against: Nil

(Cr Hallett was an apology for the Meeting.)

AMENDMENT 3

Moved: Cr Castle, **Seconded:** Cr Ioppolo

That a recommendation be added as follows:

8.2 Prior to occupation of the development, a sound beeping or other notification device shall be provided to the north-east corner of the development site that alerts vehicles exiting the site that a pedestrian is approaching, to the City's specifications and satisfaction.

AMENDMENT LOST (1-7)

For: Cr Castle

Against: Mayor Cole, Cr Gontaszewski, Cr Alexander, Cr Loden, Cr Worner, Cr Ioppolo and Cr Wallace

(Cr Hallett was an apology for the Meeting.)

AMENDMENT 4

Moved: Cr Castle, **Seconded:** Cr Loden

That the recommendation be amended as follows:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Six Grouped Dwellings at Nos. 107 – 109 (Lots: 1 - 2; S/P: 1896) Summers Street, Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8, **subject to the addition of an advice note "The applicant is encouraged to liaise with the adjoining eastern property landowners in relation to the materials and colours of the dividing fence provided to the eastern boundary adjacent to external play spaces of the adjoining child care premises."**

AMENDMENT CARRIED (6-2)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Loden, Cr Worner and Cr Wallace

Against: Cr Alexander and Cr Ioppolo

(Cr Hallett was an apology for the Meeting.)

COUNCIL DECISION ITEM 9.1

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Six Grouped Dwellings at Nos. 107 – 109 (Lots: 1 - 2; S/P: 1896) Summers Street, Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8, **subject to the addition of an advice note "The applicant is encouraged to liaise with the adjoining eastern property landowners in relation to the materials and colours of the dividing fence provided to the eastern boundary adjacent to external play spaces of the adjoining child care premises."**

1. Development Plans

This approval is for Six Grouped Dwellings as shown on the approved plans dated 20 July 2022. 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

3.1 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; and

3.2 Prior to occupancy or use of the development, solar panels shall be provided to the roof of each unit of the development, to the City's satisfaction.

4. Visual Privacy

4.1 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; and

4.2 Prior to occupancy or use of the development, permanent fixed cabinetry no less than 600 millimetres in width shall be provided against the western wall of the 'Kitchen' of Unit 6, 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 they are attached so as to not be visually obtrusive, to the satisfaction of the City;

6. Landscaping

6.1 All landscaping works shall be undertaken in accordance with the approved plans dated 20 July 2022, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City;

6.2 Prior to the first occupation of the development, the redundant or "blind" crossovers shall be removed, the verge area landscaped and the kerb made good to the City's specifications and to the satisfaction of the City, at the applicant/owner's full expense; and

6.3 Prior to first occupation of the development, additional trees shall be provided along the eastern boundary of the site where they do not provide conflict with vehicle manoeuvring to the City's satisfaction. Evergreen species shall be provided and should seek to maximise canopy cover.

ORDINARY COUNCIL MEETING MINUTES

20 SEPTEMBER 2022

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 metres 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 driveways and parking areas shall be in accordance with AS2890.1;

9.2 All driveways, car parking and manoeuvring areas 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;

9.3 Prior to the occupation or use of the development, one visitor parking bay shall be permanently marked, maintained and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway and be located, together with the reversing area, in front of any security gates or barrier for the development unless otherwise approved by the City; and

9.4 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. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to issue of a building permit. This plan is to detail how construction 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;
- The impact on traffic movement;
- Notification to affected land owners; and
- Construction times.

The approved Construction Management Plan shall be complied with for the duration of the construction of the development; and

11. Noise Attenuation Requirements

11.1 Prior to the issue of a building permit a detailed Noise Management Plan must be submitted to and approved by the City which demonstrates that the development has been designed to meet the relevant requirements of State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning' (SPP5.4). The report must be prepared by a suitably qualified and competent person in accordance with the SPP5.4; and

11.2 Prior to occupation or use of the development, the development shall incorporate all noise mitigation measures as outlined in the noise management plan or quiet house

ORDINARY COUNCIL MEETING MINUTES

20 SEPTEMBER 2022

design package, to the satisfaction of the City.

LOST (3-5)

For: Mayor Cole, Cr Castle and Cr Worner

Against: Cr Gontaszewski, Cr Alexander, Cr Loden, Cr Ioppolo and Cr Wallace

(Cr Hallett was an apology for the Meeting.)

COUNCIL DECISION ITEM 9.1

ALTERNATIVE RECOMMENDATION

Moved: Cr Gontaszewski, Seconded: Cr Wallace

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the development application for Six Grouped Dwellings at No. 107 – 109 (Lot: 1 – 2; S/P: 1896) Summers Street, Perth for the following reasons:

1. The proposed development is inconsistent with the objectives of the Residential Zone under the City of Vincent's Local Planning Scheme No. 2, as the proposal does not result in a high-quality design that is compatible with and that enhances the amenity and character of the residential neighbourhood and streetscape. This is because the Summers Street frontage does not offer sufficient setbacks, articulation, design detail nor landscaping to reduce impacts of building bulk to the street and common areas;
2. The proposed development does not satisfy relevant design principles and local housing objectives of State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes) and the Built Form Policy, including:
 - a) Clause 5.1 of the Built Form Policy and Clause 5.1.3 of the R Codes in relation to Street Setbacks. The front elevation of the development has not been designed so as to clearly distinguish the all upper floors from lower storeys. This results in a building bulk and scale that is not consistent with, and does not contribute to the established streetscape;
 - b) Clause 5.1.3 of the R Codes in relation to Lot Boundary Setbacks. The buildings have not been appropriately setback from lot boundaries nor designed appropriately so as to reduce impacts of building bulk and scale to the adjoining properties;
 - c) Clause 5.3.1 of the R Codes in relation to Outdoor Living Areas. The primary outdoor living areas do not optimise the northern aspect of the site, resulting in insufficient uncovered areas to allow for winter sun into the outdoor spaces and dwellings;
 - d) Clause 5.3.2 of the R Codes in relation to Landscaping. The reduced landscaping in the street setback area does not contribute to the appearance and amenity of the development for residents or positively contribute to the streetscape; and
 - e) Clause 5.3.3 of the R Codes in relation to Visitor Parking. The shortfall of visitor car parking would result in an adverse impact on the amenity of the surrounding properties and streetscape with reliance on on-street parking for visitors; and
3. Having regard to the reasons above, the proposed development:
 - a) Is not physically compatible with its setting broadly nor with the adjoining developments (Clause 67(m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and
 - b) Would have an adverse and detrimental impact on the amenity and character of the locality (Clause 67(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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ORDINARY COUNCIL MEETING MINUTES

20 SEPTEMBER 2022

REASON:

The proposed development should be refused given the deviations to visitor car parking, extent of hardstand and lack of landscaping in the front setback, planting areas, upper floor balconies, lot boundary setbacks and outdoor living areas.

CARRIED (5-3)

For: Cr Gontaszewski, Cr Alexander, Cr Loden, Cr Ioppolo and Cr Wallace

Against: Mayor Cole, Cr Castle and Cr Worner

(Cr Hallett was an apology for the Meeting.)

7.18pm - Cr Dan Loden left the meeting.

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DA No. 5.2021.469.1
OMC 20 Sep 2022
REFUSED
Refer to Decision Notice
Coordinator Planning Services



Tho Lam Trust

Proposed 6 Grouped Dwellings at 107 & 109 Summer Street, Perth

PREVIOUSLY REFUSED



P: 8328 7577 M: 0411 105 009
E: info@markanthonydesign.com.au
A: 9/18 Brisbane Street (opp Bulwer) Perth WA 6000
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PREVIOUSLY REFUSED

Site Plan
scale:1:100

Strata Plan
scale 1:500

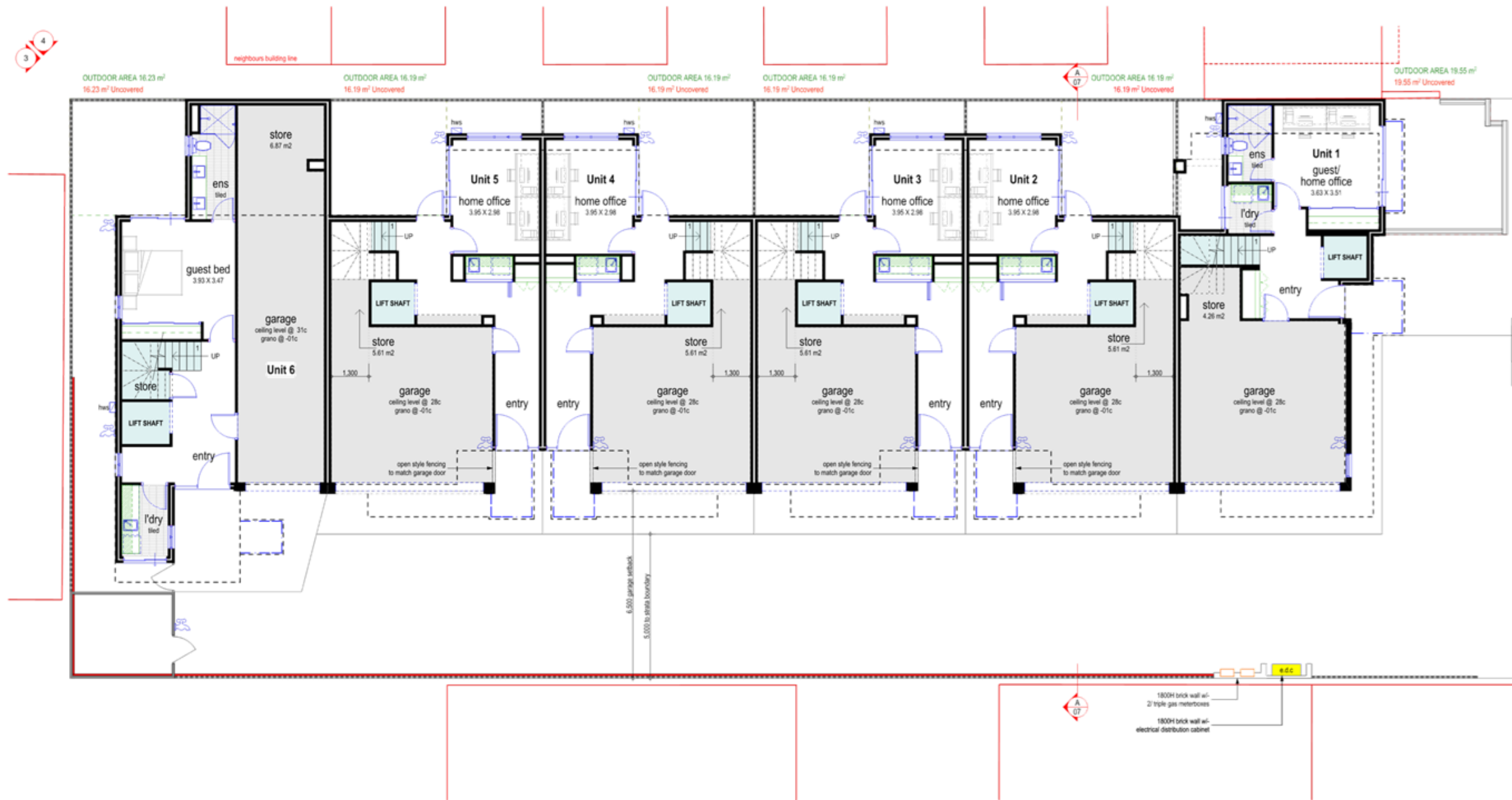
Lot 6 152.16m ²	Lot 5 112.64m ²	Lot 4 110.96m ²	Lot 3 110.96m ²	Lot 2 110.45m ²	Lot 1 147.70m ²
Common 268.44m ²			Lot 37 1013m ²		

<p>Lot 1 Open Space Calc.</p> <p>Lot Area: 147.70m² Share of Common Area: 44.74m² Total usable Lot Area: 192.44m² Allowable Site Coverage 70%: 134.70m² Actual Site Coverage: 99.02m² (51.45%)</p>	<p>Lot 2 Open Space Calc.</p> <p>Lot Area: 110.45m² Share of Common Area: 44.74m² Total usable Lot Area: 155.19m² Allowable Site Coverage 70%: 108.63m² Actual Site Coverage: 86.48m² (55.73%)</p>	<p>Lot 3,4 Open Space Calc.</p> <p>Lot Area: 110.96m² Share of Common Area: 44.74m² Total usable Lot Area: 155.70m² Allowable Site Coverage 70%: 108.99m² Actual Site Coverage: 86.50m² (55.55%)</p>
<p>Lot 5 Open Space Calc.</p> <p>Lot Area: 112.64m² Share of Common Area: 44.74m² Total usable Lot Area: 157.38m² Allowable Site Coverage 70%: 110.16m² Actual Site Coverage: 87.52m² (55.61%)</p>	<p>Lot 6 Open Space Calc.</p> <p>Lot Area: 152.16m² Share of Common Area: 44.74m² Total usable Lot Area: 196.90m² Allowable Site Coverage 70%: 137.83m² Actual Site Coverage: 107.63m² (54.66%)</p>	<p>Overall Open Space Calc.</p> <p>Lot Area: 1013m² Allowable Site Coverage 70%: 709.10m² Actual Site Coverage: 553.66m² (54.65%)</p>

<p>Client The Lam Trust Site Address Proposed 6 Grouped Dwellings 107 & 109 Summer Street, Perth</p>	<p>MEMBER BDAWA</p>	<p>mark anthony design</p>	<p>P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/19 Brisbane Street (off Bulwer) Perth WA 6000 www.markanthonydesign.com.au</p>	<p>Checked MA Scale 1:100 (A2) Issued for Planning Approval</p>	<p>Drawn m.stav Date 12.07.2022</p>	<p>JOB No. 2465 SHEET No. 01 of 12</p>	<p>REV No. Rev - A 09.02.2022 Rev - B 16.05.2022 Rev - C 12.07.2022</p>
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DA No. 5.2021.469.1
OMC 20 Sep 2022
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Refer to Decision Notice
Coordinator Planning Services



PREVIOUSLY REFUSED



Ground Floor Plan
scale:1:100

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Client
The Lam Trust
Site Address
Proposed 6 Grouped Dwellings
107 & 109 Summer Street, Perth



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checked MA	drawn m.stav	JOB No. 2465	REV No. Rev - A 09.02.2022 Rev - B 16.05.2022 Rev - C 12.07.2022
scale 1:100 (A2)	date 12.07.2022	SHEET No. 02 of 12	
issued for Planning Approval			

Building Area U1	Building Area U2	Building Area U3,4	Building Area U5	Building Area U6
Ground Floor: 42.24m ² Garage: 39.84m ² Porch: 1.15m ²	Ground Floor: 40.98m ² Garage: 36.49m ² Porch: 2.31m ²	Ground Floor: 41.40m ² Garage: 37.20m ² Porch: 2.31m ²	Ground Floor: 41.40m ² Garage: 37.20m ² Porch: 2.31m ²	Ground Floor: 53.05m ² Garage: 43.04m ²
2nd Floor: 70.72m ² Balc: 5.97m ²	2nd Floor: 73.63m ²	2nd Floor: 72.63m ²	2nd Floor: 74.12m ²	2nd Floor: 83.61m ²
3rd Floor: 62.98m ² Balcony: 21.39m ²	3rd Floor: 60.73m ² Balcony: 20.03m ²	3rd Floor: 60.73m ² Balcony: 20.03m ²	3rd Floor: 60.73m ² Balcony: 20.03m ²	3rd Floor: 63.88m ² Balcony: 22.39m ²
4th Floor: 54.61m ²	4th Floor: 50.09m ²	4th Floor: 50.08m ²	4th Floor: 50.03m ²	4th Floor: 52.53m ²
Total Area: 298.63m²	Total Area: 284.26m²	Total Area: 284.38m²	Total Area: 285.82m²	Total Area: 318.50m²

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REFUSED
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PREVIOUSLY REFUSED



2nd Floor Plan
scale:1:100

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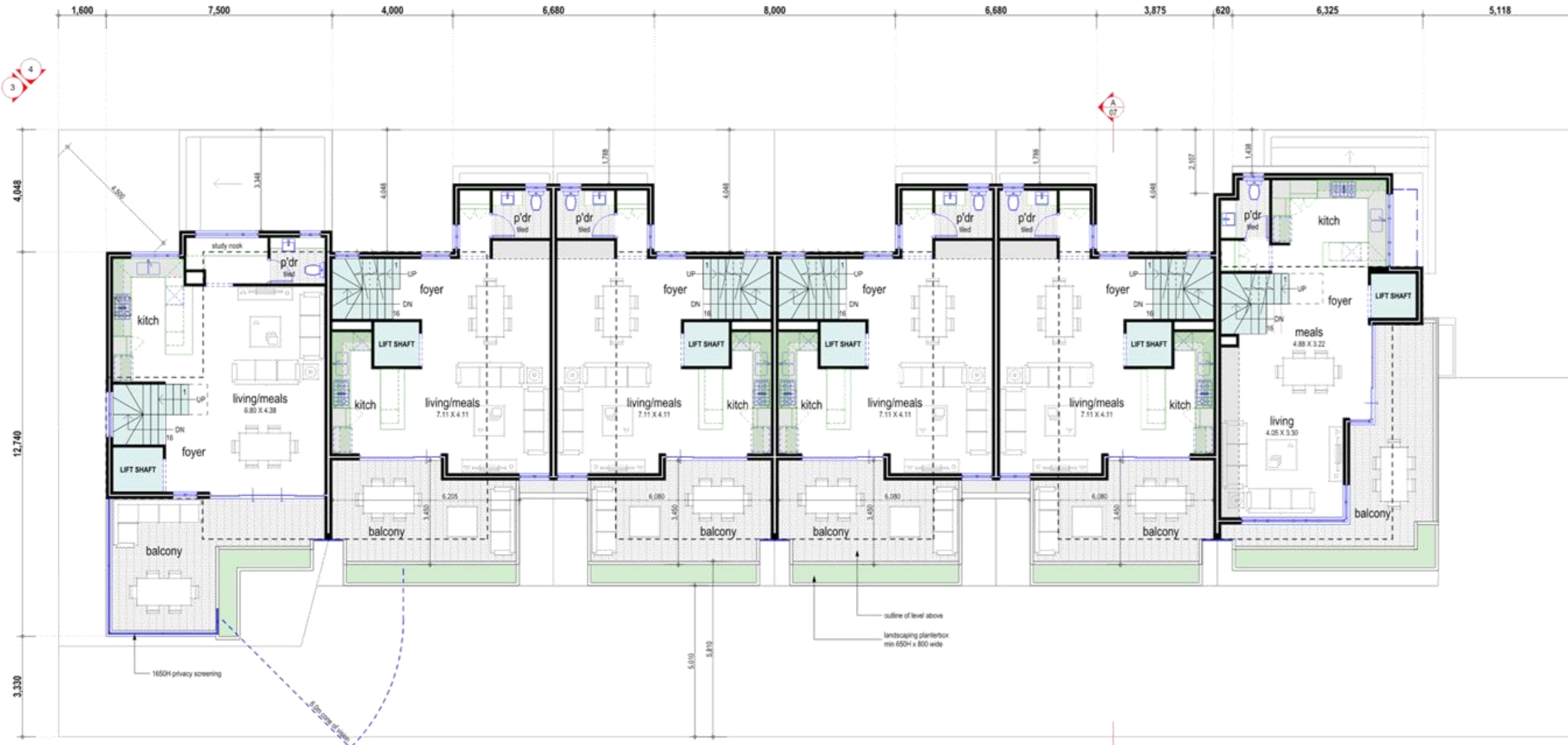
Client The Lam Trust Site Address Proposed 6 Grouped Dwellings 107 & 109 Summer Street, Perth	 MEMBER BDAWA	 mark anthony design	P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/19 Brisbane Street (opp Bulwer) Perth WA 6000 www.markanthonydesign.com.au	checked MA scale: 1:100 (A2) issued for	drawn em.stav date: 12.07.2022 Planning Approval	JOB No. 2465 SHEET No. 03 of 12	REV No. Rev - A 09.02.2022 Rev - B 16.05.2022 Rev - C 12.07.2022
				<small>CONSENTED DIMENSIONS ONLY. REFER TO THE CORNERMARKET OF ANY OTHER 100% APPROVED DIMENSIONS AS REFERENCED TO SOCIAL DEVELOPMENT REGULATIONS. LOCALITY MAPS AND DIMENSIONS ARE FOR INFORMATION ONLY. REFER TO DIMENSIONS SHOWN ON ALL STRUCTURE BLUEPRINTS.</small>			

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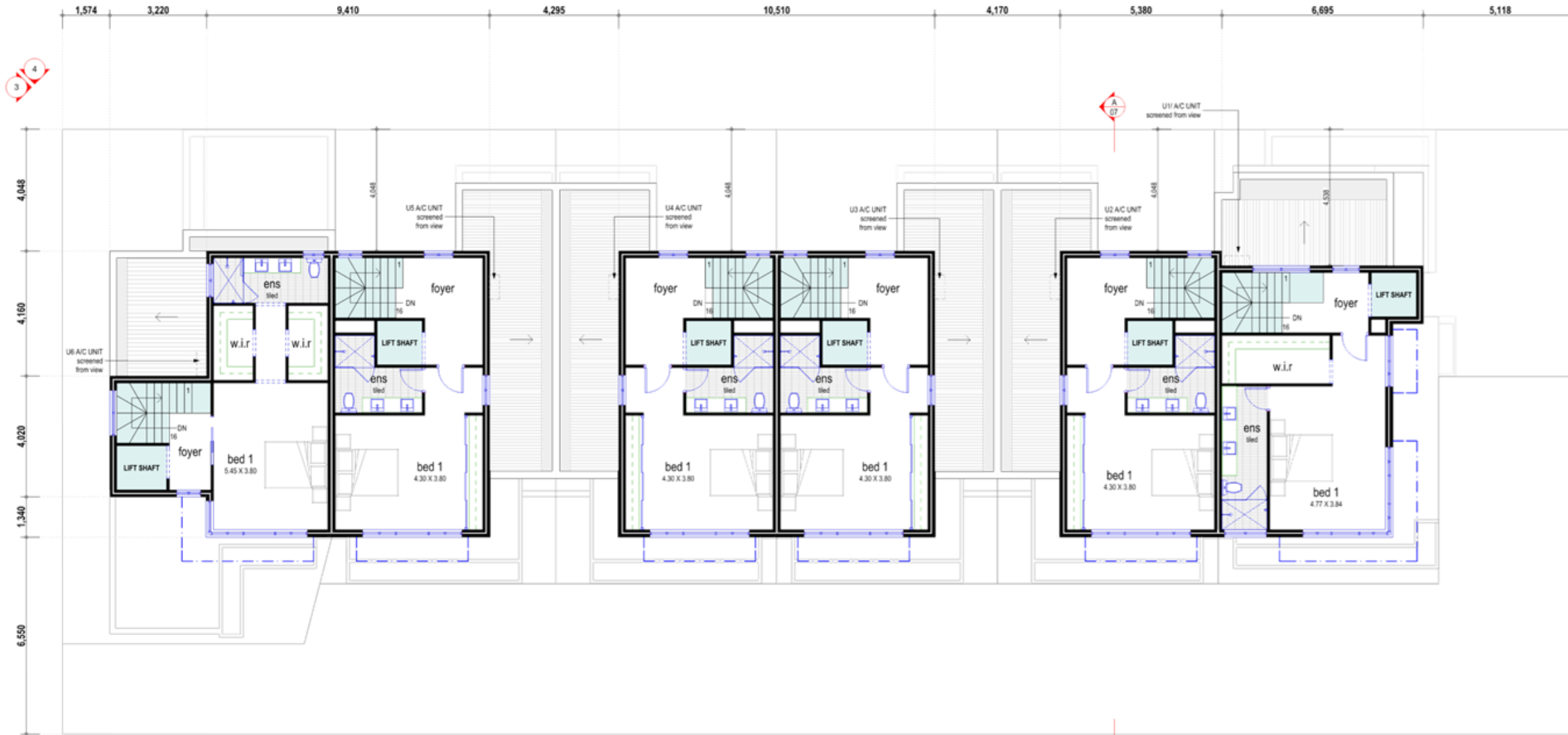
3rd Floor Plan
scale: 1:100

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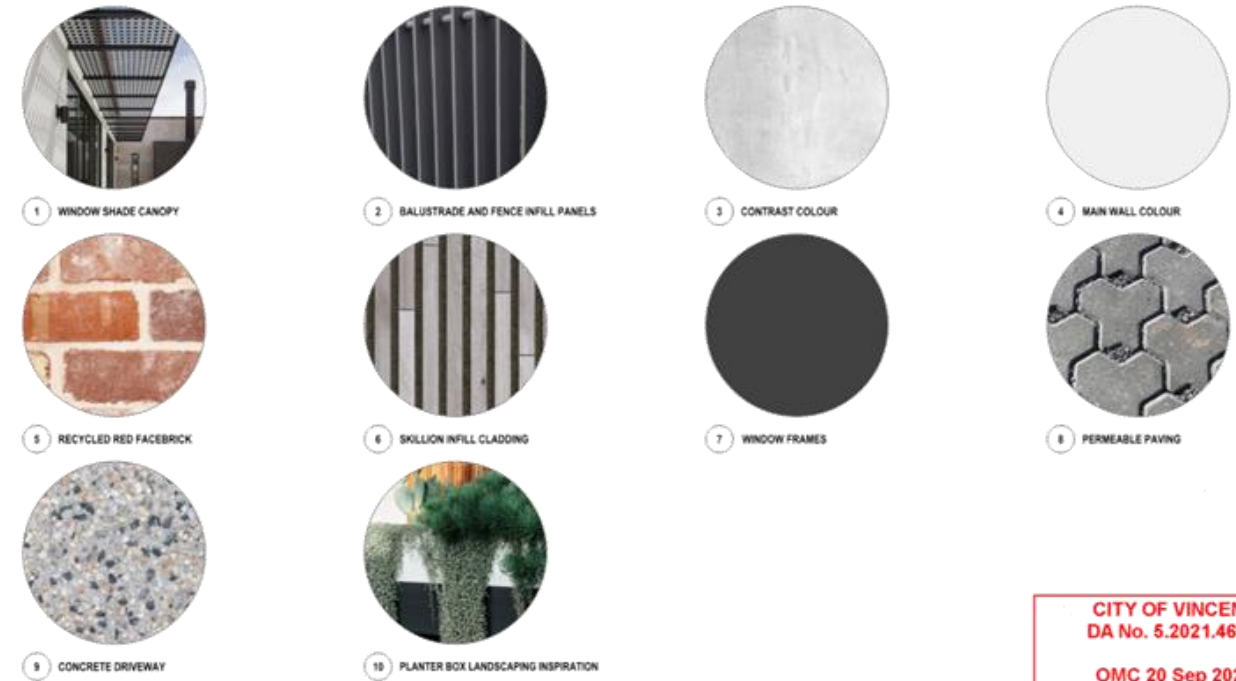


4th Floor Plan
scale: 1:100

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Elevation 3
scale 1:100



Section A-A
scale 1:100



Elevation 4
scale 1:100

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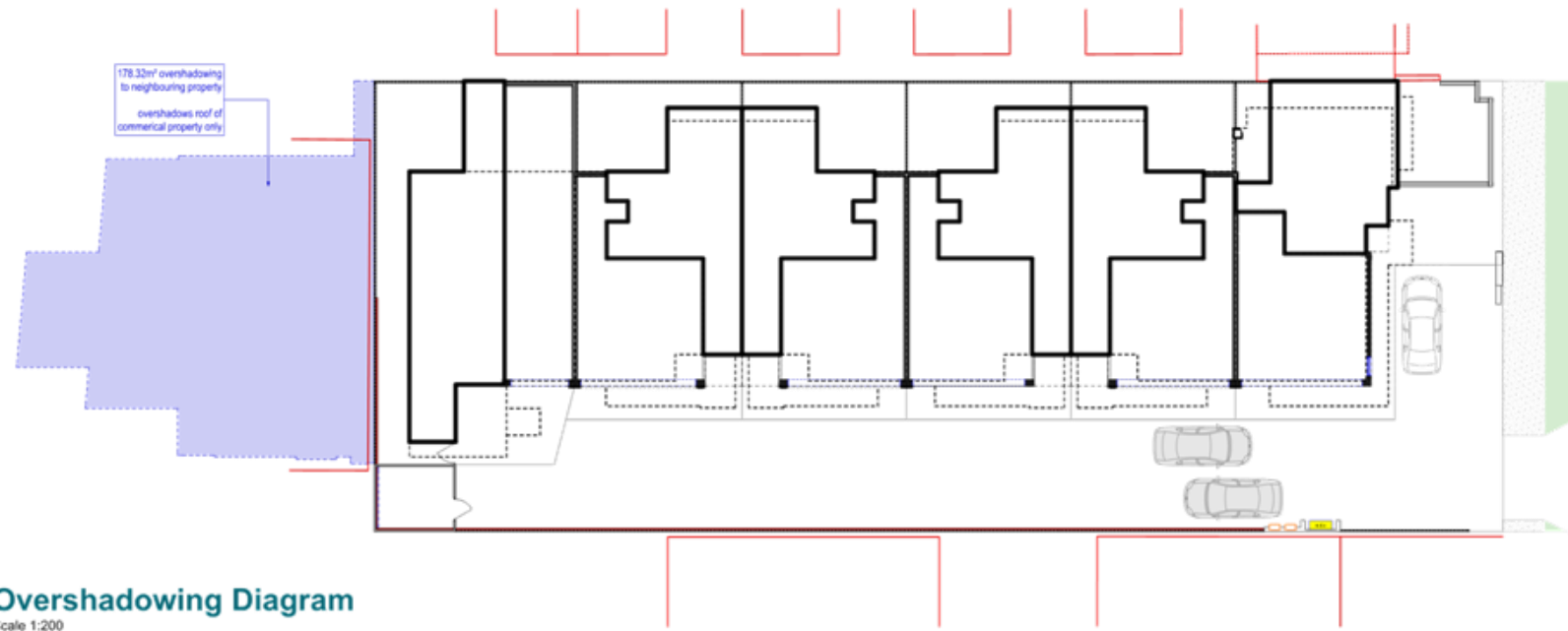
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Streetscape Elevation
NOT TO SCALE



Overshadowing Diagram
Scale 1:200

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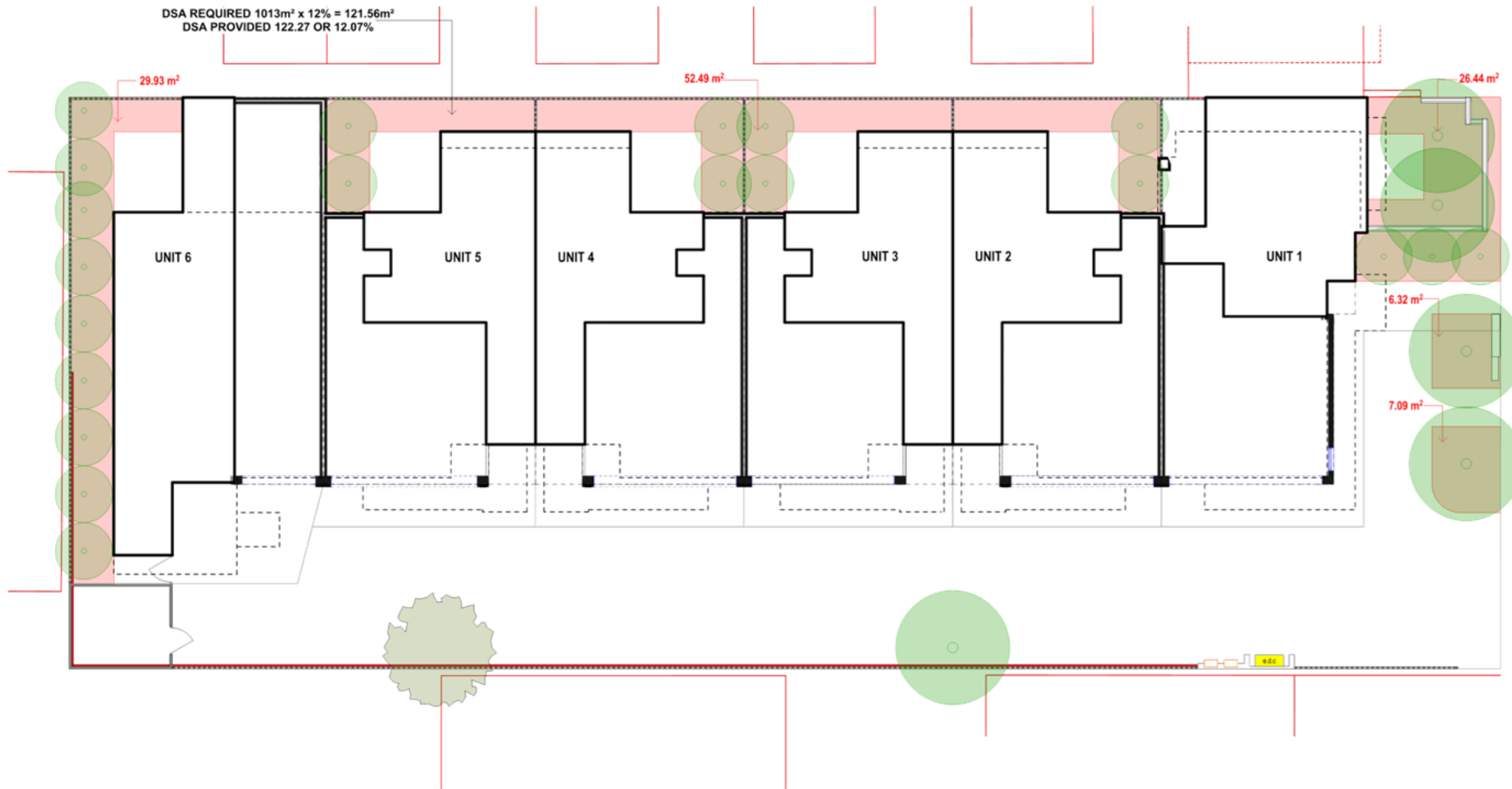
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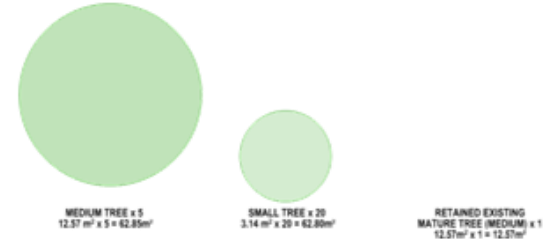


Deep Soil & Tree Canopy Calculations

scale:1:100

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			Issued for Planning Approval	SHEET No. 09 of 12	MEMBER BDAWA	



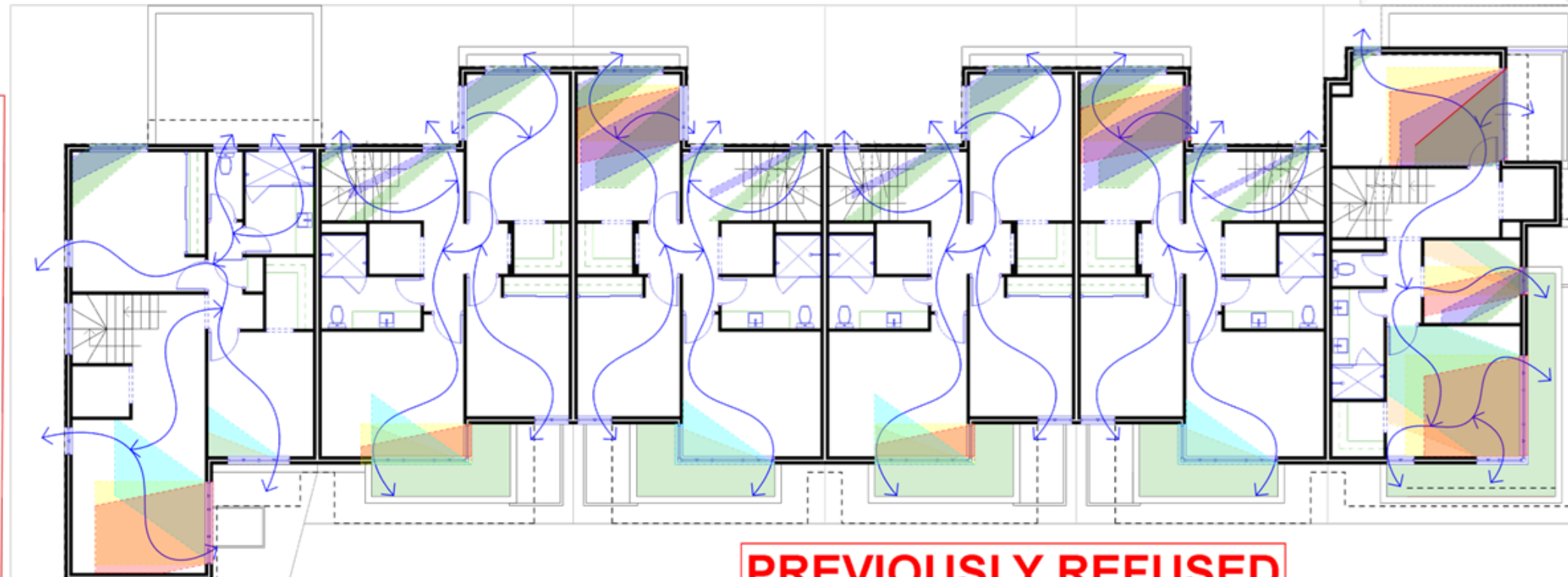
TREE CANOPY COVER REQUIRED $1013\text{m}^2 \times 30\% = 303.90\text{m}^2$
TREE CANOPY COVER PROVIDED 138.22m² or 13.64%

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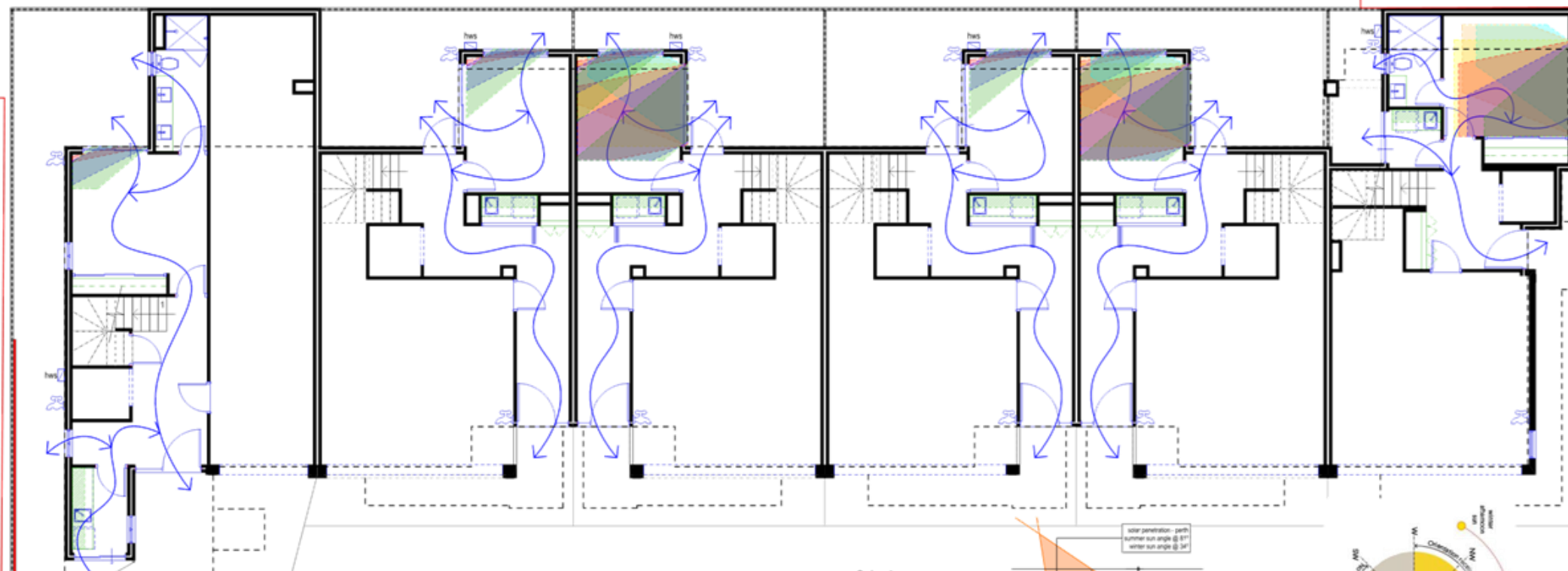
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Sunlight Access & Breeze Path (2nd Floor)
scale 1:100

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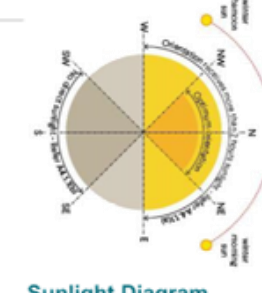
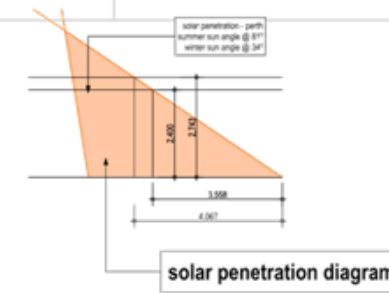


Sunlight Access & Breeze Path (1st Floor)
scale 1:100



Solar Access
Winter Solstice (21 June)

10:00
11:00
12:00 NOON
13:00
14:00
15:00



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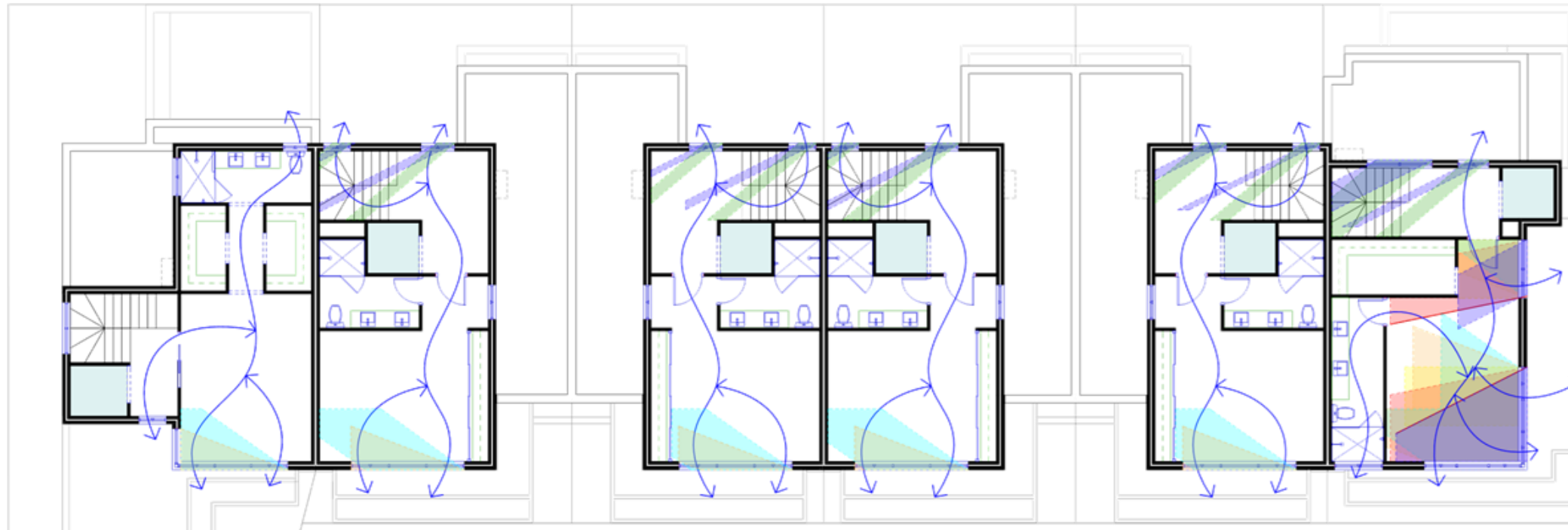
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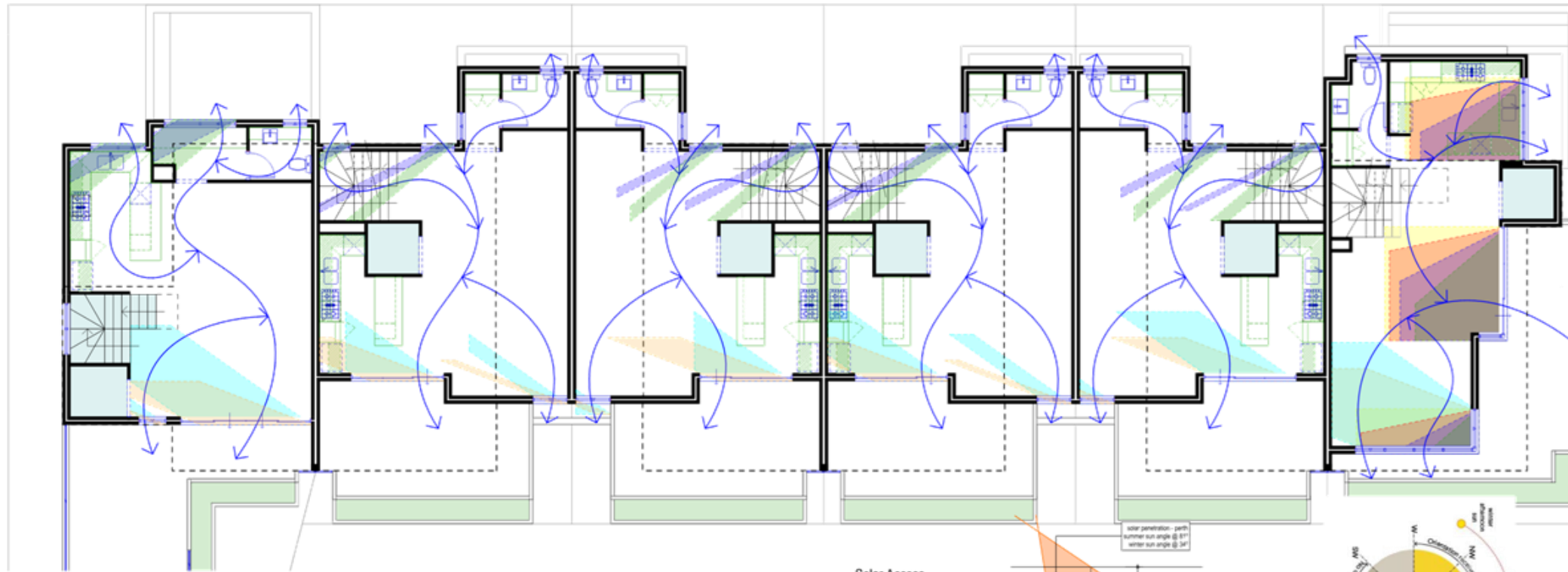
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Sunlight Access & Breeze Path (4th Floor)
scale 1:100

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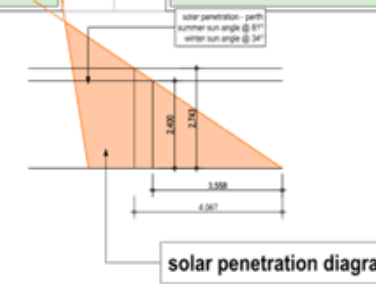


Sunlight Access & Breeze Path (3rd Floor)
scale 1:100

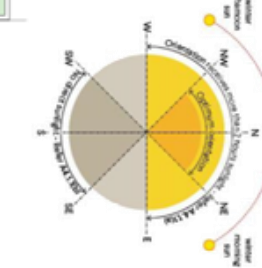


Solar Access
Winter Solstice (21 June)

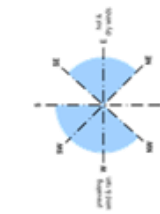
10:00
11:00
12:00 NOON
13:00
14:00
15:00



solar penetration diagram



Sunlight Diagram
as per Figure 4.1b



Prevailing Wind Direction

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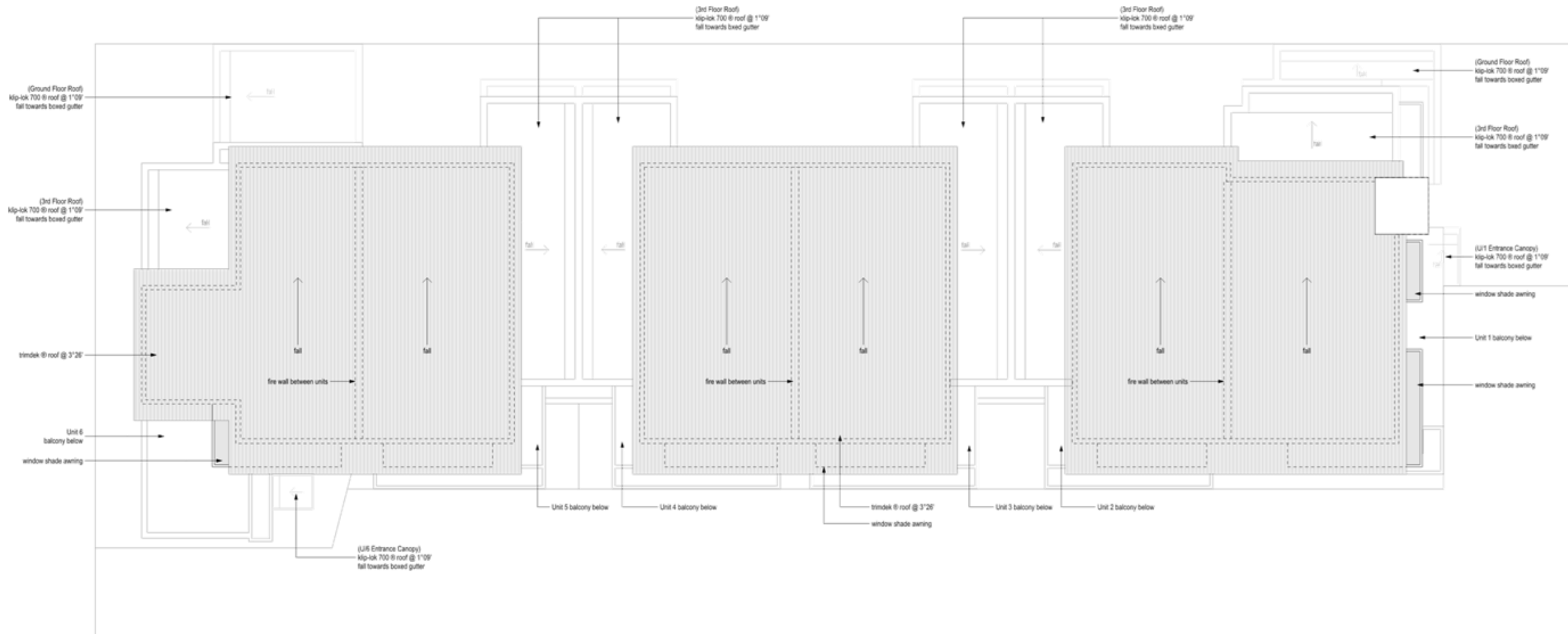
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Roof Plan
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 2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
 3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.

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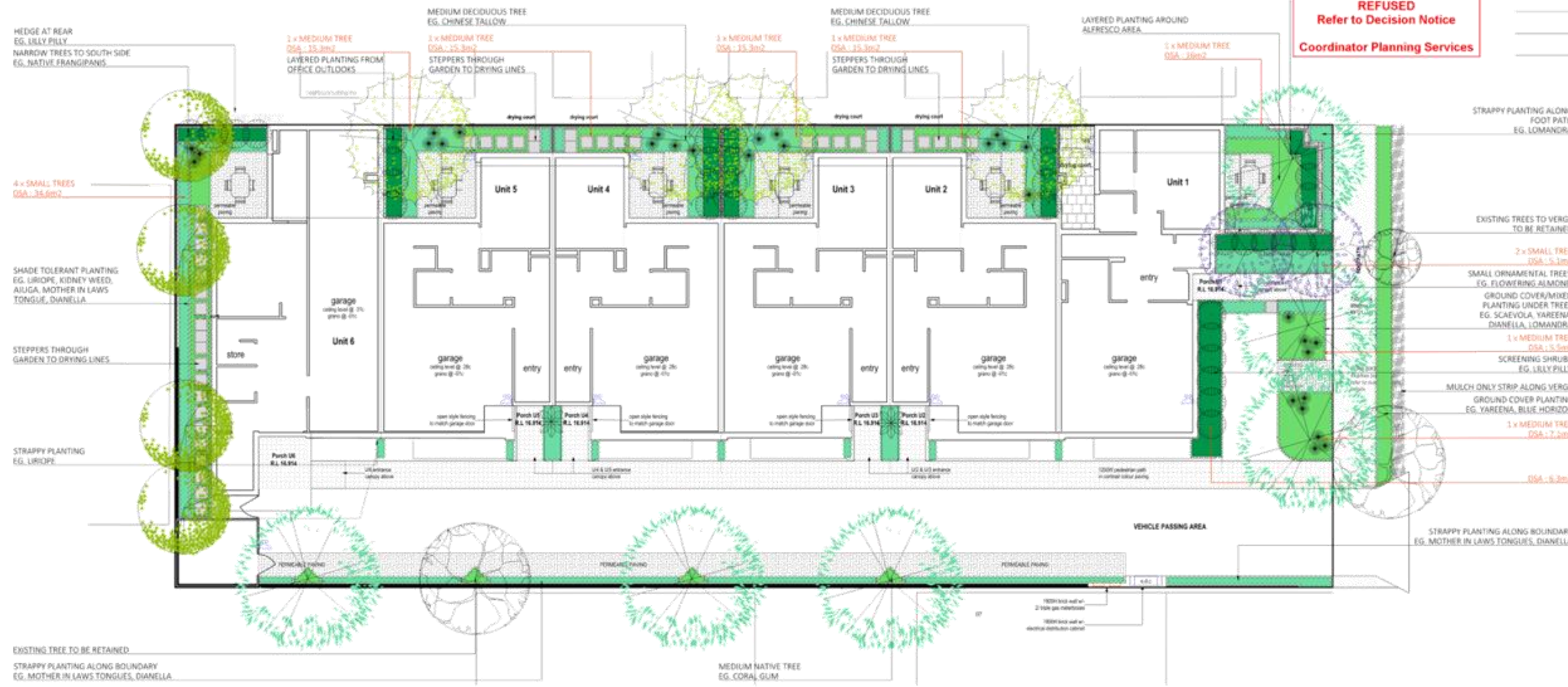
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REV	DATE	DWN	APP	DESCRIPTION
A	20.05.22	KD	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR
B	19.07.22	AC	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR



LEGEND TREES

- EXISTING TREES TO BE RETAINED
- SELECTED MEDIUM TREES EG. CORAL GUM, LITTLE GHOST GUM, TUCKEROO
- SELECTED NARROW TREES EG. NATIVE FRANGIPANI
- SELECTED SMALL TREES EG. FLOWERING ALMOND, CREPE MYRTLE
- SELECTED MEDIUM TREES EG. CHINESE TALLOW

FEATURE PLANTS

- SELECTED FEATURE PLANTING

PLANTING

- PLANTING TYPE 01 GROUNDCOVERS
- PLANTING TYPE 02 SHRUBS
- PLANTING TYPE 03 STRAPPY/MIXED PLANTING
- PLANTING TYPE 04 CASCADING PLANTING

OTHER

- DEEP SOIL AREAS (DSA)
- PERMEABLE PAVING
- 500x500mm STEPPERS

REFER PAGE 102 FOR PLANTING PALETTE AND PLANTING NOTES

LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS

Total Landscape Area:
 Ground Floor = 142.7m²
 Level 01 = 25.9m²
 Level 02 = 20.9m²
 Additional Permeable Paving Areas: 76.3m² (7.2%)
 Total Permeable Landscape Area: 269.7m² (24.9%)

DEEP SOIL AREAS (DSA)

With an existing mature tree being retained, this site requires 7% DSA
 Ground Floor DSA Areas (includes up to 20% permeable paving per courtyard)
 Total: 140m² (13.8%)

CANOPY COVER

Existing Mature Tree (approx 3m canopy) = 1 x 25.9m²
 Proposed Medium Trees (6m x canopy) = 13 x 28.9m²
 Proposed Small Trees (4m canopy) = 6 x 17.5m²
 Total Canopy Cover = 378.2m² (37% of site)

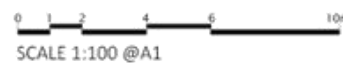


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DEVELOPMENT APPROVAL

Innaloo WA 6018
 mob: 0450 965 569
 email: kelsie@kdla.com.au

JOB No. 0213 PAGE 101 REV B



SUMMER STREET TOWNHOUSES
 LANDSCAPE CONCEPT PLAN - GROUND FLOOR

THO LAM TRUST
 107-109 SUMMER STREET, PERTH

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Table with columns: REV, DATE, DWN, APP, DESCRIPTION. Row 1: A, 19.07.22, AC, KD, LANDSCAPE CONCEPT PLAN - LEVEL 01



PLANTING PALETTE table with columns: Symbol, Species, Common Name, Spacing, Size. Lists various plants like Corymbia tokiwa, Cupressus anacardifolia, etc.

- NOTES 1. GENERAL 1.1 DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER... 2. SOIL PREPARATION 2.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO GROUND LEVELS AND SURROUNDING FINISHES...



REFER PAGE 101 FOR PLANTING LEGEND

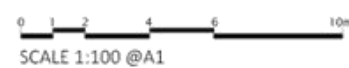
LANDSCAPE AREA CALCULATIONS LANDSCAPE AREAS Total Landscape Area: 342.7m2... DEEP SOIL AREAS (DSA) With an existing mature tree being retained, this site requires 7% DSA... CANOPY COVER Existing Mature Tree (agave 5m canopy) x 1 = 29.0m2...



Innaloo WA 6018 mob: 0450 965 569 email: kelsie@kdla.com.au

JOB No. 0213 PAGE 102 REV A

DEVELOPMENT APPROVAL



SUMMER STREET TOWNHOUSES LANDSCAPE CONCEPT PLAN - LEVEL 01

THO LAM TRUST 107-109 SUMMER STREET, PERTH

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REV	DATE	DWN	APP	DESCRIPTION
A	20.05.22	KD	KD	LANDSCAPE CONCEPT PLAN - LEVEL 03
B	19.07.22	AC	KD	LANDSCAPE CONCEPT PLAN - LEVEL 03

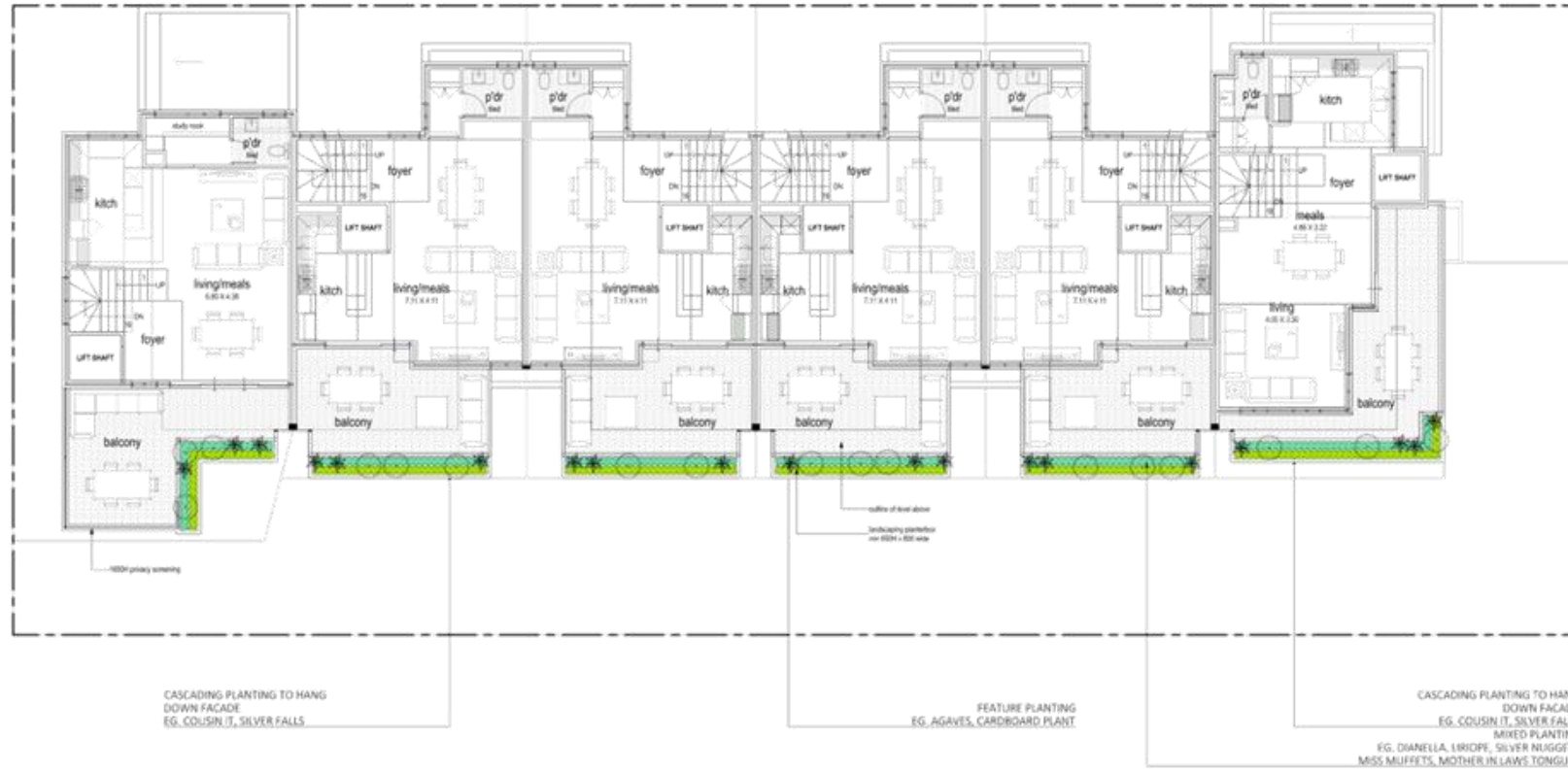
REFER PAGE 101 FOR PLANTING LEGEND
 REFER PAGE 102 FOR PLANTING PALETTE
 AND PLANTING NOTES

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 DA No. 5.2021.469.1**

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LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS
 Total Landscape Areas:
 Ground Floor = 142.3m²
 Level 03 = 29.6m²
 Level 02 = 20.9m²
 Additional Permeable Paving Areas: 76.5m² (7.3%)
 Total Permeable/Landscape Areas: 269.3m² (26.4%)

DEEP SOIL AREAS (DSA)
 With an existing mature tree being retained, this site requires 7% DSA
 Ground Floor DSA Areas (includes up to 20% permeable paving per council code)
 Total: 248m² (23.8%)

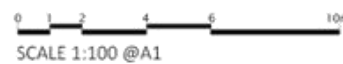
CANOPY COVER
 Existing Mature Tree (approx 5m canopy) = 1 = 19.6m²
 Proposed Medium Trees (5m + canopy) = 31 = 283m²
 Proposed Small Trees (4m canopy) = 5 = 75.6m²
 Total Canopy Cover = 378.2m² (37% of site)



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JOB No. 0213 PAGE 103 REV B

DEVELOPMENT APPROVAL



**SUMMER STREET TOWNHOUSES
 LANDSCAPE CONCEPT PLAN - LEVEL 03**

**THO LAM TRUST
 107-109 SUMMER STREET, PERTH**

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Summary of Submissions:

The tables below summarise the comments received during both advertising periods of the proposal, together with the Administration’s response to each comment.

Comments Received in Support:	Administration Comment:
<ul style="list-style-type: none"> High quality, well maintained housing in this street and the local area would be welcome. This will assist to remove poor maintained vacant buildings which attract anti-social behaviour. Support scale of the development and adding density in this location to the City. 	<p>Comments of support are noted by Administration.</p>
Comments Received in Objection:	Administration Comment:
<p><u>Lot Boundary Setback</u></p> <ul style="list-style-type: none"> The reduced setbacks would reduce the amenity of neighbouring properties and their privacy. Development should not that the development does not compromise the wellbeing of the occupants of adjoining properties. The lot boundary setbacks provided would allow for adequate separation to maintain ventilation, privacy and shadow between neighbouring dwellings. 	<ul style="list-style-type: none"> The setbacks would provide physical articulation from adjoining properties, which is aided by changes in materials, colours and glazing. These measures assist in reducing massing and the appearance of solid, blank walls. Landscaping along the boundaries would also provide a landscaping buffer to neighbouring properties to reduce perceived bulk and scale. The lot boundary setbacks provided maintain visual privacy setbacks which meet the design principles of the R Codes. Where required, fixed and obscure screening mechanisms are implemented. The reduced setbacks would not affect privacy to abutting habitable rooms or outdoor spaces. The lot boundary setbacks provided would allow for adequate separation to maintain ventilation, privacy and shadow between neighbouring dwellings. The residential amenity and comfortable living of dwellings would be maintained.
<p><u>Building Height</u></p> <p>The height of the proposed building is not in tune with the neighbouring buildings and it should be three storeys.</p>	<p>The dwellings meet the four storey deemed-to-comply building height standards of the Built Form Policy, with a building height of 13 metres.</p>
<p><u>Privacy</u></p> <ul style="list-style-type: none"> Windows will look directly over the courtyards and habitable rooms of 111-113 Summers Street and will impact privacy. Frosted windows or increased sill heights should be required. The first floor balcony of Unit 1 has a westerly outlook directly on to a bedroom window of Unit 1 at 111-113 Summers Street. Concerns that the balconies and windows of the development will directly overlook 36 Cheriton Street and the adjoining childcare centre at 103-105 Summers Street. Overlooking will occur beyond the 6 metre cone of vision. 	<ul style="list-style-type: none"> The applicant has provided amended plans which introduce fixed screening to balconies and obscure glazing to upper floor windows on the western elevation. The dwellings meet the design principles of the visual privacy standards. Fixed screening is now proposed to the western elevation of the balcony to Unit 1. The R Codes deemed-to-comply visual privacy standards do not apply to overlooking of commercial properties. Balconies and major openings to the east, facing the child care, have been to address perceived overlooking.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<ul style="list-style-type: none"> • Mature trees must be planted along the eastern boundary and driveway so residents can't look into the child care premises 	<ul style="list-style-type: none"> • The application proposes one new tree and retains the existing mature tree along the eastern boundary. The canopy of the trees would provide a perceived landscaping buffer between the properties.
<p><u>Overshadowing and Ventilation</u></p> <ul style="list-style-type: none"> • Ventilation and shading impacts access to direct sunlight available to the main living areas, balconies and courtyards of the adjoining grouped dwellings which face the development. As a much larger building the proposal will reduce ventilation to neighbouring properties. • The size and height of the proposed building will cause significant shadow over the courtyard of the adjoining properties on Summers Street. • The plans don't demonstrate the shadow cast on the eastern side of the development, only the southern side. Would be significant overshadowing cast on the adjoining childcare centre reducing important sunlight access. 	<ul style="list-style-type: none"> • The dwellings are articulated from the lot boundaries to mitigate the location and extent of shadow to neighbouring development, and ensure adequate access to sunlight and ventilation for both the subject dwellings as well as neighbouring commercial and residential development. The four storey building height is consistent with the building height standards permitted by the Built Form Policy. • The deemed-to-comply standards of the R Codes requires assessment of shadow to the southern elevation. Overshadowing to the south meets the 50 percent deemed-to-comply standard of the R Codes Clause 5.4.1 (Visual Privacy).
<p><u>Visitor Parking</u></p> <ul style="list-style-type: none"> • One visitor car parking bay is insufficient for a six four-bedroom unit development. • Is the visitor car parking bay the one shown on the plans or are they providing one on-street by taking out the existing crossover. • Street already has congestion issues with cars parked day and night. 	<ul style="list-style-type: none"> • The one visitor bay is visible and accessible in the front setback area. There are no proposed fencing or vehicle gates to obstruct use of the bay. • The application removes the redundant crossover to the western boundary of the site. There are no additional on-street parking bays proposed with the development. • There are 51 on-street parking bays along Summers Street within a 250 metre distance of the site between West Parade and Lord Street. Review of the City's Parking data notes the availability and two hour time limitation on these bays would provide adequate availability and provision of bays for visitor parking within the immediate context.
<p><u>Density</u></p> <p>Six units is too many on a small amount of land. This is not consistent with the street and would result in adverse impacts on the adjoining properties.</p>	<p>The R Codes require a minimum lot size of 100 square metres and average lot size of 120 square metres for Residential R80 development. The proposal meets the lots sizes required and is capable of accommodating the intended grouped dwelling development.</p>
<p><u>Urban Design Study</u></p> <ul style="list-style-type: none"> • The proposal is described in the Urban Design Study as being consistent with nearby developments by providing a three storey built form outcome when it's actually four storeys. • The Urban Design Study doesn't mention that 103-105 Summers Street is a childcare centre and is part of the immediate streetscape. 	<p>Noted. The applicants urban design study recognises the local context which includes both commercial and residential buildings.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Construction Management</u></p> <ul style="list-style-type: none"> • There is no mention in the proposal regarding damage to surrounding buildings in particular to 111-113 Summers Street. Will an independent survey be carried out prior to the commencement of construction? • A traffic management plan should be developed to ensure construction doesn't impact the safety of children, families and staff of the adjoining childcare centre. • Parking on the street should not be reduced due to contractors and builders utilising street parking. • The developer/builder should work closely with the City and the adjoining childcare centre to develop a practical management plan during the construction phase. 	<ul style="list-style-type: none"> • Works are to be contained within the lot boundaries unless the required permissions are granted through the building permit process. All works are to also ensure there are no adverse impacts on neighbouring properties. • Administration has required submission of a construction management plan (CMP) as a condition of approval. The CMP is to be submitted by the applicant at the building permit stage and is required to address matters such as traffic and parking management during construction, notifications to affected landowners and storage of materials. • The CMP would set out the parking locations for contractors during construction of the development. Visitors to the site during construction would also be required to adhere to public parking locations and timings set out on street signage. Non-compliance would be enforced by the City's Rangers team. • Noted.
<p><u>Sightlines</u></p> <ul style="list-style-type: none"> • Concerns with traffic interaction from the development to the neighbouring childcare centre and families exiting. A mirror should be installed to increase visibility with the development driveway and school entrance. 	<ul style="list-style-type: none"> • The application proposes a clear sight line for vehicle access to and from the site. The vehicle access provided would ensure adequate safety is provided for vehicles and pedestrians.
<p><u>Retaining Walls and Dividing Fences</u></p> <ul style="list-style-type: none"> • Will the proposed retaining wall along the eastern boundary affect the existing colorbond fencing along this boundary? Concerns about the safety of the adjoining childcare centre if this retaining wall is not strong enough. • A double brick wall should be installed along the boundary to the adjoining childcare centre to ensure vehicles can't drive through the boundary fence. • A brick wall to the eastern boundary would reduce noise impacts of vehicles coming and going and ensure privacy for the children and childcare centre play areas. 	<ul style="list-style-type: none"> • A 1.8 metre Colorbond fence is provided along the eastern boundary. The retaining walls along the eastern boundary would be contained within the boundaries of No. 107 – 109 Summers Street. • It is understood that the developer is not seeking to modify the existing boundary fence. Dividing fences are not dealt with by the planning framework and not within the scope of this application. Dividing fences are to be in accordance with the <i>Dividing Fences Act 1961</i>. • Owners and occupiers of residential properties are responsible for ensuring that noise generated from dwellings is to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> at all times. The dividing fence and landscaping would also assist in providing a buffer to the child care.

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 advertisings 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"> High quality, well maintained housing in this street and the local area would be welcome. This will assist to remove poor maintained vacant buildings which attract anti-social behaviour. Support scale of the development and adding density in this location to the City. 	<ul style="list-style-type: none"> Agree and that the development achieves a high quality outcome Noted.
Comments Received in Objection:	Applicant Comment:
<p><u>Lot Boundary Setback</u></p> <ul style="list-style-type: none"> The boundary setbacks do not meet the standard and should be adhered to, to ensure that the development does not compromise the wellbeing of the occupants of adjoining properties. The reduced setbacks would reduce the amenity of neighbouring properties and their privacy. The building should adhere to the setbacks to the eastern boundary, as the development would have an adverse effect on the neighbouring childcare centre 	<ul style="list-style-type: none"> The lot boundary setback variations have been addressed in part by converting major opening windows to minor openings to reduce the required setback distance and through the separation of the building of the upper floors and incorporation of design features. The extent of variations have been reduced, providing an improved outcome for adjoining properties with respect to bulk and scale impact. Noted.
<p><u>Building Height</u></p> <ul style="list-style-type: none"> The height of the proposed building is not in tune with the neighbouring buildings and it should be three storeys. 	<ul style="list-style-type: none"> Building height is compliant.
<p><u>Privacy</u></p> <ul style="list-style-type: none"> Windows will look directly over the courtyards and habitable rooms of 111-113 Summers Street and will impact privacy. Frosted windows or increased sill heights should be required. The first floor balcony of Unit 1 has a westerly outlook directly on to a bedroom window of Unit 1 at 111-113 Summers Street. Concerns that the balconies and windows of the development will directly overlook 36 Cheriton Street and the adjoining childcare centre at 103-105 Summers Street. Overlooking will occur beyond the 6 metre cone of vision. Mature trees must be planted along the eastern boundary and driveway so residents can't look into the child care premises Sounding beeper should be installed to the driveway to alert parents and children of incoming vehicles 	<ul style="list-style-type: none"> The building will comply with the BCA in respect to acoustic requirements. The first floor unit 1 balcony is screened on the western elevation, it will not because any overlooking concerns. The long windows have been modified and reduced in size on the amended plans. Visual privacy is compliant. The child care centre is a commercial use and therefore visual privacy requirements as specified in the R-Codes do not apply. Mature trees are proposed to be planted along the eastern boundary Noted. This is a good idea and one that I will recommend that our client look to implement to improve safety.
<p><u>Overshadowing and Ventilation</u></p>	

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> • Ventilation and shading impacts access to direct sunlight available to the main living areas, balconies and courtyards of the adjoining grouped dwellings which face the development. These dwellings will also have reduced ventilation as they will be next to a much larger building. • The plans don't demonstrate the shadow cast on the eastern side of the development, only the southern side. Would be significant overshadowing cast on the adjoining childcare centre reducing important sunlight access. • The size and height of the proposed building will cause significant shadow over the courtyard of the adjoining properties on Summers Street. 	<ul style="list-style-type: none"> • See above
<p><u>Visitor Parking</u></p> <ul style="list-style-type: none"> • One visitor car parking bay is insufficient for a six four-bedroom unit development. • Is the visitor car parking bay the one shown on the plans or are they providing one on-street by taking out the existing crossover • Street already has congestion issues with cars parked day and night 	<ul style="list-style-type: none"> • The one visitor parking bay shortfall is addressed in detail in our planning submission. There will be one visitor bay provided within the development. • Observations of the street, which include several site visits in the day and night and on weekdays and weekends, indicate that on-street parking is readily available. Parking was available during events at HBF Stadium, and parking was restricted to permit holders from 2pm along sections of the street. Parking on the street is therefore very controlled and limited to people who are not residents for a significant part of the day.
<p><u>Density</u></p> <ul style="list-style-type: none"> • Six units is too many on a small amount of land. This is not consistent with the street and would result in adverse impacts on the adjoining properties. 	<ul style="list-style-type: none"> • The number of units proposed is acceptable with a R60 density code.
<p><u>Urban Design Study</u></p> <ul style="list-style-type: none"> • The proposal is described in the Urban Design Study as being consistent with nearby developments by providing a three storey built form outcome when it's actually four storeys. • The Urban Design Study doesn't mention that the adjoining property at 103-105 Summers Street is a childcare centre which is a new building and is part of the immediate streetscape. 	<ul style="list-style-type: none"> • Noted. The child care centre is referred in the report
<p><u>Construction Management</u></p> <ul style="list-style-type: none"> • There is no mention in the proposal regarding damage to surrounding buildings in particular to 111-113 Summers Street. Will an independent survey be carried out prior to the commencement of construction? • A traffic management plan should be developed to ensure construction doesn't impact the safety of children, families and staff of the adjoining 	<ul style="list-style-type: none"> • A construction management plan will be submitted at BP stage. • Traffic report is not required for this scale of development. • Parking for construction workers is not an issue relevant to the planning approval process. • Noted.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>childcare centre.</p> <ul style="list-style-type: none"> • Parking on the street should not be reduced due to contractors and builders utilising street parking. • The developer/builder should work closely with the City and the adjoining childcare centre to develop a practical management plan during the construction phase. 	
<p><u>Sightlines</u></p> <ul style="list-style-type: none"> • Concerns with traffic interaction from the development to the neighbouring childcare centre and families exiting. A mirror should be installed to increase visibility with the development driveway and school entrance. 	<ul style="list-style-type: none"> • Noted
<p><u>Retaining Walls and Dividing Fences</u></p> <ul style="list-style-type: none"> • Will the proposed retaining wall along the eastern boundary affect the existing colorbond fencing along this boundary? Concerns about the safety of the adjoining childcare centre if this retaining wall is not strong enough. • A double brick wall should be installed along the boundary to the adjoining childcare centre to ensure vehicles can't drive through the boundary fence. This would also reduce noise impacts of vehicles coming and going and ensure privacy for the children and childcare centre play areas. 	<ul style="list-style-type: none"> • Dividing fences are a civil matter and it is recommended that you contact the owner to discuss the matter • Noted.

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

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 street is characterised by street trees on the verge and landscaping on Norwood Park, which is situated approximately 30m from the subject site. The design proposes a well-resolved landscaping solution to tie in with the street and Norwood Park with the planting of 21 trees on the ground and the retention of two verge trees.</p>
<p>Demonstrate consideration of the site's streetscape character.</p>	<p>The streetscape character of the area is mixed with a range of development which varies from six storey mixed use development to grouped dwellings and single detached housing.</p>
<p>Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.</p>	<p>The built form environment of the area is varied and ranges from mixed use development at the Summers St/Lord St intersection at a height of 6 storeys, to commercial and grouped dwelling development adjoining Claisebrook Rd and single residential development closer to the subject site.</p>
<p>Demonstrate how the site's context and character influenced the development.</p>	<p>The property is not on a site of Indigenous Australian or other heritage significance.</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>Nearby housing stock within the immediate vicinity shows the extent of variation in housing form contributing towards the Summers St streetscape, i.e. mixed use development on the corner of Lord and Summers St.</p> <p>The design incorporates a concealed roof and finished render which is consistent with the character of the nearby newer three-storey development at 111-113 Summers St.</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>There is an existing single storey residential dwelling located on the site. There is no significant landscaping associated with the current building. The current proposal seeks to retain the existing verge trees.</p>
<p>Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.</p>	<p>A total of 21 trees will be planted on the site along the front, side and rear of the development. Additional planting is also proposed on the balcony areas facing the internal driveway. The proposed species will be varied and include native and evergreen vegetation, as shown on the landscaping plan.</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 predominant immediate streetscape consists mostly of older housing stock who's massing and height is single storey with pitched roofs and gable features which emphasise height of the façade. There is an example of a contemporary three-storey development in the area at 1110-113 Summers St, along with commercial and mixed use development closer to Lord St at a height of 6 storeys. The design incorporates aspects of the existing housing stock in the area through its red brick and render finishing, tapered upper floor and landscaping.
How does the development respond and contribute to the built form and scale of the streetscape?	The development responds well to the built form and scale of the area by providing a three storey built form outcome which is consistent with existing development in the street.
Demonstrate how the development encourages an activated and vibrant streetscape environment.	The presentation of the dwelling and associated landscaping will benefit the streetscape by providing a more contemporary development outcome. The current building is unappealing and at the end of its life cycle.
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 design has located and screened all services from view of the public realm. The development optimises its setbacks to balance both internal amenity/functionality with a positive contribution to the street. The development has therefore prioritised its contribution towards a compatible streetscape as paramount.
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 design includes major openings which would receive direct morning or evening sunlight and has achieved appropriate levels of sunlight and natural ventilation to all habitable rooms possible, as displayed in the plans.
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	The development provides ample living space over four storeys, including multiple outdoor living areas and living spaces, balconies and bedrooms with major openings, thereby optimising amenity for occupants. Significant on-site landscaping, brick and render contemporary finishes will ensure the development provides a high level of amenity to adjoining neighbours and onlookers.
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 design is clear and legible to use for residents and visitors alike. There is a clear differentiation between the public and private realm.
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.	The design demonstrates a clear delineation between the public and private realm. The design limits exposed blank facades, provide clear sight lines, and limits areas for concealment. There are no issues related to visual privacy which arise as a result of the proposal.

Description	Applicant comment
<p>Community</p>	
<p><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 development provides for additional housing stock in the area to support an increasing population, who in turn will contribute to supporting local businesses and enables stronger communities. Elaborate community facilities are inappropriate in this situation given site context, layout, design, end-users, and community. The design provides an inviting, friendly, and appealing streetscape interface and appearance. This improves the sense of connection for residents to their community / street.</p>
<p>Aesthetics</p>	
<p><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 proposed development consistent with the planned character of the area. The proposal is similar in scale with the nearby contemporary development at No.111-113 Summers St.</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**.

ENERGY EFFICIENCY REPORT

THERMAL SIMULATION STAR RATING COMPLIANCE ASSESSMENT



Resirate

SITE ADDRESS

Unit 1 #107 & #109 Summer Street, Perth WA 6000

OWNER

Tho Lam Trust

BUILDER**JOB NUMBER**

1263322

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Amendment 1 Compliance Achieved

CERTIFICATION DATE

15/05/22



Class 1 Building

Assessment Declaration

Assessment	1263322
Date	15/05/2022
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 1 #107 & #109 Summer Street, Perth WA 6000
Site Exposure	Suburban
Client Name	Tho Lam Trust

Star Rating **6.1**

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
20.9 Mj/m2	39.1 Mj/m2	60.0 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				170.9 m2		
Unconditioned Floor Area				41.0 m2		
Garage Area				35.9 m2		
Climate Zone		13 Perth Airport				

<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>Tho Lam Trust</i>
<i>Rated Address</i>	<i>Unit 1 #107 & #109 Summer Street, Perth WA 6000</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>14/05/22</i>
<i>Reference</i>	<i>1263322</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>60.0</i>
<i>Heating</i>	<i>20.9</i>
<i>Cooling</i>	<i>39.1</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>170.9</i>
<i>Unconditioned Room Area</i>	<i>41.0</i>
<i>Garage Area</i>	<i>35.9</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Guest/Office</i>	<i>14.5</i>	<i>Bedroom</i>	<i>Y</i>
<i>Ensuite</i>	<i>3.9</i>	<i>Night Time</i>	<i>Y</i>
<i>Ldy</i>	<i>2.5</i>	<i>Unconditioned</i>	<i>N</i>
<i>Entry</i>	<i>14.3</i>	<i>Day Time</i>	<i>Y</i>
<i>Garage</i>	<i>35.9</i>	<i>Garage</i>	<i>N</i>
<i>Entertainment</i>	<i>15.4</i>	<i>Living</i>	<i>Y</i>
<i>Foyer</i>	<i>15.2</i>	<i>Day Time</i>	<i>Y</i>
<i>Bath</i>	<i>6.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Study/Gaming</i>	<i>6.7</i>	<i>Living</i>	<i>Y</i>
<i>Bedroom 3</i>	<i>14.7</i>	<i>Bedroom</i>	<i>Y</i>
<i>Wir</i>	<i>2.3</i>	<i>Night Time</i>	<i>Y</i>
<i>Pdr</i>	<i>2.6</i>	<i>Unconditioned</i>	<i>N</i>
<i>Kitchen/Living</i>	<i>52.8</i>	<i>Kitchen</i>	<i>Y</i>
<i>Upper Foyer</i>	<i>12.4</i>	<i>Night Time</i>	<i>Y</i>
<i>B1 Wir</i>	<i>5.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Ensuite</i>	<i>7.1</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 1</i>	<i>21.1</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</i>	0.0	0	342.0
<i>Single brick</i>	0.0	0	157.2
<i>Double Brick</i>	0.0	0	30.1

Floors

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Slab edge insulation (R)</i>	<i>Ventilation</i>	<i>Area (m²)</i>
<i>CSOG</i>	0.0	0.0	<i>enclosed</i>	70.4
<i>Suspended Concrete</i>	0.0	0.0	<i>enclosed</i>	150.8
<i>Suspended Concrete</i>	0.0	0.0	<i>open</i>	10.1

Roofs/Ceilings

<i>Type</i>	<i>Bulk Ceiling Insulation (R)</i>	<i>Bulk Roof Insulation (R)</i>	<i>Area (m²)</i>
<i>SlabExt:Slab - Suspended Slab - External Insul</i>	0.0	0.0	143.3
<i>Cont:Attic-Continuous</i>	4.0	0.0	88.0

Windows

<i>Type</i>	<i>U-Value</i>	<i>SHGC</i>	<i>Area(m²)</i>
<i>JAS-009-01 A Aluminium Premium Sliding Door SG 5Clr</i>	6.12	0.70	24.42
<i>JAS-003-01 A Aluminium Premium Awning Window SG 4Clr</i>	6.57	0.63	40.07
<i>JAS-005-01 A Aluminium Benchmark Fixed Window SG 4Clr</i>	6.05	0.75	3.28

Window Directions

<i>Direction</i>	<i>Area (m²)</i>
<i>N</i>	40.0
<i>S</i>	4.0
<i>W</i>	6.0
<i>E</i>	17.8

Air leakage

<i>Item</i>	<i>Sealed</i>	<i>Unsealed</i>
<i>Generic Vent</i>	-	0
<i>Unflued Gas Heater</i>	-	0
<i>Exhaust Fan</i>	5	0
<i>Downlight</i>	0	0
<i>Chimney</i>	0	0
<i>Heater Flue</i>	-	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>Guest/Office</i>	4.7	67.8	21.3	308.9
<i>Bath</i>	14.7	90.1	3.2	19.5
<i>Foyer</i>	11.6	176.7	1.7	25.9
<i>Ensuite</i>	0.2	1.3	8.2	57.9
<i>Bedroom 3</i>	0.5	7.8	21.3	312.7
<i>B1 Wir</i>	1.1	6.0	10.5	59.7
<i>Ensuite</i>	42.6	164.5	13.5	52.1
<i>Wir</i>	0.2	0.5	11.9	27.0
<i>Kitchen/Living</i>	8.9	468.0	70.5	3717.1
<i>Entertainment</i>	30.3	465.3	55.0	844.6
<i>Bedroom 1</i>	4.0	84.6	33.3	702.9
<i>Study/Gaming</i>	6.0	39.7	9.6	63.9
<i>Upper Foyer</i>	16.2	200.6	51.9	642.0
<i>Entry</i>	133.3	1900.6	2.7	38.7

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 1 #107 & #109 Summer Street, Perth WA 6000					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	230.5	1153	1140	5	Yes
Verandah balcony or the like	25.9	104	100	4	Yes
Class 10a buildings	39.8	119	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		
	5	0.1	0	0	
Max. permitted Ceiling Penetration	0.5%				
Proposed Ceiling Penetration	0.04%	0.00%		Total =	0.04%
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 Garden 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 #107 & #109 Summer Street, Perth WA 6000

OWNER

Tho Lam Trust

BUILDER**JOB NUMBER**

1263322

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Amendment 1 Compliance Achieved

CERTIFICATION DATE

15/05/22



Class 1 Building

Assessment Declaration

Assessment	1263322
Date	15/05/2022
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 2 #107 & #109 Summer Street, Perth WA 6000
Site Exposure	Suburban
Client Name	Tho Lam Trust

Star Rating 6.3



Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
38.7 Mj/m2	26.2 Mj/m2	64.9 Mj/m2		6.3	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				177.4 m2		
Unconditioned Floor Area				36.5 m2		
Garage Area				33.6 m2		
Climate Zone		13 Perth Airport				

<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>Tho Lam Trust</i>
<i>Rated Address</i>	<i>Unit 2 #107 & #109 Summer Street, Perth WA 6000</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>14/05/22</i>
<i>Reference</i>	<i>1263322</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>64.9</i>
<i>Heating</i>	<i>38.7</i>
<i>Cooling</i>	<i>26.2</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>177.4</i>
<i>Unconditioned Room Area</i>	<i>36.5</i>
<i>Garage Area</i>	<i>33.6</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Office</i>	<i>11.6</i>	<i>Day Time</i>	<i>Y</i>
<i>Entry/Passage</i>	<i>23.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Garage</i>	<i>33.6</i>	<i>Garage</i>	<i>N</i>
<i>Bedroom 3</i>	<i>12.4</i>	<i>Bedroom</i>	<i>Y</i>
<i>B3 Wir</i>	<i>2.2</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 2</i>	<i>12.1</i>	<i>Bedroom</i>	<i>Y</i>
<i>Multi Purpose</i>	<i>15.0</i>	<i>Living</i>	<i>Y</i>
<i>Bath</i>	<i>6.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Foyer</i>	<i>15.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Pdr</i>	<i>2.9</i>	<i>Unconditioned</i>	<i>N</i>
<i>Passage</i>	<i>2.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Kitchen/Living</i>	<i>51.2</i>	<i>Kitchen</i>	<i>Y</i>
<i>Upper Foyer</i>	<i>15.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 1</i>	<i>21.6</i>	<i>Bedroom</i>	<i>Y</i>
<i>Ensuite</i>	<i>5.6</i>	<i>Night Time</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</i>	0.0	0	341.7
<i>Single brick</i>	0.0	0	144.8
<i>Double Brick</i>	0.0	0	14.5

Floors

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Slab edge insulation (R)</i>	<i>Ventilation</i>	<i>Area (m²)</i>
<i>CSOG</i>	0.0	0.0	<i>enclosed</i>	68.1
<i>Suspended Concrete</i>	0.0	0.0	<i>enclosed</i>	152.2
<i>Suspended Concrete</i>	0.0	0.0	<i>open</i>	8.9

Roofs/Ceilings

<i>Type</i>	<i>Bulk Ceiling Insulation (R)</i>	<i>Bulk Roof Insulation (R)</i>	<i>Area (m²)</i>
<i>SlabExt:Slab - Suspended Slab - External Insul</i>	0.0	0.0	157.0
<i>Cont:Attic-Continuous</i>	4.0	0.0	72.2

Windows

<i>Type</i>	<i>U-Value</i>	<i>SHGC</i>	<i>Area(m²)</i>
<i>JAS-009-01 A Aluminium Premium Sliding Door SG 5Clr</i>	6.12	0.70	12.98
<i>JAS-001-01 A Aluminium Premium Sliding Window SG 4Clr</i>	6.60	0.74	6.00
<i>JAS-005-01 A Aluminium Benchmark Fixed Window SG 4Clr</i>	6.05	0.75	2.08
<i>JAS-003-01 A Aluminium Premium Awning Window SG 4Clr</i>	6.57	0.63	22.48

Window Directions

<i>Direction</i>	<i>Area (m²)</i>
<i>N</i>	9.0
<i>W</i>	12.1
<i>E</i>	21.2
<i>S</i>	1.2

Air leakage

<i>Item</i>	<i>Sealed</i>	<i>Unsealed</i>
<i>Generic Vent</i>	-	0
<i>Unflued Gas Heater</i>	-	0
<i>Exhaust Fan</i>	4	0
<i>Downlight</i>	0	0
<i>Chimney</i>	0	0
<i>Heater Flue</i>	-	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>Bedroom 3</i>	0.0	0.3	5.8	72.3
<i>Bedroom 2</i>	0.0	0.2	4.7	56.3
<i>Bedroom 1</i>	18.7	402.3	20.6	443.6
<i>Bath</i>	39.8	242.4	1.7	10.2
<i>Entry/Passage</i>	122.9	2828.3	1.7	39.6
<i>Ensuite</i>	4.5	24.9	3.7	20.8
<i>Foyer</i>	47.1	710.8	5.3	80.0
<i>Multi Purpose</i>	40.2	602.1	31.6	473.7
<i>Kitchen/Living</i>	13.5	693.5	30.4	1556.3
<i>B3 Wir</i>	0.0	0.0	1.0	2.2
<i>Office</i>	69.5	807.5	139.1	1616.2
<i>Passage</i>	128.2	262.7	38.1	78.1
<i>Upper Foyer</i>	23.7	372.9	16.5	258.9

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 2 #107 & #109 Summer Street, Perth WA 6000					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	228.4	1142	1140	5	Yes
Verandah balcony or the like	19.9	80	80	4	Yes
Class 10a buildings	39.8	119	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 = 0.04%
Proposed Ceiling Penetration	0.04%	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 Garden 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 #107 & #109 Summer Street, Perth WA 6000

OWNER

Tho Lam Trust

BUILDER**JOB NUMBER**

1263322

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Amendment 1 Compliance Achieved

CERTIFICATION DATE

15/05/22



Class 1 Building

Assessment Declaration

Assessment	1263322
Date	15/05/2022
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 3 #107 & #109 Summer Street, Perth WA 6000
Site Exposure	Suburban
Client Name	Tho Lam Trust

Star Rating **6.3**

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
38.8 Mj/m2	25.5 Mj/m2	64.3 Mj/m2		6.3	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				177.4 m2		
Unconditioned Floor Area				36.5 m2		
Garage Area				33.6 m2		
Climate Zone		13 Perth Airport				

<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>Tho Lam Trust</i>
<i>Rated Address</i>	<i>Unit 3 #107 & #109 Summer Street, Perth WA 6000</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>14/05/22</i>
<i>Reference</i>	<i>1263322</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>64.3</i>
<i>Heating</i>	<i>38.8</i>
<i>Cooling</i>	<i>25.5</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>177.2</i>
<i>Unconditioned Room Area</i>	<i>36.5</i>
<i>Garage Area</i>	<i>33.6</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Office</i>	<i>11.6</i>	<i>Day Time</i>	<i>Y</i>
<i>Entry/Passage</i>	<i>23.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Garage</i>	<i>33.6</i>	<i>Garage</i>	<i>N</i>
<i>Bedroom 3</i>	<i>12.4</i>	<i>Bedroom</i>	<i>Y</i>
<i>B3 Wir</i>	<i>2.2</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 2</i>	<i>12.1</i>	<i>Bedroom</i>	<i>Y</i>
<i>Multi Purpose</i>	<i>15.0</i>	<i>Living</i>	<i>Y</i>
<i>Bath</i>	<i>6.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Foyer</i>	<i>15.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Pdr</i>	<i>2.9</i>	<i>Unconditioned</i>	<i>N</i>
<i>Passage</i>	<i>2.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Kitchen/Living</i>	<i>51.2</i>	<i>Kitchen</i>	<i>Y</i>
<i>Upper Foyer</i>	<i>15.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 1</i>	<i>21.6</i>	<i>Bedroom</i>	<i>Y</i>
<i>Ensuite</i>	<i>5.6</i>	<i>Night Time</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</i>	<i>0.0</i>	<i>0</i>	<i>341.7</i>
<i>Single brick</i>	<i>0.0</i>	<i>0</i>	<i>144.8</i>
<i>Double Brick</i>	<i>0.0</i>	<i>0</i>	<i>14.5</i>

Floors

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Slab edge insulation (R)</i>	<i>Ventilation</i>	<i>Area (m²)</i>
<i>CSOG</i>	<i>0.0</i>	<i>0.0</i>	<i>enclosed</i>	<i>68.1</i>
<i>Suspended Concrete</i>	<i>0.0</i>	<i>0.0</i>	<i>enclosed</i>	<i>152.2</i>
<i>Suspended Concrete</i>	<i>0.0</i>	<i>0.0</i>	<i>open</i>	<i>8.9</i>

Roofs/Ceilings

<i>Type</i>	<i>Bulk Ceiling Insulation (R)</i>	<i>Bulk Roof Insulation (R)</i>	<i>Area (m²)</i>
<i>SlabExt:Slab - Suspended Slab - External Insul</i>	<i>0.0</i>	<i>0.0</i>	<i>157.0</i>
<i>Cont:Attic-Continuous</i>	<i>4.0</i>	<i>0.0</i>	<i>72.2</i>

Windows

<i>Type</i>	<i>U-Value</i>	<i>SHGC</i>	<i>Area(m²)</i>
<i>JAS-001-01 A Aluminium Premium Sliding Window SG 4Clr</i>	<i>6.60</i>	<i>0.74</i>	<i>6.00</i>
<i>JAS-009-01 A Aluminium Premium Sliding Door SG 5Clr</i>	<i>6.12</i>	<i>0.70</i>	<i>12.98</i>
<i>JAS-005-01 A Aluminium Benchmark Fixed Window SG 4Clr</i>	<i>6.05</i>	<i>0.75</i>	<i>2.08</i>
<i>JAS-003-01 A Aluminium Premium Awning Window SG 4Clr</i>	<i>6.57</i>	<i>0.63</i>	<i>22.48</i>

Window Directions

<i>Direction</i>	<i>Area (m²)</i>
<i>W</i>	<i>12.1</i>
<i>S</i>	<i>9.0</i>
<i>E</i>	<i>21.2</i>
<i>N</i>	<i>1.2</i>

Air leakage

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

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>Bedroom 3</i>	0.7	8.4	5.2	65.0
<i>Bedroom 2</i>	0.0	0.1	5.4	65.7
<i>Bedroom 1</i>	8.9	190.9	23.3	501.5
<i>Bath</i>	29.3	178.8	1.7	10.6
<i>Entry/Passage</i>	128.2	2951.0	1.7	40.1
<i>Ensuite</i>	2.1	11.9	3.5	19.5
<i>Foyer</i>	40.8	615.5	6.4	96.8
<i>Multi Purpose</i>	28.5	426.8	34.6	518.3
<i>Kitchen/Living</i>	10.4	531.6	34.3	1756.5
<i>B3 Wir</i>	0.0	0.0	0.8	1.9
<i>Office</i>	124.2	1443.5	101.6	1180.7
<i>Passage</i>	189.7	388.5	30.6	62.7
<i>Upper Foyer</i>	14.0	220.0	16.2	254.6

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 3 #107 & #109 Summer Street, Perth WA 6000					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	228.4	1142	1140	5	Yes
Verandah balcony or the like	19.9	80	80	4	Yes
Class 10a buildings	39.8	119	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%				
Proposed Ceiling Penetration	0.04%	0.00%		Total =	0.04%
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 Garden 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 #107 & #109 Summer Street, Perth WA 6000

OWNER

Tho Lam Trust

BUILDER**JOB NUMBER**

1263322

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Amendment 1 Compliance Achieved

CERTIFICATION DATE

15/05/22



Class 1 Building

Assessment Declaration

Assessment	1263322
Date	15/05/2022
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 4 #107 & #109 Summer Street, Perth WA 6000
Site Exposure	Suburban
Client Name	Tho Lam Trust

Star Rating **6.3**

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
38.7 Mj/m2	26.2 Mj/m2	64.9 Mj/m2		6.3	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				177.4 m2		
Unconditioned Floor Area				36.5 m2		
Garage Area				33.6 m2		
Climate Zone		13 Perth Airport				

<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>Tho Lam Trust</i>
<i>Rated Address</i>	<i>Unit 4 #107 & #109 Summer Street, Perth WA 6000</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>14/05/22</i>
<i>Reference</i>	<i>1263322</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>64.9</i>
<i>Heating</i>	<i>38.7</i>
<i>Cooling</i>	<i>26.2</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>177.4</i>
<i>Unconditioned Room Area</i>	<i>36.5</i>
<i>Garage Area</i>	<i>33.6</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Office</i>	<i>11.6</i>	<i>Day Time</i>	<i>Y</i>
<i>Entry/Passage</i>	<i>23.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Garage</i>	<i>33.6</i>	<i>Garage</i>	<i>N</i>
<i>Bedroom 3</i>	<i>12.4</i>	<i>Bedroom</i>	<i>Y</i>
<i>B3 Wir</i>	<i>2.2</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 2</i>	<i>12.1</i>	<i>Bedroom</i>	<i>Y</i>
<i>Multi Purpose</i>	<i>15.0</i>	<i>Living</i>	<i>Y</i>
<i>Bath</i>	<i>6.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Foyer</i>	<i>15.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Pdr</i>	<i>2.9</i>	<i>Unconditioned</i>	<i>N</i>
<i>Passage</i>	<i>2.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Kitchen/Living</i>	<i>51.2</i>	<i>Kitchen</i>	<i>Y</i>
<i>Upper Foyer</i>	<i>15.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 1</i>	<i>21.6</i>	<i>Bedroom</i>	<i>Y</i>
<i>Ensuite</i>	<i>5.6</i>	<i>Night Time</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</i>	<i>0.0</i>	<i>0</i>	<i>341.7</i>
<i>Single brick</i>	<i>0.0</i>	<i>0</i>	<i>144.8</i>
<i>Double Brick</i>	<i>0.0</i>	<i>0</i>	<i>14.5</i>

Floors

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Slab edge insulation (R)</i>	<i>Ventilation</i>	<i>Area (m²)</i>
<i>CSOG</i>	<i>0.0</i>	<i>0.0</i>	<i>enclosed</i>	<i>68.1</i>
<i>Suspended Concrete</i>	<i>0.0</i>	<i>0.0</i>	<i>enclosed</i>	<i>152.2</i>
<i>Suspended Concrete</i>	<i>0.0</i>	<i>0.0</i>	<i>open</i>	<i>8.9</i>

Roofs/Ceilings

<i>Type</i>	<i>Bulk Ceiling Insulation (R)</i>	<i>Bulk Roof Insulation (R)</i>	<i>Area (m²)</i>
<i>SlabExt:Slab - Suspended Slab - External Insul</i>	<i>0.0</i>	<i>0.0</i>	<i>157.0</i>
<i>Cont:Attic-Continuous</i>	<i>4.0</i>	<i>0.0</i>	<i>72.2</i>

Windows

<i>Type</i>	<i>U-Value</i>	<i>SHGC</i>	<i>Area(m²)</i>
<i>JAS-009-01 A Aluminium Premium Sliding Door SG 5Clr</i>	<i>6.12</i>	<i>0.70</i>	<i>12.98</i>
<i>JAS-001-01 A Aluminium Premium Sliding Window SG 4Clr</i>	<i>6.60</i>	<i>0.74</i>	<i>6.00</i>
<i>JAS-005-01 A Aluminium Benchmark Fixed Window SG 4Clr</i>	<i>6.05</i>	<i>0.75</i>	<i>2.08</i>
<i>JAS-003-01 A Aluminium Premium Awning Window SG 4Clr</i>	<i>6.57</i>	<i>0.63</i>	<i>22.48</i>

Window Directions

<i>Direction</i>	<i>Area (m²)</i>
<i>N</i>	<i>9.0</i>
<i>W</i>	<i>12.1</i>
<i>E</i>	<i>21.2</i>
<i>S</i>	<i>1.2</i>

Air leakage

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

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>Bedroom 3</i>	0.0	0.3	5.8	72.3
<i>Bedroom 2</i>	0.0	0.2	4.7	56.3
<i>Bedroom 1</i>	18.7	402.3	20.6	443.6
<i>Bath</i>	39.8	242.4	1.7	10.2
<i>Entry/Passage</i>	122.9	2828.3	1.7	39.6
<i>Ensuite</i>	4.5	24.9	3.7	20.8
<i>Foyer</i>	47.1	710.8	5.3	80.0
<i>Multi Purpose</i>	40.2	602.1	31.6	473.7
<i>Kitchen/Living</i>	13.5	693.5	30.4	1556.3
<i>B3 Wir</i>	0.0	0.0	1.0	2.2
<i>Office</i>	69.5	807.5	139.1	1616.2
<i>Passage</i>	128.2	262.7	38.1	78.1
<i>Upper Foyer</i>	23.7	372.9	16.5	258.9

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 4 #107 & #109 Summer Street, Perth WA 6000					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	228.4	1142	1140	5	Yes
Verandah balcony or the like	19.9	80	80	4	Yes
Class 10a buildings	39.8	119	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 = 0.04%
Proposed Ceiling Penetration	0.04%	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 Garden 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 5 #107 & #109 Summer Street, Perth WA 6000

OWNER

Tho Lam Trust

BUILDER**JOB NUMBER**

1263322

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Amendment 1 Compliance Achieved

CERTIFICATION DATE

15/05/22



Class 1 Building

Assessment Declaration

Assessment	1263322
Date	15/05/2022
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 5 #107 & #109 Summer Street, Perth WA 6000
Site Exposure	Suburban
Client Name	Tho Lam Trust

Star Rating 6.3

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
38.8 Mj/m2	25.5 Mj/m2	64.3 Mj/m2		6.3	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				177.4 m2		
Unconditioned Floor Area				36.5 m2		
Garage Area				33.6 m2		
Climate Zone		13 Perth Airport				

<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>Tho Lam Trust</i>
<i>Rated Address</i>	<i>Unit 5 #107 & #109 Summer Street, Perth WA 6000</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>14/05/22</i>
<i>Reference</i>	<i>1263322</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>64.3</i>
<i>Heating</i>	<i>38.8</i>
<i>Cooling</i>	<i>25.5</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>177.2</i>
<i>Unconditioned Room Area</i>	<i>36.5</i>
<i>Garage Area</i>	<i>33.6</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Office</i>	<i>11.6</i>	<i>Day Time</i>	<i>Y</i>
<i>Entry/Passage</i>	<i>23.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Garage</i>	<i>33.6</i>	<i>Garage</i>	<i>N</i>
<i>Bedroom 3</i>	<i>12.4</i>	<i>Bedroom</i>	<i>Y</i>
<i>B3 Wir</i>	<i>2.2</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 2</i>	<i>12.1</i>	<i>Bedroom</i>	<i>Y</i>
<i>Multi Purpose</i>	<i>15.0</i>	<i>Living</i>	<i>Y</i>
<i>Bath</i>	<i>6.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Foyer</i>	<i>15.1</i>	<i>Day Time</i>	<i>Y</i>
<i>Pdr</i>	<i>2.9</i>	<i>Unconditioned</i>	<i>N</i>
<i>Passage</i>	<i>2.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Kitchen/Living</i>	<i>51.2</i>	<i>Kitchen</i>	<i>Y</i>
<i>Upper Foyer</i>	<i>15.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Bedroom 1</i>	<i>21.6</i>	<i>Bedroom</i>	<i>Y</i>
<i>Ensuite</i>	<i>5.6</i>	<i>Night Time</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</i>	<i>0.0</i>	<i>0</i>	<i>341.7</i>
<i>Single brick</i>	<i>0.0</i>	<i>0</i>	<i>144.8</i>
<i>Double Brick</i>	<i>0.0</i>	<i>0</i>	<i>14.5</i>

Floors

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Slab edge insulation (R)</i>	<i>Ventilation</i>	<i>Area (m²)</i>
<i>CSOG</i>	<i>0.0</i>	<i>0.0</i>	<i>enclosed</i>	<i>68.1</i>
<i>Suspended Concrete</i>	<i>0.0</i>	<i>0.0</i>	<i>enclosed</i>	<i>152.2</i>
<i>Suspended Concrete</i>	<i>0.0</i>	<i>0.0</i>	<i>open</i>	<i>8.9</i>

Roofs/Ceilings

<i>Type</i>	<i>Bulk Ceiling Insulation (R)</i>	<i>Bulk Roof Insulation (R)</i>	<i>Area (m²)</i>
<i>SlabExt:Slab - Suspended Slab - External Insul</i>	<i>0.0</i>	<i>0.0</i>	<i>157.0</i>
<i>Cont:Attic-Continuous</i>	<i>4.0</i>	<i>0.0</i>	<i>72.2</i>

Windows

<i>Type</i>	<i>U-Value</i>	<i>SHGC</i>	<i>Area(m²)</i>
<i>JAS-001-01 A Aluminium Premium Sliding Window SG 4Clr</i>	<i>6.60</i>	<i>0.74</i>	<i>6.00</i>
<i>JAS-009-01 A Aluminium Premium Sliding Door SG 5Clr</i>	<i>6.12</i>	<i>0.70</i>	<i>12.98</i>
<i>JAS-005-01 A Aluminium Benchmark Fixed Window SG 4Clr</i>	<i>6.05</i>	<i>0.75</i>	<i>2.08</i>
<i>JAS-003-01 A Aluminium Premium Awning Window SG 4Clr</i>	<i>6.57</i>	<i>0.63</i>	<i>22.48</i>

Window Directions

<i>Direction</i>	<i>Area (m²)</i>
<i>W</i>	<i>12.1</i>
<i>S</i>	<i>9.0</i>
<i>E</i>	<i>21.2</i>
<i>N</i>	<i>1.2</i>

Air leakage

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

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>Bedroom 3</i>	0.7	8.4	5.2	65.0
<i>Bedroom 2</i>	0.0	0.1	5.4	65.7
<i>Bedroom 1</i>	8.9	190.9	23.3	501.5
<i>Bath</i>	29.3	178.8	1.7	10.6
<i>Entry/Passage</i>	128.2	2951.0	1.7	40.1
<i>Ensuite</i>	2.1	11.9	3.5	19.5
<i>Foyer</i>	40.8	615.5	6.4	96.8
<i>Multi Purpose</i>	28.5	426.8	34.6	518.3
<i>Kitchen/Living</i>	10.4	531.6	34.3	1756.5
<i>B3 Wir</i>	0.0	0.0	0.8	1.9
<i>Office</i>	124.2	1443.5	101.6	1180.7
<i>Passage</i>	189.7	388.5	30.6	62.7
<i>Upper Foyer</i>	14.0	220.0	16.2	254.6

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 5 #107 & #109 Summer Street, Perth WA 6000					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	228.4	1142	1140	5	Yes
Verandah balcony or the like	19.9	80	80	4	Yes
Class 10a buildings	39.8	119	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 = 0.04%
Proposed Ceiling Penetration	0.04%	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 Garden 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 6 #107 & #109 Summer Street, Perth WA 6000

OWNER

Tho Lam Trust

BUILDER**JOB NUMBER**

1263322

BUILDING CLASS

Class 1

DESCRIPTION

New Dwelling

COMPLIANCE STATUS

NCC 2019 Amendment 1 Compliance Achieved

CERTIFICATION DATE

15/05/22



Class 1 Building

Assessment Declaration

Assessment	1263322
Date	15/05/2022
Assessor	J.Fleming
Assessor Company	Resirate
Signature	

Mode	New Home
Project Address	Unit 6 #107 & #109 Summer Street, Perth WA 6000
Site Exposure	Suburban
Client Name	Tho Lam Trust

Star Rating 6.1

Thermal Performance Specifications						
Simulated Loads		Area adjusted			Star Rating	Rated with Downlights
Heating	Cooling	Total				
46.0 Mj/m2	21.5 Mj/m2	67.5 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				184.1 m2		
Unconditioned Floor Area				52.5 m2		
Garage Area				38.3 m2		
Climate Zone		13 Perth Airport				

<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>Tho Lam Trust</i>
<i>Rated Address</i>	<i>Unit 6 #107 & #109 Summer Street, Perth WA 6000</i>
<i>Assessor</i>	<i>J.Fleming</i>
<i>Date</i>	<i>14/05/22</i>
<i>Reference</i>	<i>1263322</i>

Energy Usage

<i>Type</i>	<i>Energy MJ/m²</i>
<i>Total</i>	<i>67.5</i>
<i>Heating</i>	<i>46.0</i>
<i>Cooling</i>	<i>21.5</i>

Areas

<i>Area</i>	<i>Size (m²)</i>
<i>Net Conditioned Floor Area (NCFA)</i>	<i>184.1</i>
<i>Unconditioned Room Area</i>	<i>52.5</i>
<i>Garage Area</i>	<i>38.3</i>

Zones

<i>Zone</i>	<i>Area (m²)</i>	<i>Conditioning Type</i>	<i>Conditioned</i>
<i>Guest Ensuite</i>	<i>5.8</i>	<i>Night Time</i>	<i>Y</i>
<i>Guest</i>	<i>15.7</i>	<i>Bedroom</i>	<i>Y</i>
<i>Entry</i>	<i>19.2</i>	<i>Day Time</i>	<i>Y</i>
<i>Ldy</i>	<i>4.0</i>	<i>Unconditioned</i>	<i>N</i>
<i>Garage</i>	<i>38.3</i>	<i>Garage</i>	<i>N</i>
<i>Bedroom 3</i>	<i>15.5</i>	<i>Bedroom</i>	<i>Y</i>
<i>WC</i>	<i>1.9</i>	<i>Unconditioned</i>	<i>N</i>
<i>Bath</i>	<i>5.6</i>	<i>Unconditioned</i>	<i>N</i>
<i>B2 Wir</i>	<i>2.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Passage</i>	<i>4.2</i>	<i>Day Time</i>	<i>Y</i>
<i>Bedroom 2</i>	<i>10.9</i>	<i>Bedroom</i>	<i>Y</i>
<i>Sitting</i>	<i>31.3</i>	<i>Living</i>	<i>Y</i>
<i>Study</i>	<i>4.0</i>	<i>Day Time</i>	<i>Y</i>
<i>Pdr</i>	<i>2.7</i>	<i>Unconditioned</i>	<i>N</i>
<i>Kitchen/Living</i>	<i>50.1</i>	<i>Kitchen</i>	<i>Y</i>
<i>Ensuite</i>	<i>5.7</i>	<i>Night Time</i>	<i>Y</i>
<i>Wir 2</i>	<i>3.0</i>	<i>Night Time</i>	<i>Y</i>

<i>Wir 1</i>	3.1	<i>Night Time</i>	Y
<i>Bedroom 1</i>	20.8	<i>Bedroom</i>	Y
<i>Foyer</i>	11.1	<i>Night Time</i>	Y

Walls

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Num Reflective Airgaps</i>	<i>Area (m²)</i>
<i>Brick cavity</i>	0.0	0	212.4
<i>Brick cavity insulated</i>	0.1	2	163.2
<i>Single brick</i>	0.0	0	169.5
<i>Double Brick</i>	0.0	0	7.8

Floors

<i>Type</i>	<i>Bulk Insulation (R)</i>	<i>Slab edge insulation (R)</i>	<i>Ventilation</i>	<i>Area (m²)</i>
<i>CSOG</i>	0.0	0.0	<i>enclosed</i>	82.7
<i>Suspended Concrete</i>	0.0	0.0	<i>enclosed</i>	158.6
<i>Suspended Concrete</i>	0.0	0.0	<i>open</i>	12.9

Roofs/Ceilings

<i>Type</i>	<i>Bulk Ceiling Insulation (R)</i>	<i>Bulk Roof Insulation (R)</i>	<i>Area (m²)</i>
<i>Cont:Attic-Continuous</i>	4.0	0.0	74.3
<i>SlabExt:Slab - Suspended Slab - External Insul</i>	0.0	0.0	180.0

Windows

<i>Type</i>	<i>U-Value</i>	<i>SHGC</i>	<i>Area(m²)</i>
<i>JAS-003-01 A Aluminium Premium Awning Window SG 4Clr</i>	6.57	0.63	22.45
<i>JAS-009-01 A Aluminium Premium Sliding Door SG 5Clr</i>	6.12	0.70	18.33
<i>JAS-005-01 A Aluminium Benchmark Fixed Window SG 4Clr</i>	6.05	0.75	10.21
<i>JAS-001-01 A Aluminium Premium Sliding Window SG 4Clr</i>	6.60	0.74	5.77

Window Directions

<i>Direction</i>	<i>Area (m²)</i>
<i>S</i>	13.9
<i>W</i>	12.7
<i>E</i>	25.7
<i>N</i>	4.4

Air leakage

<i>Item</i>	<i>Sealed</i>	<i>Unsealed</i>
<i>Generic Vent</i>	-	0
<i>Unflued Gas Heater</i>	-	0
<i>Exhaust Fan</i>	6	0
<i>Downlight</i>	0	0
<i>Chimney</i>	0	0
<i>Heater Flue</i>	-	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>Bedroom 2</i>	0.3	2.9	5.8	63.8
<i>Foyer</i>	55.7	620.5	28.0	311.7
<i>Bedroom 3</i>	0.3	4.7	9.2	142.5
<i>Sitting</i>	51.7	1617.5	19.2	599.3
<i>Ensuite</i>	39.2	221.8	22.0	124.2
<i>B2 Wir</i>	0.0	0.0	1.0	2.6
<i>Kitchen/Living</i>	25.2	1262.6	35.2	1763.5
<i>Wir 1</i>	4.2	13.1	4.5	14.1
<i>Guest</i>	5.0	79.4	18.9	297.6
<i>Wir 2</i>	30.8	93.7	7.5	22.8
<i>Guest Ensuite</i>	98.7	567.9	7.5	43.4
<i>Study</i>	78.1	309.6	74.7	296.2
<i>Bedroom 1</i>	7.5	155.9	11.8	245.0
<i>Passage</i>	81.9	340.7	1.8	7.6
<i>Entry</i>	170.0	3257.8	2.9	55.5

Artificial Lighting, Ceiling Penetration & NCC checklist					
Unit 6 #107 & #109 Summer Street, Perth WA 6000					
Artificial Lighting Calculations 3.12.5.5					
Building Type	Area (m2)	Allowance	Actual (W)	W/m2	Pass
Class 1 building	253	1265	1260	5	Yes
Verandah balcony or the like	23.7	95	90	4	Yes
Class 10a buildings	43	129	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		
	6	0.12	0	0	
Max. permitted Ceiling Penetration	0.5%				Total = 0.05%
Proposed Ceiling Penetration	0.05%	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 Garden 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.				

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. 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.
7. With reference to Condition 9, all new crossovers to the development site are subject to a separate application to be approved by the City.
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.

Determination Advice Notes:

11. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
12. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
13. The applicant is encouraged to liaise with the adjoining eastern property landowners in relation to the materials and colours of the dividing fence provided to the eastern boundary adjacent to external play spaces of the adjoining child care premises.