



DEVELOPMENT APPLICATION PLANNING REPORT

PROPOSED MULTITENANT UNIT RESIDENTIAL DEVELOPMENT
NO.188 Loftus Street, North Perth

APRIL 2013

Doc. No. 4027_SD_D001_0

DEVELOPMENT APPLICATION PLANNING REPORT

The following report shall be read in conjunction with the accompanying Schematic Drawings SD_A1.01 to SD_A9.01 inclusive.

This development application has been submitted by GDD Design Group Pty Ltd on behalf of the client.

SITE DETAILS

TITLE DETAILS	Lot No.210 188 Loftus Street, North Perth, WA 6006, and
CLIENT	Deepriver Nominees Pty Ltd C/O Mathew Bird Bird Property Group PO Box 8119 Subiaco East WA 6008
SITE AREA	1315sqm
ZONING	Residential R60
ACCESS	Access is from Loftus Street
APPLICATION FEE	\$7069.60 Based on estimated \$2.66m Build Cost (exc. GST) Based on City of Vincent Fees & Charges

THE PROPOSED DEVELOPMENT

Brief Description

The proposal is for a residential development on Loftus Street, North Perth in the City of Vincent.

The proposal includes a new four storey building, comprising of three levels of permanent apartments with the parking located at basement level.

Location

The subject site is located within the municipality of the City of Vincent



It is our belief that the proposal being of a multiple dwelling development is best suited for the location and ensures it positively contribute and responds to the existing context within the City of Vincent.

The proposed development contributes to the positive growth of the area, in line with Policy No: 3.4.8 *"Multiple Dwellings in Residential Zones"*.

DEVELOPMENT SUMMARY

The proposed development provides the following;

Basement:

	24 x Permanent Residential Parking 3 x Visitor Parking 2 x Stores	11m2 (Plot Ratio area)
<u>Ground Floor:</u>	Units 1, 2 & 3 (3 x Permanent Accommodation) 2 Bedrooms + 2 Bathrooms	224.2m2 (Plot Ratio area)
<u>First Floor:</u>	Units 4 to 8 (5 x Permanent Accommodation) 2 Bedrooms + 2 Bathrooms	374.8m2 (Plot Ratio area)
<u>Second Floor:</u>	Units 9 to 12 (4 x Permanent Accommodation) 2 Bedrooms + 2 Bathrooms	303.8m2 (Plot Ratio area)
TOTAL PERMANENT RESIDENTIAL (1 to 12) Total 12 units		913.8m2 (Plot Ratio area)

DESIGN & MATERIALS

The Proposal although contemporary in design, is consistent with the desired character of the locality and has been designed with materials and colour selections which will not to dominate the streetscape. The building has been articulated throughout a variety of measures, such as; variation in construction material, detailing, colour, provision of weather protection and roof design (refer figure 7 below).

The palette of materials proposed is as follows; (Refer SD_A3.01)

- Rendered brickwork,
- Feature Donnybrook Stone cladding,
- Powder coated aluminium window framing,
- Clear and opaque glass panels,
- Aluminium privacy screen,
- Adjustable privacy screen with aluminium infill, and
- Frameless glass balustrading

PLANNING CONSIDERATIONS

The following has been assessed against the Multi Unit Housing Codes, effective as of 22/11/2010. It has also been assessed against the City of Vincent Town Planning Scheme No.1, Residential Design Elements Policy and Policy No.3.4.8

The site is zoned Residential R60. Therefore the development has been assessed against the R60 component of the Multi Unit Housing Codes.

Multi Unit Housing Codes

New Provision within State Planning Policy 3.1: Residential Design Codes

7.1.1 Building Size

The maximum plot ratio (PR) for the residential component of the development is 0.7 as allowed in Table 4 of the Multi Unit Residential Codes. Therefore the maximum residential PR for this site is 920.5sqm. The proposed development has a total residential area of 913.8sqm (as demonstrated on page 4) and therefore a residential PR of $913.8/1315 = 0.695$. The proposal is therefore compliant within the Acceptable Development.

7.1.2 Building Height

The wall height of the proposed development is 3 stories above natural ground level at its tallest with the rear being reduced in height to comply with the City's newest policy regarding rear adjoining building height interface.

The height is consistent with the desired height of future developments in North Perth and in keeping with the context of the neighbourhood.

The development complies with the acceptable overall heights.

7.1.3 Street Setback

The main building elevation facing Loftus Street is deemed the primary street setback.

The proposed development has a proposed setback to the ground floor apartment of 5.65m as per the City of Vincent's policy No. 3.2.1 Residential Design Elements SADC5. Street setback is to reflect the predominant streetscape pattern for the immediate locality which is defined as being the average setback of the five adjoining properties on each side of the development, from our investigation we conclude this setback is approximately 5.65m and therefore ensures the proposal satisfies this criterion.

The upper floor walls have also been setback accordingly with the first floor balcony setback 6.65m and walls have been setback approximately 8.05m from the boundary.

The proposal and justification complies with the performance criteria.

7.1.4 Side and Rear Setback

North Setback:

	Length of Wall:	Wall Height:	Setback Required:	Setback Provided:
Ground Floor	47.550m	3.3m	1.5m	1.55m to 4.30m
First Floor	37.9m & 9.65m	6.05m & 6.26m	2.8m & 1.5m	1.55m to 2.50m
Second Floor	35.5m	8.8m	4.1m	1.55 to 2.50m

The reduced setbacks to the North are considered important for the amenity of the residents of the development. The layout includes a "Vestibule" to the North which allows for Northern light penetration during both Summer & Winter, yet screened to ensure no overlooking issues into the adjoining properties. Consideration has been given to the reduced setback and the proximity of the adjoining development to the North which is an established grouped dwelling development with the inclusion of a common driveway separating the two developments. The common driveway helps to separate the two developments without causing any detriment to the adjoining land owners and doesn't not impede on loss of whether provisions due to the southern orientation of glazing to the adjoining developments. We believe the reduced setback is well justifiable.

East Setback:

	Length of Wall:	Wall Height:	Setback Required:	Setback Provided:
Ground Floor	14.6m	3.6m	1.5m	2.28m to 3.53m
First Floor	14.6m	6.8m	2.1m	2.28m to 3.53m
Second Floor	-	-	-	-

South Setback:

	Length of Wall:	Wall Height:	Setback Required:	Setback Provided:
Ground Floor	15.8m & 8.4m	2.95m & 3.7m	1.5m & 1.1m	10.16m to 10.48m
First Floor	37.9m & 8.4m	6.40m & 6.40m	6.6m & 3.0m	2.41m to 10.76m
Second Floor	35.5m	9.2m	8.7m	7.51 to 10.76m

The proposal also includes a parapet wall to the Southern boundary which is 3.8m high at its highest point with a length of 15.5m.

7.1.5 Open Space

The site is zoned residential and as such has a minimum open space requirement of 45% being 591.75m². The proposed development occupies 651m² leaving the total open space area to approximately 664m² equating to 50.5%.

The proposal is compliant with this requirement.

7.2 Streetscape

The proposed development contributes positively to the streetscape, with visual interest, landscaping, varying articulation and an active frontage. The selection of materials is in context with the surrounding buildings and therefore not obtrusive or dominating of the streetscape.

7.2.1 Surveillance of the Street

P1.1 The proposed building directly addresses and fronts the street.

A1.2 The building has both the living and balconies facing Loftus Street, with four (4) apartments having the perception of activation with the street level with the inclusion of their private courtyards with the setback.

7.2.2 Street walls and fences

The apartments and their balconies help to address the facade and assist in surveillance of the Street. Given the Ground Floor Level is lower than street level, minimal height retaining walls are included with glass balustrading to the top for compliancy, but also ensure suitable light penetration is able to access both courtyards and living spaces. The glass balustrading will also be frosted to assist in some privacy, but also assist in reducing the impact of the western heat on this face of the building.

The proposal satisfies the acceptable development and performance criteria.

7.2.3 Building appearance

The proposed building is design appropriate for North Perth and the immediate location. The main building addresses the street.

Refer to "Design & Materials" section in the document.

In response to the Multi Unit Codes-

P3.1 The new 4 storey building has Permanent Residential Accommodation facing Loftus Street with parking to the basement level. All apartments and their balconies are well articulated and of character within context to the streetscape context. The courtyards/balconies are generous in area and assistance in providing a continuation of living from inside to out.

P3.2 As this development is not a mixed use development there is no need to be compliant in this criterion.

7.3 Site Planning & Design

The proposed development responds well to the street and North orientation and is deal for optimum weather conditions. The need for mechanical heating/cooling will be greatly reduced through the careful design & correct orientation to assist passive heating & cooling andthe consideration for a Northerly orientation which will greatly benefit from solar access.

7.3.1 Outdoor living areas

Each unit has a dedicated balcony/terrace opening off the main living area which have an area of no less than 10sqm.

As such the proposal satisfies both P1 and A1 of the codes.

7.3.2 Landscaping

P2 The space around the building is designed to maximize appropriate planting and paving that meets the needs for residents and contributes to the streetscape.

A2 Landscaping of open spaces has been ensured that the street setback area has been developed without parking to a maximum of 30.0% hard surface. Separate pedestrian pathways connecting the car parking area and all entries to buildings have been provided as well as clear sightlines at pedestrian and vehicle crossings. Lighting will be provided to pathways and communal open space and car parking areas.

The development complies with the performance criteria.

7.3.3 On-site parking provision

Parking provision is provided as follows and based on the requirements as set out in AS2890.1. All residential;

REQUIRED

12 x permanent accommodation;			
Required; 1 bay per dwelling (<75sqm)	12 x 1 =	12	
Visitors; 0.25 per dwelling	0.25 x 12 =		3
TOTAL			<u>15</u>

PROVIDED

12 x permanent accommodation;			
Provided; 2 bay per dwelling	24		
Visitors;			3
TOTAL			<u>27</u>

Variations to Car Parking

NIL

A3.2 Bicycle parking spaces have been provided and as such meets the criteria.

7.3.4 Design of parking spaces

P4.1 The car park has been located to the basement level and suitably covered from the upper floors to protect the vehicles. The car park is not visible from the street and designed to be convenient secure and consistent with landscaping objectives.

P4.2 The covered parking is behind Apartment 1 & 2 and doesn't detract from the streetscape or appearance of the development.

A4.1 All off street parking spaces are designed in accordance with AS2890.

A4.2 The proposal satisfies this code.

A4.3 The proposal satisfies this code.

7.3.5 Vehicular access

The access to the car park is from Loftus Street and provides access to all car bays.

The design of the vehicular access is in accordance with the performance criteria as set out in the codes.

7.3.6 Sight lines at vehicle access points and street corners

The sight lines are in accordance with the performance criteria as set out in the codes.

7.3.7 Site works

The site has an existing gradual downward slope to the rear of the property. The proposal seeks to take advantage of the slope to allow for basement parking by excavating to levels as indicated on A201. The need for the basement, is to comply with the interface to the existing rear adjoining neighbour.

7.4 BUILDING DESIGN

Please refer to "Design & Materials"

7.4.1 Visual privacy

The building is designed to minimise any overlooking and to protect the privacy of neighbouring properties. The development focuses on the views over Loftus Street and to the South where particular attention has been focused to building setbacks to ensure compliancy without the need for screening at upper levels. Where there are balconies/windows facing in the direction of adjoining properties and within the required setback they have been incorporated with privacy screens to ensure compliancy.

There is no direct overlooking from the habitable spaces and as such complies with the performance criteria.

7.4.2 Solar access for adjoining sites

The proposal has minimal overshadowing as indicated on drawing A1.01 and is therefore in accordance with the codes.

7.4.3 Dwelling size

12 permanent apartments are provided as a part of this development, which consist of 2 Bedroom and 2 Bathrooms dwellings.

The Multi Unit Codes require the provision of a range of dwelling types for a development that contains more than 12 units. However, as there are only 12 units, the proposal is compliant.

7.4.5 Outbuildings

The proposal does not include any outbuildings.

7.4.5 External fixtures

It is the desire to conceal as many external fixtures as possible. This includes solar panels, satellite dishes, plumbing and other services penetrations.

Where needed, these will be located behind balcony privacy screens and will be designed so as not to detract from the streetscape.

As such the proposal complies with the performance criteria.

7.4.6 Stormwater disposal

Stormwater will be disposed of into gardens and stormwater drains.

7.4.7 Essential facilities

A7.1 Provision has been made for 4sqm external store rooms.

A7.2 A rubbish storage area has been provided on the ground floor to the West of the site and suitably screened to ensure no view from the primary street.

A7.3 All apartments have been provided with internal dryers.

Planning Scheme: City of Vincent – Town Planning Scheme (TPS) No.1

3.1 Categories

No.188 LoftusStreet is zoned residential R60 under TPS No.1

3.2 Zoning Table

Under TPS No.1 the following permitted uses are relevant –

Residential Multiple Dwelling (SA)

5.1 Local Planning Policy

POLICY NO: 3.1.8 – Smith's Lake Precinct – Scheme Map 8

5.2 Development Plans

There is currently no relevant Development Plan.

5.3 Precinct Objectives

The Applicant believes that the proposal meets the precinct objectives for the area.

As stated in the Objectives, the proposal will consolidate the street and help create vibrancy within the street. The building is a good example of an innovative approach to design and ensures it positively contributes and responds to the existing context within the City of Vincent.

6 DEVELOPMENT REQUIREMENTS

6.2 Residential Planning Codes

The proposal is assessed under the Multi Unit Housing Codes (see page 5 of this report)

Site Area- 1315sqm
Density- R60
Multi Unit Housing
12 x Permanent Residential Apartments

The density of the development is determined by the Multi Unit Codes and by the parking requirements.

6.3 Residential Zone

The proposal is in accordance with section 6.3.

6.6 Commercial Zones

This section is not applicable.

Variations to scheme Provisions

Open space. Refer page 6 of this document under 7.1.5 'open space'.

6.13 Vehicles & Vehicle Areas

Refer page 7& 8 of this document.

6.14 Landscaping, Screening & Fencing

Refer page 7 of this document.

SUMMARY

We believe the attached development application is in accordance with the Town Planning Scheme No.1 and the Multi Residential Codes.

We also believe that the proposal is a good example of a residential development, suitable for the rejuvenation of the North Perth.

We trust the application meets the approval by the Town Planners and we are willing to assist in the application process for fast and mutual outcome.