

9.1.2 No. 146 (Lot: 93 D/P: 2001) East Parade, East Perth – Proposed Demolition of Existing Single House and Construction of Three Storey Multiple Dwelling Comprising Five (5) One Bedroom One (1) Two Bedroom Multiple Dwellings and Associated Car Parking

Ward:	South	Date:	29 August 2014
Precinct:	P15 - Banks Precinct	File Ref:	PRO6143; 5.2014.297.1
Attachments:	001 – Property Information Report and Development Application Plans		
Tabled Items:	Nil		
Reporting Officer:	P Stuart – Planning Officer (Statutory)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by Franco Carozzi Architects on behalf of the owners, G M Edwards & M F Newman for the Proposed Demolition of an existing single house and construction of a Three Storey Building Comprising Five (5) One Bedroom Multiple Dwellings, One (1) Two Bedroom Multiple Dwelling and Associated Car Parking at No. 146 (Lot: 93 D/P: 2001) East Parade, East Perth and as shown on plans date-stamped 28 May 2014, included as Attachment 001, subject to the following conditions:

1. **Boundary Wall**

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 150 East Parade, East Perth in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork to the City's satisfaction;

2. **Car Parking and Accessways**

2.1 A minimum of six (6) residential car bays and one (1) visitor bay, are to be provided on site for the development;

2.2 The car park shall be used only by residents and visitors directly associated with the development; and

2.3 The car park area for visitors shall be shown as common property on any strata plan;

3. All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, 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 from Newcastle Street;

4. All the privacy screening shown on the floor and elevations plans shall comply with the requirements of the Residential Design Codes WA 2013;

5. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

6. **PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City:**

6.1 **Landscape and Reticulation Plan**

A detailed landscape and reticulation plan in accordance with the requirements of the Multiple Dwelling Policy No. 7.4.8 for the development site and adjoining road verge shall be submitted to the City for assessment and approval;

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

- 6.1.1 The location and type of existing and proposed trees and plants.
- 6.1.2 All vegetation including lawns.
- 6.1.3 Areas to be irrigated or reticulated.
- 6.1.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months.
- 6.1.5 Separate soft and hard landscaping plans (indicating details of plant species and materials to be used).

The Council encourages landscaping methods and species selection which do not rely on reticulation;

6.2 **Acoustic Report**

An Acoustic Report shall be prepared and submitted to the City for approval, in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation. The recommended measures of the acoustic report shall be implemented and certification from an acoustic consultant that the measures have been undertaken, prior to the first occupation of the development;

6.3 **Construction Management Plan**

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

6.4 **Sustainability**

An ARCActive Abode report shall be prepared and submitted demonstrating the following sustainability performance outcomes:

- 6.4.1 That the final design achieves a minimum 8 Star ARCActive rating for Energy;
- 6.4.2 That the final design achieves a minimum 4 Star ARCActive rating for Water and incorporates the highest efficiency WELS rated tap ware, toilets, showers and fixed appliances throughout; and
- 6.4.3 That the final design achieves a minimum 5 Star ARCActive rating for Liveability.

The ARCActive report is to list the design features and sustainability measures incorporated into the final design in order to achieve the above ARCActive star ratings;

7. **PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be completed to the satisfaction of the City;**
- 7.1 **Clothes Drying Facility**
- Each multiple dwelling shall be provided with a clothes drying facility to be incorporated into the development in accordance with the City's Policy No. 7.4.8 relating to Development Guidelines for Multiple Dwellings or the Residential Design Codes of WA 2013;
- 7.2 **Car Parking**
- The car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;
- 7.3 **Residential Bicycle Bays**
- A minimum of two (2) residential bicycle bays to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;
- 7.4 **Management Plan-Vehicular Entry Gates**
- Any proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the City;
- 7.5 **Landscaping**
- With regard to condition 6.1, all works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s); and
- 7.6 **Section 70A Notification under the Transfer of Land Act**
- A notification shall be lodged on the Certificate(s) of Title under Section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:
- 7.6.1 The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units. The on-site car parking accords with the requirements of the Residential Design Codes of WA 2013 and the City's Policy No. 7.7.1 relating to Parking and Access;
8. **A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site;**
9. **The development is to comply with all Building, Health and Engineering Services conditions and requirements to the satisfaction of the City;**

10. Redundant driveways shall be removed and the verge and its vegetation shall be made good at the full expense of the applicant. (Main Roads WA);
11. No Earthworks shall encroach onto the East Parade road reserve (Main Roads WA);
12. No stormwater drainage shall be discharged onto the East Parade road reserve (Main Roads WA); and
13. The existing levels on the East Perth road reserve boundary are to be maintained as existing. (Main Roads WA).

ADVICE NOTES:

1. With regard to condition 1, 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; and
2. A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate.
3. With reference to condition 6.2 an acoustic report must satisfy all provisions of the relevant State Planning Policy.

(Cr Buckels was a late arrival for the Meeting.)

COUNCIL DECISION ITEM 9.1.2

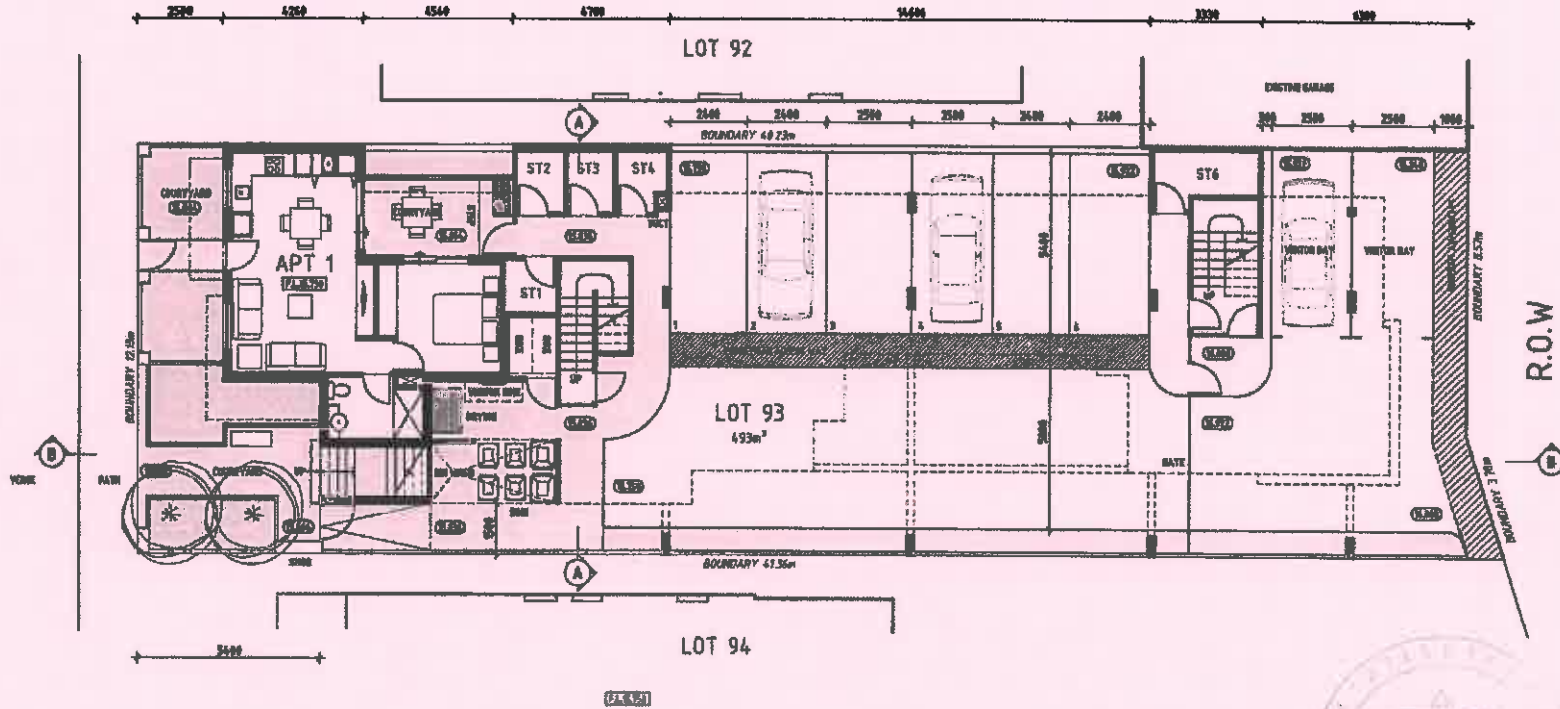
Moved Cr Cole, Seconded Cr Wilcox

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (6-0)

(Cr Pintabona and Cr McDonald were on approved leave of absence.)

EAST PARADE



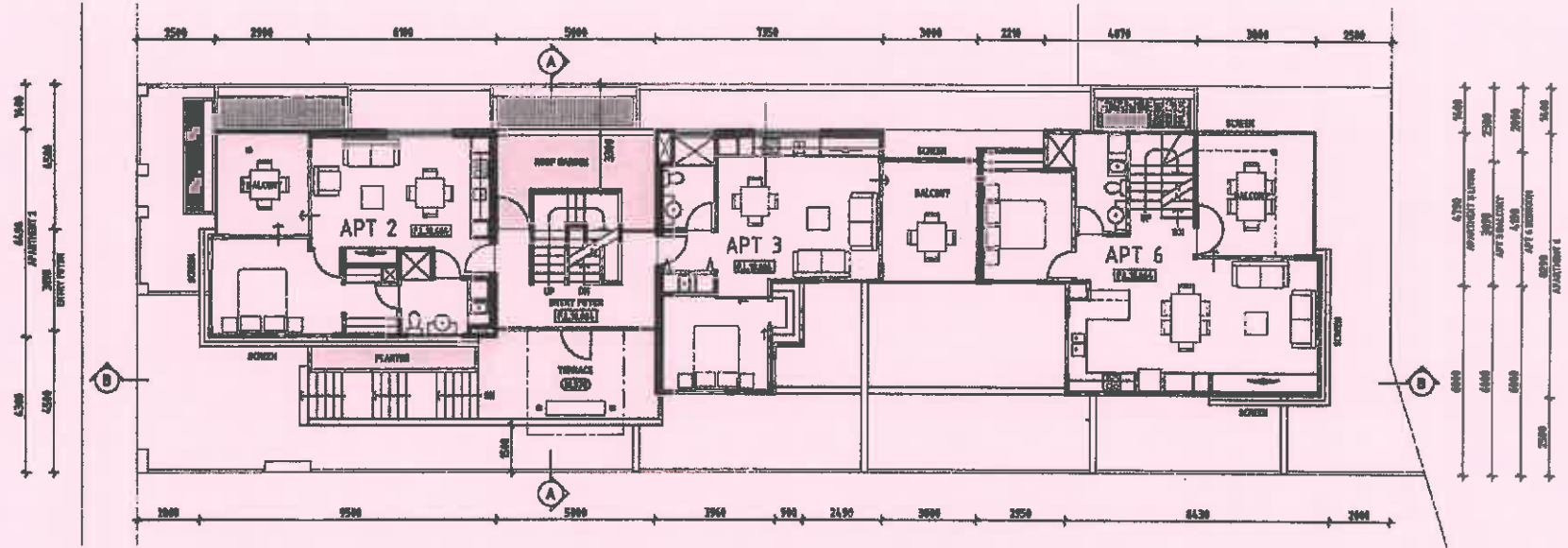
GROUND FLOOR PLAN



E	9-1-2016	ISSUED FOR SAC INSPECTION
D	23-01-2016	LIST 4 APPROVED
C	23-01-2016	VARIATION APPROVED
B	23-01-2016	NO OBJ EMT AT MEAN BEHALF OF PLANS
A	23-01-2016	ISSUED TO EMTY FOR REVIEW
REV No.	DATE	DESCRIPTION/REVISION

E	9-1-2016	ISSUED FOR REDEVELOPMENT APPROVAL
F	17-1-2016	REVISIONS FOLLOWING DISCREPANCY OF WEIGHT, VERBAGE
REV No.	DATE	DESCRIPTION/REVISION

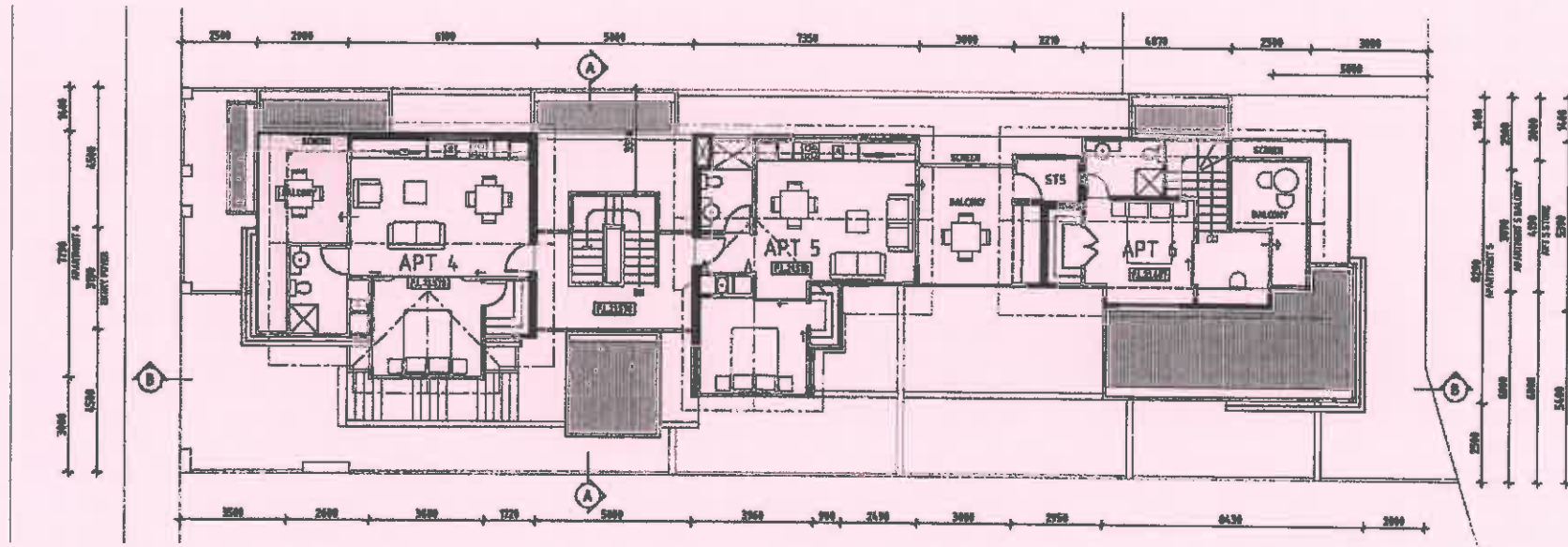
From: Gary J. Architects 100/102 EAST PARADE, EAST PERTH, WA 6004 Telephone: 08 9447 8888 Fax: 08 9447 8888 Email: gary.j@architects.com.au www.garyj.com.au	PROJECT 1st & 2nd BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & PL DEVELOPER	DATE: 27/01/2016 DRAWN: GARY J CHECKED: GARY J SCALE: AS SHOWN PROJECT NO: 93-05-0
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FIRST FLOOR PLAN



C	2-7-2018	ISSUED FOR DDC APPROVAL				RODOLFO SCHICZKE Architects <small>100/100 EAST PERTH, EAST PERTH WA 6150 Telephone: 08 9437 0200 Fax: 08 9437 0201 Website: www.rschicke.com.au</small>	LOT 33 THE UED APARTMENTS LOT 33 EAST PARADE EAST PERTH FOR G. MORGAN & H. NEWMAN 955-05-6	DATE	NO.
B	25-8-2018	APT 4 REVISIONS			ISSUED			NO.	
C	12-NOV-2018	VARIATION REVISIONS			ISSUED			NO.	
B	12-SEPT-2018	NOT BUILT UNIT AT LEVEL BELOW BY BALCONY						ISSUED	NO.
A	22-05-2018	ISSUED TO CLIENT FOR REVIEW						ISSUED	NO.
REV No.	DATE	DESCRIPTION	REV No.	DATE	DESCRIPTION				
			1	2-5-2018	ISSUED FOR DEVELOPMENT APPROVAL				
			2	17-6-2018	REVISIONS FOLLOWING IMPLICATION OF YERBURY FERRAGE BETWEEN UNITS 2/3				



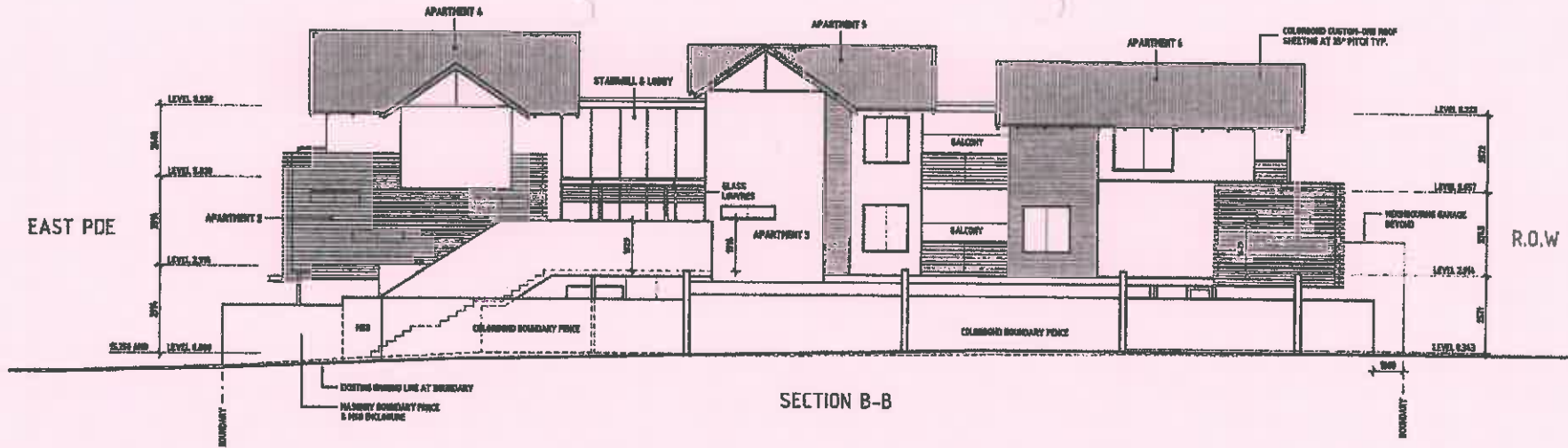
SECOND FLOOR PLAN



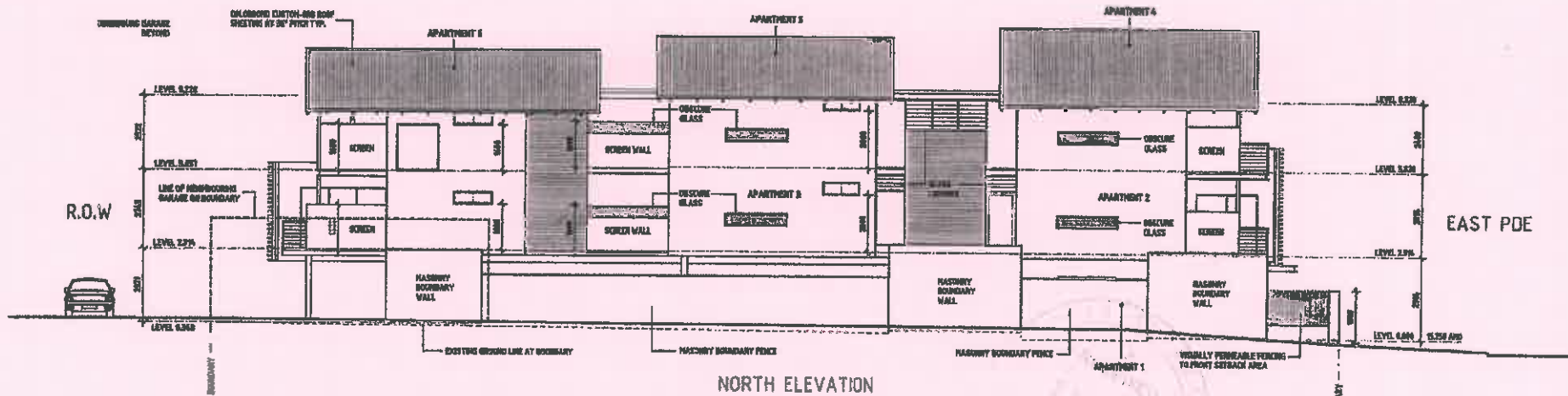
E	3-1-2016	ISSUED FOR BAC AGREEMENT
F	10-11-2015	REVISED
C	10-2015	ISSUED FOR BAC AGREEMENT
B	10-2015	ISSUED FOR BAC AGREEMENT
A	10-2015	ISSUED FOR BAC AGREEMENT

E	3-1-2016	ISSUED FOR DEVELOPMENT APPROVAL
F	11-1-2016	REVISED FOLLOWING SCAFFOLDING PERMITS
REV No.	DATE	REVISION DESCRIPTION

Robert Corbett Architects 1001 NORTH STREET, SUITE 200, VINCENT, WA 98590 Phone: 509.709.0100 Fax: 509.709.0101 www.rca-architects.com	Lot 93 and 94B Apartments LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & H. BETHUNE	SHEET NO. 01 DATE: 01/11/16 SCALE: 1/8" = 1'-0" 000-000-00
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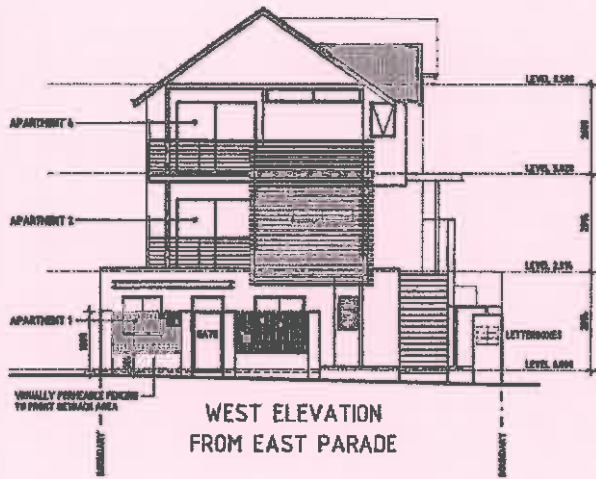
SECTION B-B



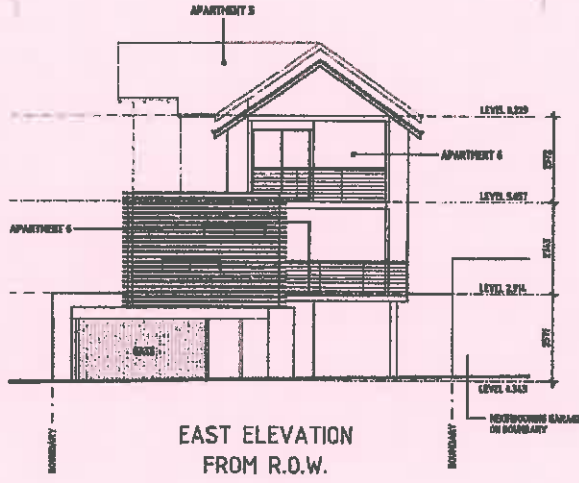
NORTH ELEVATION

ELEVATIONS

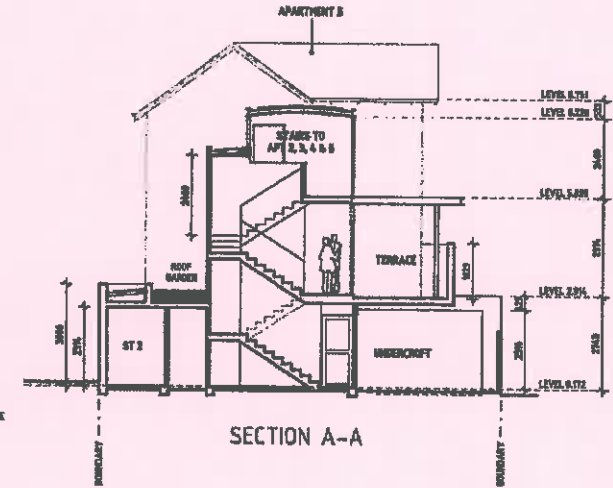
0	1-0-2018	ISSUED FOR DEVELOPMENT APPROVAL																		
C	3-4-2018	ISSUED FOR DCA ASSIGNMENT																		
B	2-28-2018	ISSUED TO CLIENT FOR REVIEW																		
A	08/1-2018	PRELIMINARY																		
REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION	PERKINS+WILL Architects 100 WOODLARK STREET, SUITE 1000 CHICAGO, IL 60606 TEL: 312.335.4000 WWW.PW.COM		LOT 93 EAST PARADE EAST PERTH FOR G. ERDMAN & H. NEWMAN		DRAWN: [] CHECKED: [] DATE: [] SCALE: [] SHEET: [] OF []										



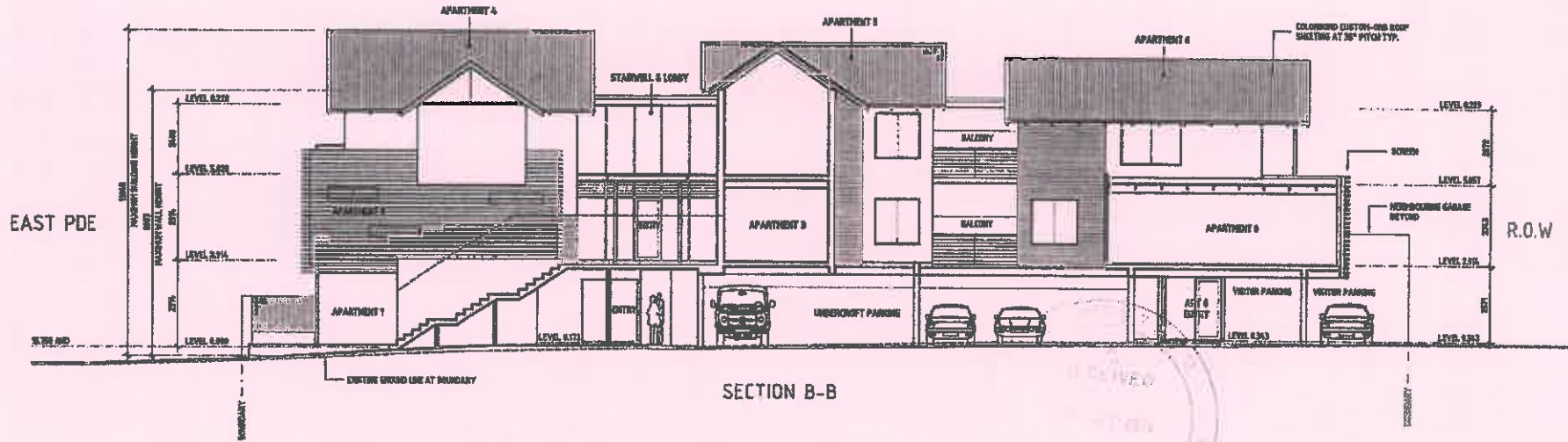
WEST ELEVATION
FROM EAST PARADE



EAST ELEVATION
FROM R.O.W.



SECTION A-A

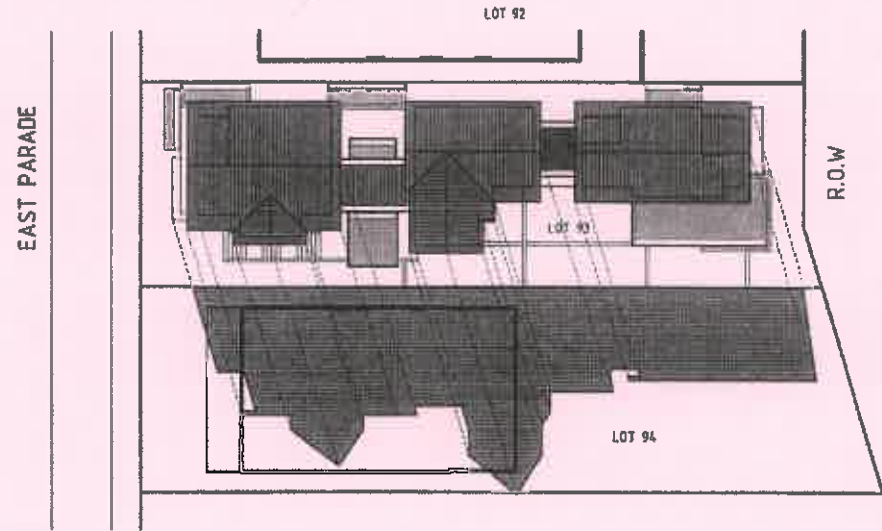


SECTION B-B

ELEVATIONS & SECTIONS

REV	NO.	DATE	DESCRIPTION	BY	CHK
B	1-5-2018		ISSUED FOR DEVELOPMENT APPROVAL		
C	1-11-2018		ISSUED FOR FINAL APPROVAL		
D	2-28-2018		ISSUED TO CLIENT FOR REVIEW		
A	09-1-2018		FINAL APPROVAL		
REV NO.	DATE	REVISION DESCRIPTION			

Finlayson Group Architects 100A BROAD STREET, 10TH FLOOR, WA 6000 Telephone: 08 9437 1000 Fax: 08 9437 1001 www.finlayson.com.au	Site & 1st Bed APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & T. MERRILL 999-08-00
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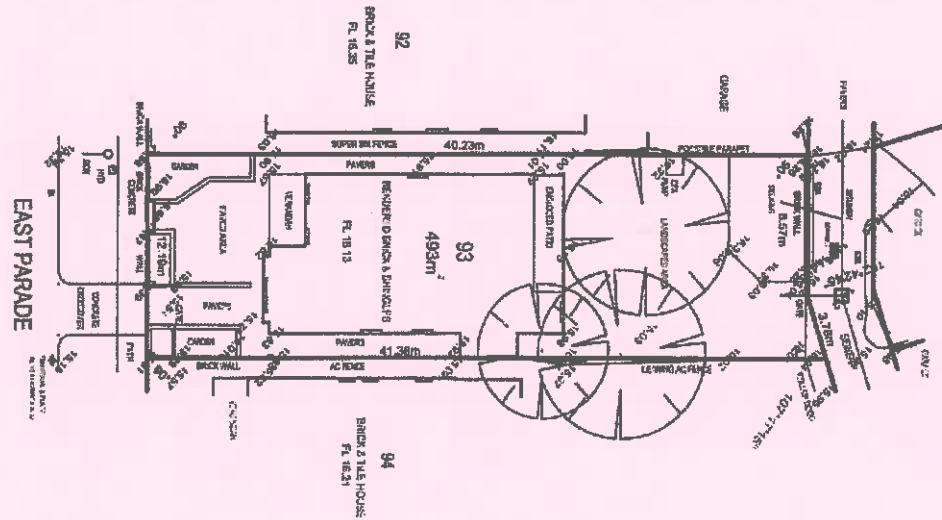


OVERSHADOWING DIAGRAM

MATCHED AREA INDICATED EXTENT OF SHADOWS CAST ON LOT 94 AT 12.00PM ON 21ST JUNE

% OVERSHADOWING CALCULATION:

TOTAL SHADED AREA - 583sqm
TOTAL SITE AREA OF LOT 94 - 226sq
TOTAL % OVERSHADOWING - 25%



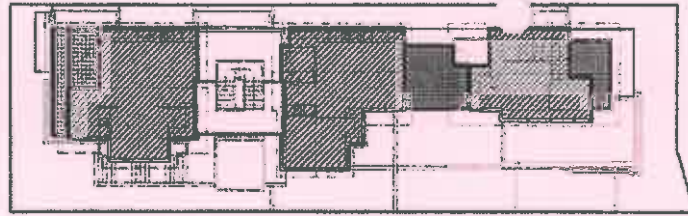
FEATURE SURVEY



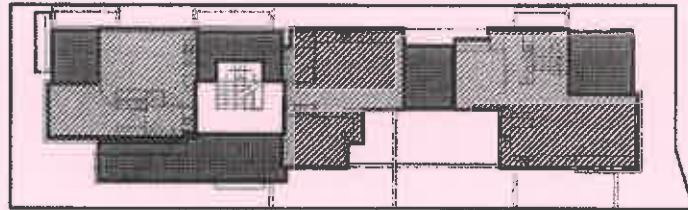
REV No.	DATE	DESCRIPTION
B	9-3-2016	ISSUED FOR DEVELOPMENT APPROVAL
A	9-3-2016	ISSUED FOR DMC ASSESSMENT

REV No.	DATE	DESCRIPTION

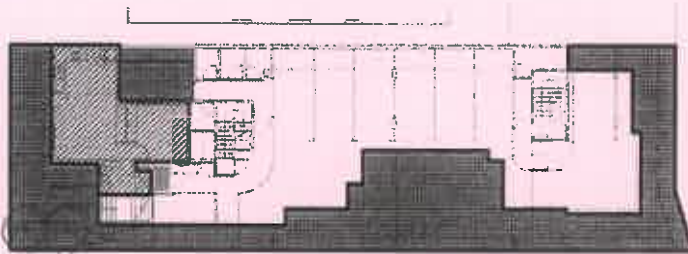
Project No: 822 Architects 824 NORTH BRIDGE ROAD PERTH WA 6000 Telephone: 08 9442 6000 Facsimile: 08 9442 6000 www.edwardsandnewman.com.au A/CN 10010	Project: 8x1 & 1x1 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & N. NEWMAN	SHEET NO: 01 DATE: JULY 2016 SCALE: 1:500 @ A3 JOB NO: 822
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SECOND FLOOR





FIRST FLOOR



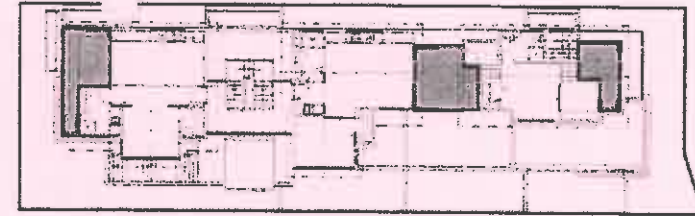
GROUND FLOOR

OPEN SPACE & PLOT RATIO

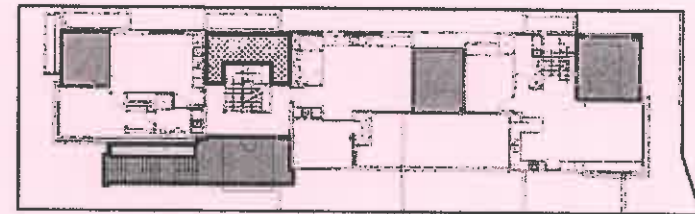
 PLOT RATIO AREA - 345.7m²
PLOT RATIO CALCULATION
 TOTAL PLOT RATIO AREA - 345.7m²
 TOTAL SITE AREA - 429m²
 TOTAL PLOT RATIO - 0.79

 OPEN SPACE - 163.3m²
% OPEN SPACE CALCULATION
 TOTAL OPEN SPACE AREA - 163.3m²
 TOTAL SITE AREA - 429m²
 TOTAL % OPEN SPACE - 38%

SCHEDULE OF AREAS (m ²)			
	PLOT RATIO AREA	BALCONY AREA	STAIRS AREA
APARTMENT 1	54.9	16.1	2.5
APARTMENT 2	66.6	9.3	2.0
APARTMENT 3	45.9	9.3	2.5
APARTMENT 4	48.5	12.5	2.6
APARTMENT 5	49.9	12.5	2.9
APARTMENT 6	16.7 (64.2-43.5)	21.6 (19.2+2.4)	4.3
TOTAL	345.7	82.2	17.8



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

LANDSCAPING

 HARD LANDSCAPING - 179.2m²
 % HARD LANDSCAPING - 41.5%

 SOFT LANDSCAPING - 63.3m²
 % SOFT LANDSCAPING - 14.8%

% LANDSCAPING CALCULATION

TOTAL LANDSCAPED AREA - 242.5m²
 TOTAL SITE AREA - 429m²
 TOTAL % LANDSCAPING - 56.5%



REV No.	DATE	REVISION DESCRIPTION
2	2-1-2014	ISSUED FOR DEVELOPMENT APPROVAL
3	2-1-2014	ISSUED FOR B/C APPROVAL
1	2-1-2014	ISSUED FOR B/C APPROVAL

REV No.	DATE	REVISION DESCRIPTION

Francis Gull Architects 104 ROYAL STREET, EAST PERTH, WA 6004 Telephone: 081 938 1232 Fax: 081 938 1233 Website: www.francisgull.com.au, www.fga.com.au	5x1 & 5x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH PER G. EDWARDS & N. BENMAN	DRAWN BY:	DATE:
		CHECKED BY:	DATE:
		PROJECT NO:	DATE:
		SHEET NO:	DATE: