

BACKGROUND:

Landowner:	KN and AM Johnsen as Trustees Johnsen Super Fund
Applicant:	BJ Building Design
Date of Application:	1 April 2016
Zoning:	MRS: Urban TPS1: Zone: Residential R-Code: R80 TPS2: Zone: Residential R-Code: R80
Existing Development:	Single House – “P”
Proposed Use Class:	Grouped Dwelling – “P”
Site Area:	683m ²
Right of Way (ROW):	N/A
Heritage List:	No

The site is situated on the southern side of Kingston Avenue, near the corner of Cleaver Street, West Perth, as shown in **Attachment 1**. The site and the street are zoned ‘Residential’ and include a mixture of single dwellings, grouped dwellings and multiple dwellings ranging in scale from single storey to three storeys in height. Lots located on the northern side of Newcastle Street, backing onto the Kingston Avenue properties, are characterised by residential development with heights ranging from single to seven storeys. Properties on the southern side of Newcastle Street are zoned ‘Commercial’.

The site has a sloping topography with a fall from north to south of approximately 1.5 metres. There is an existing single house currently located on the site, which is proposed to be demolished to make way for the proposed development. The demolition of the existing single house does not require development approval as it is exempt under Clause 61(1)(e) of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The application proposes four grouped dwellings, with two situated towards the front of the site orientated towards Kingston Avenue and two towards the rear of the subject site. The front and rear dwellings are separated by a central landscaping, car parking and access area.

Each dwelling is designed to include a large open plan living space on the ground floor in conjunction with a north orientated outdoor living area and a single vehicle carport. Communal landscaping areas are located in the centre of the site and have been designed to accommodate the manoeuvring requirements of the car bays to enable cars to enter and exit the site in forward gear. Six large 500 litre canopy trees are proposed as part of the development.

On 26 July 2016 amended plans were received that modified the upper floors of the rear portion of the development by providing 1 metre side boundary setbacks and modifying the central car parking space to include soft landscaping and large trees. The original plans proposed two-storey boundary walls on the eastern and western side boundaries and a predominately hard scaped central car parking space.

On 12 October 2016 a second set of amended plans was received that modified the façade’s design and materials to better acknowledge and complement the established building character on Kingston Avenue. These plans are ~~not~~ the subject of this report for Council’s consideration.

A Character Retention Area nomination was received by the City on 7 July 2016 for a portion of Kingston Avenue, being 16 properties on the southern side of the street, including the subject site. The purpose of the nomination was to initiate a process to identify the characteristics of the street and determine the prevailing view of the community in the nomination area regarding retention of this character through inclusion as a Character Retention Area.