

9.1 NO. 395 (LOT: 1; D/P: 1283) BULWER STREET, WEST PERTH - SECTION 31 SAT RECONSIDERATION - PROPOSED FOUR MULTIPLE DWELLINGS

TRIM Ref:	D17/80488
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Authoriser:	John Corbellini, Director Development Services
Ward:	South
Precinct:	12 – Hyde Park
Attachments:	<ol style="list-style-type: none">1. Attachment 1 - Location and Consultation Plan2. Attachment 2 - Amended Plans3. Attachment 3 - Original Development Plans4. Attachment 4 - Applicant Justifications5. Attachment 5 - Summary of Submissions6. Attachment 6 - Additional Information and Justification7. Attachment 7 - Determination Advice Notes

RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, SETS ASIDE its decision of the 7 March 2017 and APPROVES the application for Four Multiple Dwellings at No. 395 (Lot 1; D/P: 1283) Bulwer Street, West Perth in accordance with the plans as shown on Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Revised Plans

Prior to the commencement of development the applicant shall submit to and have approved by the City revised plans depicting the following changes:

- 1.1. The pitch of the roof being modified to create a single roof form, when viewed from Bulwer Street to represent a more traditional roof form in keeping with those within the locality;
- 1.2. The ground floor piers, supporting the balcony to Units 3 and 4, be increased in width to a maximum of 1 metre and central brick feature to the Bulwer Street façade be reduced in height by 670mm to align with the eave of the roof to improve the overall proportion of the development;
- 1.3. The height of the balcony planter boxes, to the Bulwer Street façade, to Units 3 and 4 be reduced to have a solid portion with a maximum height of 300mm and incorporate open style balustrade above, to reduce the mass and bulk of the planter boxes to the Bulwer Street streetscape; and
- 1.4. The landscaping configuration of the balcony planter boxes, to the Bulwer Street façade, to Units 3 and 4 be reduced to a maximum depth of 1 metre for the perimeter of the balcony to improve accessibility for ongoing maintenance;

The development shall be undertaken and accord with the revised plans approved by the City;

2. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary walls facing Nos. 393 Bulwer Street and 401 Bulwer Street in a good and clean condition prior to the occupation or use of the development. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;

3. Car Parking and Access

- 3.1. A minimum of four resident bays shall be provided onsite, with one car parking bay allocated to each dwelling;
- 3.2. Vehicle and pedestrian access points are required to match into existing footpath levels;
- 3.3. The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development; and
- 3.1. All redundant crossovers shall be removed and the verge area be instated to provide an additional on-street parking bay to the satisfaction of the City prior to the occupation or use of the development;

4. Right of Way

- 4.1. The Right of Way widening of 1 metre, as depicted on the approved plan, shall be ceded free of cost at the time of subdivision (including built strata subdivision) of the development to the satisfaction of the City; and
- 4.2. The Right of Way widening of 1 metre, as depicted on the approved plan, shall be sealed, drained and graded to the satisfaction of the City prior to the occupation or use of the development;

5. External Fixtures

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings;

6. Privacy

The proposed screening devices depicted on the balconies at the rear of the upper floors to the eastern and western elevations of Units 3 and 4 are to accord with the privacy requirements of State Planning Policy 3.1: Residential Design Codes prior to the use or occupation of the development;

7. Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be lodged with and approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

8. Landscape and Reticulation Plan

- 8.1. A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - 8.1.1. The provision of ~~a minimum 8.6% of the site area as~~ deep soil zones; and
 - 8.1.2. ~~A minimum 11.7% of the site area is to be provided as c~~ Canopy cover at maturity;
- 8.2. All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

9. Verge Trees

No verge trees shall be removed without the prior written approval of the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the satisfaction of the City;

10. Schedule of External Finishes

10.1. Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The schedule is to provide a detailed rationale for the use of materials and finishes to demonstrate how they represent and **are-interpretatione of** the local context specifically the application of colours and materials to the upper floor balconies to reduce the appearance of building bulk; and

10.2. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development;

11. Construction Management Plan

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City prior to the commencement of the development. The Construction Management Plan shall be prepared in accordance with the requirements of the City's Policy No. 7.5.23. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

12. Waste Management

12.1. A Waste Management Plan shall be submitted to and approved by the City prior to commencement of the development detailing a bin store to accommodate the City's specified bin requirement and the form and timing of waste collection. The bin store shall be provided in accordance with the approved plan prior to the occupation of use of the development; and

12.2. Waste management for the development shall thereafter comply with the approved Waste Management Plan;

13. Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility in accordance with the Residential Design Codes prior to the occupation or use of the development and shall be maintained thereafter to the satisfaction of the City;

14. Stormwater

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

15. Bicycle Bays

A bicycle parking bay location plan detailing the location of a minimum of two residential bicycle bays shall be lodged with and approved by the City prior to the commencement of the development. A minimum of two resident bicycle parking bays shall be provided onsite in accordance with the approved location plan to the City's satisfaction prior to the occupation or use of the development; and

16. General

Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.