

9.1 NOS. 177 - 179 (LOT: 7; S/P: 35040) CARR PLACE, LEEDERVILLE: PROPOSED NINE GROUPED DWELLINGS

Ward: South

- Attachments:**
1. Consultation and Location Map
 2. Superseded Plans from First Round of Advertising
 3. Development Plans
 4. 3D Perspectives
 5. Urban Design Study
 6. Environmentally Sustainable Design Report & Template
 7. Design Review Panel Meeting Minutes - 19 May 2021
 8. Summary of Submissions - Administration's Response
 9. 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 Nine Grouped Dwellings at Nos. 177 - 179 (Lot: 7; S/P: 35040) Carr Place, Leederville in accordance with the plans in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 9:

1. Development Plans

This approval is for Nine Grouped Dwellings as shown on the approved plans dated 20 July 2021. 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

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;

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 box is to be painted the same colour as the wall it is attached so as to not be visually obtrusive, to the satisfaction of the City;

6. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 20 July 2021, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

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 metre 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 driveway(s) and parking area(s) shall be in accordance with AS2890.1;

9.2 All driveways, car parking and manoeuvring area(s) 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, two visitor parking bays 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 consider an application for development approval for nine grouped dwellings at Nos. 177-179 Carr Place, Leederville (the subject site).

PROPOSAL:

The application proposes the construction of nine additional grouped dwellings on the southern portion of the subject site. The dwellings are proposed to be two and three storeys in height. Each dwelling is proposed to have a double garage accessed from common property, with two visitor parking bays provided. Vehicle access to the subject site is provided from Bold Court.

There are no modifications proposed to the existing grouped dwellings on the northern portion of the subject site.

The development plans the subject of the application are included as **Attachment 3**.

BACKGROUND:

Landowner:	Collins Property Group (WA) Pty Ltd
Applicant:	Jason Collins
Date of Application:	9 April 2021
Zoning:	MRS: Urban LPS2: Regional Centre R Code: Not applicable
Built Form Area:	Town Centre
Existing Land Use:	Six Existing Grouped Dwellings and Vacant Land
Proposed Use Class:	Grouped Dwellings
Lot Area:	Total area: 2,732m ² Subject area: 1,354m ²
Right of Way (ROW):	Not applicable
Heritage List:	Not applicable

Site Context

The subject site is bound by Carr Place to the north, single residential development to the east, and commercial developments to the south and west. A location plan is included as **Attachment 1**.

The subject site has a total area of 2,732 square metres and currently consists of six grouped dwellings on the northern portion of the subject site. The proposed development the subject of this application is situated on the southern portion of the subject site. The development site has an area of 1,354 square metres and consists of a number of outbuilding structures. These are proposed to be removed as part of the development.

The subject site is landlocked by existing development with vehicle access provided from Bold Court. The surrounding development context consists of the following:

- To the north the existing six grouped dwellings on the subject site are two storeys in height, with pedestrian and vehicle access provided from Carr Place. The existing dwellings are separated from the proposed development by an uncovered parking area which provides for six parking bays;
- To the south the proposed development abuts an uncovered parking area of a two storey office development at No. 620 Newcastle Street. The parking area provides for 11 parking bays;
- To the west the proposed development abuts No. 622 Newcastle Street and No. 181 Carr Place. No. 622 Newcastle Street consists of a single storey commercial development which accommodates six

tenancies. These tenancies currently operate as various uses including office, car panel beating and painting, and a brewery. A vehicle access leg on No. 622 Newcastle Street adjoins the subject site, and provides access to a central covered parking area. No. 181 Carr Place consists of a two-storey office development accommodating six tenancies. Five uncovered parking bays are located at the rear of this development abutting the subject site;

- To the east development consists of residential development which varies between two and three storeys in height. The developments along the northern portion of Bold Court have their primary frontage to Carr Place. This includes a three storey apartment building on the corner of Carr Place and Bold Court which is accessed from Bold Court. Bold Court is the primary frontage for the developments located along the southern portion of this road. The Bold Court streetscape can be characterised as being dominated by boundary fencing and outbuildings on its northern side, and vehicle access points to double garages associated with two storey dwellings on its southern side; and
- Abutting the north-east portion of the development site is a garage that is built up to the western lot boundary at the rear of No. 175 Carr Place. Immediately to the south-east of the development site is a two storey dwelling at No. 11 Bold Court. The outdoor living area of this dwelling is located to the southern side of the property.

Planning Framework

The subject site and adjoining properties are zoned Regional Centre under the City's Local Planning Scheme No. 2 (LPS2). The subject site does not have a density coding under LPS2. As per the Residential Design Codes Volume 1 (R Codes), the proposed development is subject to the R80 development standards given it is located in an activity centre.

The subject site and adjoining properties are within the Town Centre built form area under the Built Form Policy, and also falls within Precinct 8 – Network City of the Leederville Town Centre Masterplan and Built Form Guidelines (Leederville Masterplan). The Leederville Masterplan permits a building height of five storeys.

Leederville is identified as being a Secondary Centre in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2). In accordance with SPP 4.2, the City is currently preparing the Leederville Precinct Structure Plan (LPSP) which will guide future development within the locality. The draft PSP is intended to be presented to an upcoming Council meeting for endorsement following advertising.

Subdivision Approval

A subdivision application for the subject site was lodged with the WAPC in March 2021. This application seeks to separate the proposed development site from the existing grouped dwelling development on the northern portion of the subject site.

The subdivision application was approved by the WAPC on 30 June 2021. The two new lots have yet to be created.

A built strata subdivision application for the lot was lodged and approved by the WAPC on 30 June 2021. The strata application sought to modify the existing boundary of existing grouped dwellings at Nos. 177-179 Carr Place.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the Built Form Policy, the Leederville Masterplan, and the State Government's Residential Design Codes. The Leederville Masterplan prevails over the Built Form Policy where there is any inconsistency, as specified in the Built Form Policy.

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	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Street Setback	✓	
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)		✓
Privacy	✓	
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	Proposal
LPS 2 – Clause 18	
'P' use	Grouped Dwellings is a 'D' use in the Regional Centre zone
Lot Boundary Setback	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3 – Lot Boundary Setback	
<u>First Floor</u> Unit A: Terrace – Living: 2.8 metres Unit D: Kitchen – Living: 1.5 metres	<u>First Floor</u> Unit A: Terrace – Living: 1.6 metres Unit D: Kitchen – Living: 1.0 metre
<u>Second Floor</u> Unit D: Study: 1.4 metres	<u>Second Floor</u> Unit D: Study: 1.1 metres
Landscaping	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.2 – Landscaping	
One tree within a 2 metre by 2 metre planting area per dwelling	Unit A: 1.0 metre by 2.0 metre tree planting area Unit B: 1.2 metre by 1.8 metre tree planting area Unit C: 1.8 metre by 2.0 metre tree planting area
Parking and Access	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.3 – Parking	
Three on-site visitor parking bays required.	Two on-site visitor parking bays proposed

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015* for a period of 14 days commencing on 3 June 2021 and concluding on

17 June 2021. Community consultation was undertaken by means of written notification being sent to surrounding landowners within a 75 metre radius, as shown in **Attachment 1** and a notice on the City's website in accordance with the City's Policy 4.1.5 – Community Consultation.

At the conclusion of the community consultation period, 11 submissions were received. Two submissions were in support and nine objected to the proposal.

Seven of these objectors provided their opposition to the proposal detailed in one document. Administration contacted each of these objectors and confirmed their comments of objection as contained in the document.

Concerns raised during the community consultation period are summarised as follows:

- Increased traffic to Bold Court as a result of vehicle access not being provided from Carr Place;
- Vehicle access movements and management of traffic during the construction period; and
- Location of the bin store area.

A summary of the submissions received along with Administration's responses are provided in **Attachment 8**.

The applicant elected not to provide a response to community consultation submissions.

Amendments to the R Codes Volume 1 were gazetted on 2 July 2021, which resulted in a new departure to the deemed-to-comply requirement for the number of on-site visitor bays. Lot boundary setback and landscaping departures to the deemed-to-comply standards of the R Codes previously also had not been advertised.

Administration undertook community consultation for a further seven days commencing on 16 July 2021 and concluding on 23 July 2021 in relation to these aspects of the proposal. This consultation was undertaken by means of written notification being sent to directly abutting properties and previous submitters. At the conclusion of this community consultation period no additional submissions were received.

Administration received written correspondence from a previous objector after Council's 10 August 2021 Briefing Session advising that they now support the proposal. The submitter's initial objection raised concern with the box guttering for Units H & I and the common bin store area. The submitter now supports the proposed development as amendments to the proposal during the course of the assessment process have addressed their previous concerns. The submitter also advised that they would strongly object to any higher density and additional building height of a four to five storey scale in this location.

Design Review Panel (DRP):

Referred to DRP: Yes

Administration referred the development plans as originally submitted to the DRP. These plans are included in **Attachment 2**. The minutes from the Design Review Panel meeting are included as **Attachment 7**. A summary of the application's progress through the DRP and referral to DRP member is summarised in the table below.

Design Review Progress Report			
Design quality evaluation			
	Supported		
	Pending further attention – refer to detailed comments provided		
	Not supported		
	Insufficient information for design quality evaluation traffic signal colours to be attributed		
	DRP 1 19 May 2021	DRP Member's Comments 12 July 2021	DRP Member's Comments 22 July 2021
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			

The DRP was not supportive of the initial proposal and raised the following concerns:

- Vehicle access dominates the access and streetscape interface of the development, which provides for double garages for each dwelling;
- Upper floor terraces of Units B and C would have direct interface to those of Unit D and Unit E;
- Landscaping areas are undersized and planting areas do not provide adequate urban greening experience at the ground level;
- Potential underdevelopment of the site given the Town Centre and central Leederville location;
- Lack of openings to the northern aspect to capitalise on natural sunlight;
- Openings and habitable spaces do not offer relief from sunlight; and
- Materiality and application of colours of the development require refinement.

To address the comments, the DRP made a number of suggestions to improve the built form outcome of the development and its interaction with Bold Court and neighbouring development as follows:

- Increase the location and dimensions of landscaping opportunities across the site to allow for species to reach maturity;
- Provide for a greater emphasis on the pedestrian scale and experience;
- Introduce awning and/or window details to dwellings;
- Provide for additional openings to the ground and upper floors;
- Consider visual privacy screening mechanisms to the terraces which address the common property area; and
- Consider the use of contrasting colours and materials of the dwellings.

The applicant submitted amended plans incorporating the DRP feedback and recommendations, which are included as **Attachment 3**. These amended plans were re-advertised to previous submitters. A summary of the key changes of the amended plans is included below.

- Larger window provided to the bedroom on the ground floor of Unit I;
- Contrasting paving to delineate between the vehicle and pedestrian access;
- Cantilevered arbour beams for the start of the pedestrian walkway;
- Awnings added to the living rooms of Units B - H;
- Privacy screens added to the balcony of Units B and C;
- Garden beds in driveways of Units D – G increased from 1.0 metre to 2.0 metre depth; and
- Communal bench seat added to the Bold Court entry and driveway.

The revised development plans were referred to a DRP member seeking comments on the acceptability of the changes and whether the proposal would provide a positive contribution to the Leederville locality. The revised plans addressed recommendations to the landscaping, pedestrian experience and privacy concerns raised by the DRP.

The DRP member advised that:

- The overall site planning and built form outcome of the proposal remained identical and had not been amended through the application process;
- Although the development provides additional housing to the locality, it still remains as an underdevelopment within the Town Centre;

- The development is car-focused and presents poorly to the streetscape with a garage and bin store to the public realm; and
- Notwithstanding this the development is economical and has an appropriate scale and massing.

The final set of development plans to be determined are included as **Attachment 3**.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy; and
- Leederville Town Centre Masterplan and Built Form Guidelines.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

State Planning Policy 7.3 – Residential Design Codes Volume 1

Amendments to the R Codes Volume 1 were gazetted and took effect on 2 July 2021.

Amendments to the R Codes resulted in new departures to the deemed-to-comply requirements for the number of on-site visitor bays and the landscaping provisions.

The plans as originally lodged included in **Attachment 2** were submitted on 29 March 2021, and were assessed against and advertised based on the provisions of the previous version of the R Codes.

Amended plans included in **Attachment 3** were received on 1 July 2021 prior to the gazettal date of the R Codes amendments. These amended plans have been assessed against and re-advertised based on the current version of the R Codes, as it applies at the time of determination of the subject application by Council.

Amendment 3 to Policy No. 7.1.1 – Built Form

Council resolved to adopt Amendment 3 to the Built Form Policy at its Ordinary Meeting on 22 June 2021. The purpose of the amendment was to address inconsistencies between the Built Form Policy and the R Codes that would result from the amendments to the R Codes that were gazetted on 2 July 2021.

Draft Leederville Precinct Structure Plan

Consultation on the draft LPSP closed on 5 July 2021. The draft LPSP is intended to be presented to an upcoming Council meeting for endorsement following advertising. Once endorsed, the LPSP would still require approval from the WAPC.

The draft LPSP identifies the subject site as being zoned Residential R80. The subject site is also identified as being within the Urban Frame Type B sub-precinct, with a building height of eight storeys permitted which could increase to 10 storeys if the bonus criteria are satisfied.

A future laneway/pedestrian link has been indicated through the subject site and No. 620 Newcastle Street which adjoins the subject site to the south in the draft LPSP, which would connect Bold Court to Newcastle Street. This connection was not discussed with the owner of the subject site during the preparation of the LPSP. The LPSP was advertised for community consultation showing this connection. Administration is currently reviewing the submissions received on the LPSP and the appropriateness of providing such a connection in this location.

The LPSP is intended to be presented to an upcoming Council Meeting for approval following advertising. The draft LPSP does not form a matter to be given due regard in determining the subject development application, as it is not certain or imminent in coming into effect in the form that it was advertised in.

Regional Centre Zone – Local Planning Scheme No. 2

The objectives of the Regional Centre zone in accordance with Clause 16(1) of LPS2 are:

- *To provide a range of services and uses to cater for the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment.*
- *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.*
- *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of the Regional Centre, and to develop areas for public interaction.*
- *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.*
- *To provide residential opportunities within the Regional Centre including high density housing, affordable housing, social and special needs housing, tourist accommodation and short term accommodation.*
- *To ensure that the centres are developed with due consideration to State Planning Policy 4.2 - Activity Centres for Perth and Peel.*

Leederville Town Centre Masterplan and Built Form Guidelines

The objectives of the Leederville Masterplan are to:

- *Encourage a sustainable density of development into the town centre, while retaining Leederville's unique character.*
- *Capitalise on the location of the Leederville train station and to ensure development is consistent with the principles of Transit Oriented Development (T.O.D.).*
- *Provide additional residential and commercial opportunities.*
- *Increase activation of street frontages.*
- *Encourage new opportunities for local employment.*
- *Enhance and maintain the opportunities for education and youth within the town centre.*
- *Improve the quality, safety and security of the public realm.*

The Leederville Masterplan includes the following vision and aim in respect to Precinct 8 – Network City:

- *The precinct encompasses the current Water Corporation site and Newcastle Street (from Loftus Street to Carr Place). The masterplan vision sees an intensification and consolidation of development along Newcastle Street. The corner of Newcastle Street and Loftus Street has been identified as a site for a future high rise development.*

Delegation to Determine Applications:

The matter is referred to Council for determination as more than five objections were received during community consultation and as the proposal does not meet the deemed-to-comply car parking standards of the R Codes.

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 does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Land Use

The proposed Grouped Dwellings land use is consistent with the objectives of the Regional Centre zone under LPS2 and the Leederville Masterplan for the following reasons:

- The development would contribute towards supporting existing and future non-residential uses within the Leederville Town Centre through the provision of a development that would increase residential population within the town centre area;
- The scale, number and location of the grouped dwellings is consistent with existing development to Carr Place and Bold Court and is compatible with the established built forms in the streetscape that are predominantly residential low to medium rise;
- The proposal would provide residential opportunities within the Regional Centre location. In accordance with 2016 ABS census data, the average household size in Leederville was predominantly one and two persons. The grouped dwellings would contribute to the diversity of two bedroom housing within Leederville to facilitate housing diversity for a range of demographics;
- A mix of dwelling sizes is proposed to provide for diversity of housing typologies to address the varied demographics in the locality which are located in proximity to accessible transport opportunities. The subject site is located approximately 200 metres from high frequency bus routes along Newcastle Street and Oxford Street. There is also a CAT bus route which operates between the Leederville Train Station and the Perth CBD. The Leederville Train Station is located approximately 360 metres from the subject site; and
- The proposed development demonstrates 'best practice' sustainable design as set out in **Attachment 6** through the use of mechanisms such as operable windows for ventilation, water saving fixtures and use of northern aspect, consistent with the local housing objectives of the Built Form Policy related to environmentally sustainable design provision. This is discussed in further detail below. New developments are required to demonstrate 'best practice' environmentally sustainable design under the Leederville Masterplan. 'Best practice' is referred to in the Leederville Masterplan as 4 star under the Green Building Council of Australia (GBCA) rating system.

Lot Boundary Setbacks

The application has also been assessed against the lot boundary setback provisions of the Built Form Policy that sets out deemed-to-comply standards, in addition to an assessment against the deemed-to-comply standards of the R Codes. These lot boundary setback provisions of the Built Form Policy have not been approved by the WAPC and are given regard only in the assessment of the application. The Built Form Policy permits nil lot boundary setbacks for the ground to third storeys of development within the Town Centre built form area.

The development satisfies the deemed-to-comply lot boundary setbacks of the R Codes, with the exception of those detailed below.

Southern Lot Boundary

The proposed lot boundary setbacks of 1.0 metre on the first floor and 1.1 metres on the second floor to the southern boundary for Unit D is in lieu of 1.5 metres and 1.4 metres, respectively, under the deemed-to-comply standards of the R Codes.

The proposed setbacks satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- These portions of wall are located adjacent to a car park area for a commercial development located at No. 620 Newcastle Street, Leederville that is similarly zoned Regional Centre. The lot boundary setbacks proposed would not result in bulk or scale impacts to habitable spaces of this non-residential property. The abutting site is located within Precinct 8 (Network City) of the Leederville Masterplan which aims to increase the density of the Newcastle Street commercial area and facilitate high density mixed use development. Any future redevelopment of this abutting site would unlikely be adversely impacted by the proposed setbacks;
- The southern elevation provides stepping of walls to the second floor of the dwelling, and incorporates openings to break up the impact of building bulk when viewed from the adjoining commercial property. The elevation incorporates contrasting colours and materials including vertical cladding and render that assists in breaking up the ground and first floor walls when viewed from the adjoining property to assist in mitigating impacts of building bulk;
- Major openings to the southern façade are appropriately screened to alleviate direct overlooking and subsequent loss of privacy to the adjoining property, despite the cone of vision not falling to habitable rooms or active space given that the adjoining area is used for car parking associated with a commercial development; and
- The proposed development satisfies the R Codes deemed-to-comply requirements relating to solar access for adjoining sites. The proposed lot boundary setbacks would not have an adverse impact on the adjoining property's access to direct sunlight or ventilation.

Eastern Lot Boundary

The proposed lot boundary setback of 1.6 metres along the eastern boundary on the first floor of Unit A is a departure to the 2.8 metres deemed-to-comply standard of the R Codes.

The proposed setback satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- Openings are proposed to the living room and terrace areas on the first floor of the dwelling, as it presents to Bold Court. This assists to reduce the extent of solid massing and building bulk as viewed from the street and adjoining property;
- The first floor of the dwelling does not project forward of the ground floor building alignment. This would reduce the impact of building mass and ensure that it does not contribute additional bulk;
- The proposed lot boundary setback would abut the front setback area of the existing development at No. 11 Bold Court. The front setback area of this adjoining property does not include any active habitable spaces or habitable rooms which would be impacted by overlooking;
- The proposed development would not result in any departures to the deemed-to-comply standards of the R Codes relating to visual privacy; and
- Given the favourable orientation of the lot, the proposed lot setback would not adversely impact solar access or ventilation to the neighbouring properties.

Landscaping

The amendments to the R Codes which were gazetted on 2 July 2021 require each dwelling to provide one tree within a 2 metre by 2 metre planting area. The minimum dimension for Unit A is 1.0 metre, 1.2 metres for Unit B and 1.8 metres for Unit C. The required planting areas for Units D – I are provided adjacent to the common property access for each of these dwellings.

In addition to the deemed-to-comply standards of the R Codes, the application has also been assessed against the landscaping provisions of the Built Form Policy that sets out deemed-to-comply standards. The deemed-to-comply landscaping standards in the Built Form Policy have not yet been approved by the WAPC and as such, these provisions are given regard only in the assessment of the application.

The proposed tree and planting areas satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy for the following reasons:

- The proposed development would meet the deemed-to-comply deep soil area, planting area and canopy coverage requirements of the Built Form Policy. The development would provide for 15.8 percent deep soil and planting areas, and 30.8 percent canopy coverage on site which is located to the front setback, communal access way and side lot boundaries;
- The landscaping plan proposes four different types of trees species including Callistemon, two species of Eucalyptus and Jacaranda trees within the lot boundaries. The City's Parks team has confirmed the size and spacing of the planting areas would ensure the proposed trees are capable of growing to maturity. The Eucalyptus and Callistemon trees are of an evergreen variety, while the Jacaranda is deciduous. This would result in a landscaping outcome which will provide year round canopy and landscaping buffers for the occupants while also offering access to sunlight;
- The minimum dimension for the tree planting areas for Units A - C is between 1.0 – 1.8 metres. This meets the minimum dimension standard prescribed for planting and deep soil areas that are defined as being adequate to support the growth of medium and large canopy trees;
- The landscaping provided to the dwelling would soften the appearance of the proposed development and assist with reducing the overall impact of building bulk and scale when viewed from Bold Court and neighbouring properties. The landscaping provided would also result in canopy which extends outside of the lot boundaries and would contribute to greater urban greening in the locality; and
- The proposed landscaping would contribute to the reduction of the urban heat island effect, increase urban air quality, provide a greater landscape amenity for the locality and create a sense of open space between the proposed dwelling and neighbouring properties.

Car Parking

The amendments to the R Codes which were gazetted on 2 July 2021 requires three visitor parking bays for the development as the deemed-to-comply standard. The development provides for two visitor parking bays, which was consistent with the R Codes at the time the application was lodged with the City.

The proposed visitor parking bays is consistent with the design principles of the R Codes for the following reasons:

- Clause 5.3.3 of the R Codes details that smaller dwellings (either by size or number of bedrooms) may have reduced car parking needs. This is based on the premise that smaller dwellings tend to have less demand for car parking, as the anticipated occupants per dwelling may be lower. The dwellings consist of two bedrooms and may function as a single or two car household. A further reduction to car parking standards is also provided for when the dwelling is located in close proximity to convenient public transport inclusive of train, bicycle and bus networks. The subject site is located approximately 200 metres from high frequency bus routes on Oxford, Vincent and Loftus Streets, as well as within 450 metres of the Leederville Train Station. Additional active modes of transport are also supported by pedestrian and cyclist networks;
- The R Codes deemed-to-comply standard requires the provision of nine on site resident bays for the development, being one bay per dwelling. The development would provide for 18 bays located within double garages for each of the dwellings, which exceeds the deemed to comply requirements. The nine surplus resident car parking bays would effectively offset the reliance of the development on existing on-street car parking bays. This is because where resident car parking demand is two bays per dwelling and in excess of the deemed-to-comply standard of the R Codes, the surplus resident car parking bays would ensure this could be accommodated by the on-site parking for the development rather than the use of on-street car parking bays along Bold Court;
- The R Codes visitor parking deemed-to-comply standard applies to the entirety of Western Australia. The City's Draft Accessible City Strategy (ACS) identified vehicle ownership in the City of Vincent (1.48 cars per household) is lower than the Greater Perth Average (1.78 cars per household), with fewer than 50 percent of households owning more than two vehicles. This indicates that households may be moving away from multi-car ownership and would reduce the resident car parking demand on site. Where some of the dwellings proposed are single car ownership, these surplus resident car parking bays would provide an opportunity for residents to allow visitors to access their resident car parking bays;
- There are 72 on-street car parking bays available along Carr Place located within 400 metres walking distance from the subject site via Bold Court. These bays have a 15 minute to 2 hour time restriction between 8:00am and 5:30pm Monday to Friday and 8:00am – 12 noon Saturday. These bays are unrestricted outside of these times and are not ticketed. A review of the City's 2018 parking data

indicates that the maximum occupancy of the on-street bays occurred on Wednesdays at 82 percent maximum occupancy to Carr Place. Occupancy of the bays on Friday and Saturday was 73 percent and 69 percent respectively. The average usage of these on-street parking bays during the survey indicates that there is on-street parking available in close proximity to the subject site. Car parking along Bold Court is limited to 2 hour parking anytime, except from 9:00pm – 7:00am which is restricted to residential permits only;

- On site visitor car parking bays are marked and sign posted to be visible and accessible from the street. There is no proposed fencing or vehicle gates which would ensure on-site visitor bays remain open and available from Bold Court; and
- Design principles of the R Codes set out that visitor car parking may be reduced where there is adequate on-street parking in the near vicinity of the development. The R Codes deemed-to-comply standard for visitor car parking also requires one visitor car bay for every four dwellings. Two visitor parking bays would be adequate to cater for the demands generated by the nine dwellings proposed having regard for the availability of on-street car parking and public transport options in close proximity to the subject site.

Urban Design Study

Clause 5.12 of the Built Form Policy provides local housing objectives relating to the preparation of an urban design study. The Built Form Policy does not include deemed-to-comply standards relating to urban design studies.

The applicant's urban design study details the key built form references and details of the streetscape and surrounding area, and is included as **Attachment 5**. The study identified the following:

- Skillion roof form with awning details to the façade;
- Major openings and balconies address Bold Court to facilitate streetscape engagement, and provide passive surveillance to the street;
- Use of a light colour palette in the rendered finish of the dwelling façade and fixtures is consistent with the surrounding established streetscape;
- Detailing of the roof forms and windows provide a visual link to existing character dwellings along Bold Court; and
- Landscaping and canopy coverage provided in the front setback area and internally to the common access ways.

The proposal satisfies the Built Form Policy local housing objectives relating to urban design study. The development has incorporated design features to ensure that it appropriately references the predominant streetscape and its built form context. This view has also been reflected in the DRP member's comments on the appropriateness of the development proposal.

Environmentally Sustainable Design

Clause 5.11 of the Built Form Policy provides local housing objectives for environmentally sustainable design. The Built Form Policy does not include deemed-to-comply standards relating to environmental sustainable design.

The applicant has submitted an energy efficiency report to satisfy local housing objective 1.8.6 of the Built Form Policy. A copy of the report and environmentally sustainable design template are included as **Attachment 6** and identifies the following built form and site planning measures in the sustainable design of the dwelling:

- Limited stepping of rooms to the internal floor plan to ensure the dwelling is and remains universally accessible and can be easily modified to accommodate changing family size and circumstances. This would ensure the dwelling can evolve over time and remain in place for the future, rather than demolished should living arrangements and needs shift;
- The siting and floor plan layout of the proposed dwelling is established in line with the north-south orientation of the subject site;
- 80 percent global warming potential against target of 50 percent;
- No additional structures, lot boundary walls or significant tree canopy is proposed to the northern elevation so as to not screen areas of north facing openings and open space for maximum natural light and access to winter sun;
- Upper level windows are provided for access to year round natural light;

- Climate moderation devices in the form of eaves and cantilevered upper floor to allow for winter solar penetration and summer shading;
- Openable windows for cross ventilation;
- North facing windows and living areas have been incorporated where practical within the constraints of the site and R Codes provisions to aid in access to light;
- Reduced scale of openings on the western elevation to moderate internal temperatures;
- Living spaces and habitable rooms open to private open spaces for natural and cross ventilation, reducing the reliance on passive heating and cooling devices; and
- The dwellings are constructed of earthy and neutral tones which assist with mitigating solar absorptance and urban heat island effect for the broader locality.

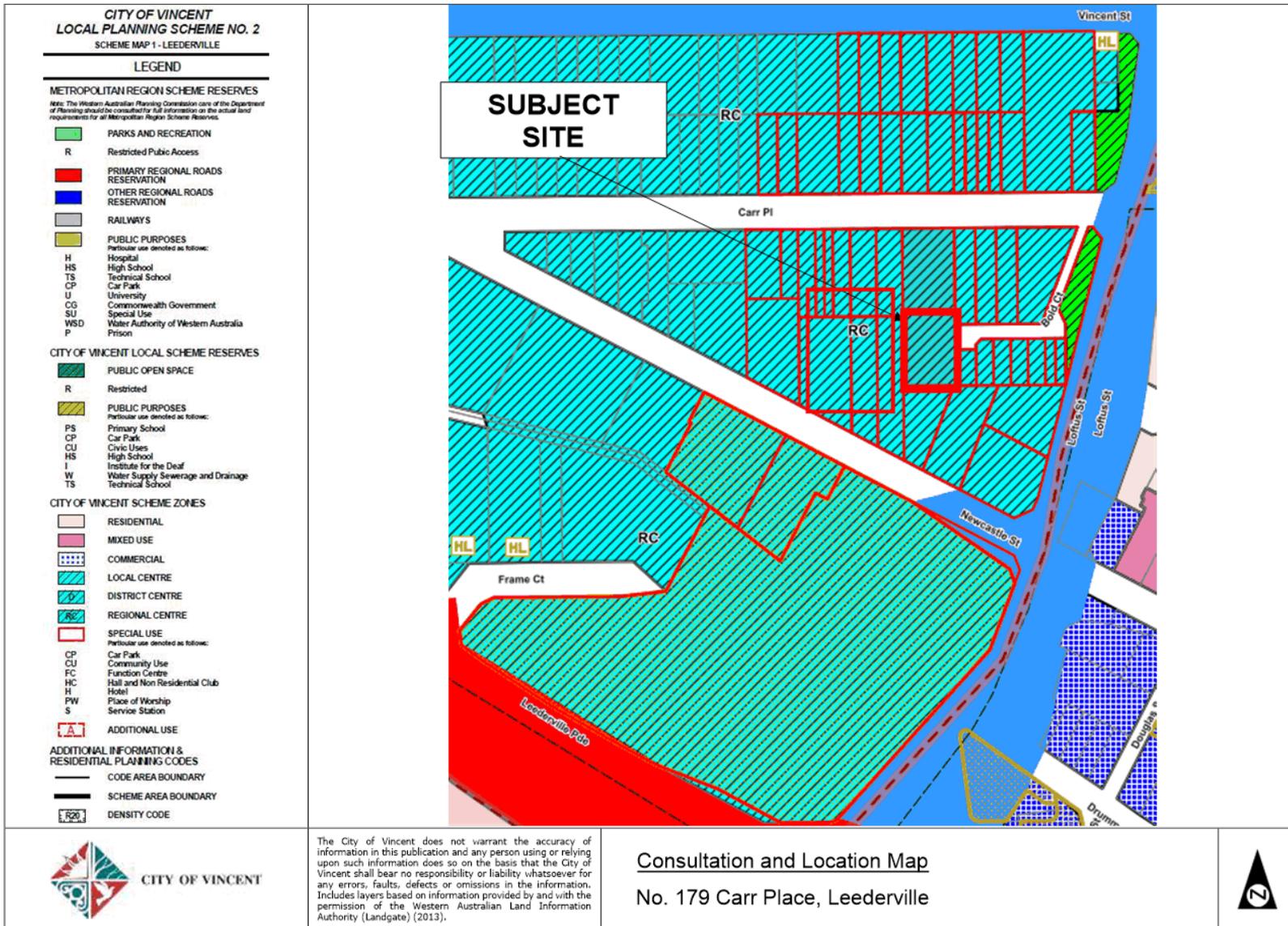
Administration has reviewed the proposal against the Built Form Policy local housing objectives and is satisfied that the development has incorporated environmentally sustainable design features to meet the intended built form outcomes of development within the City.

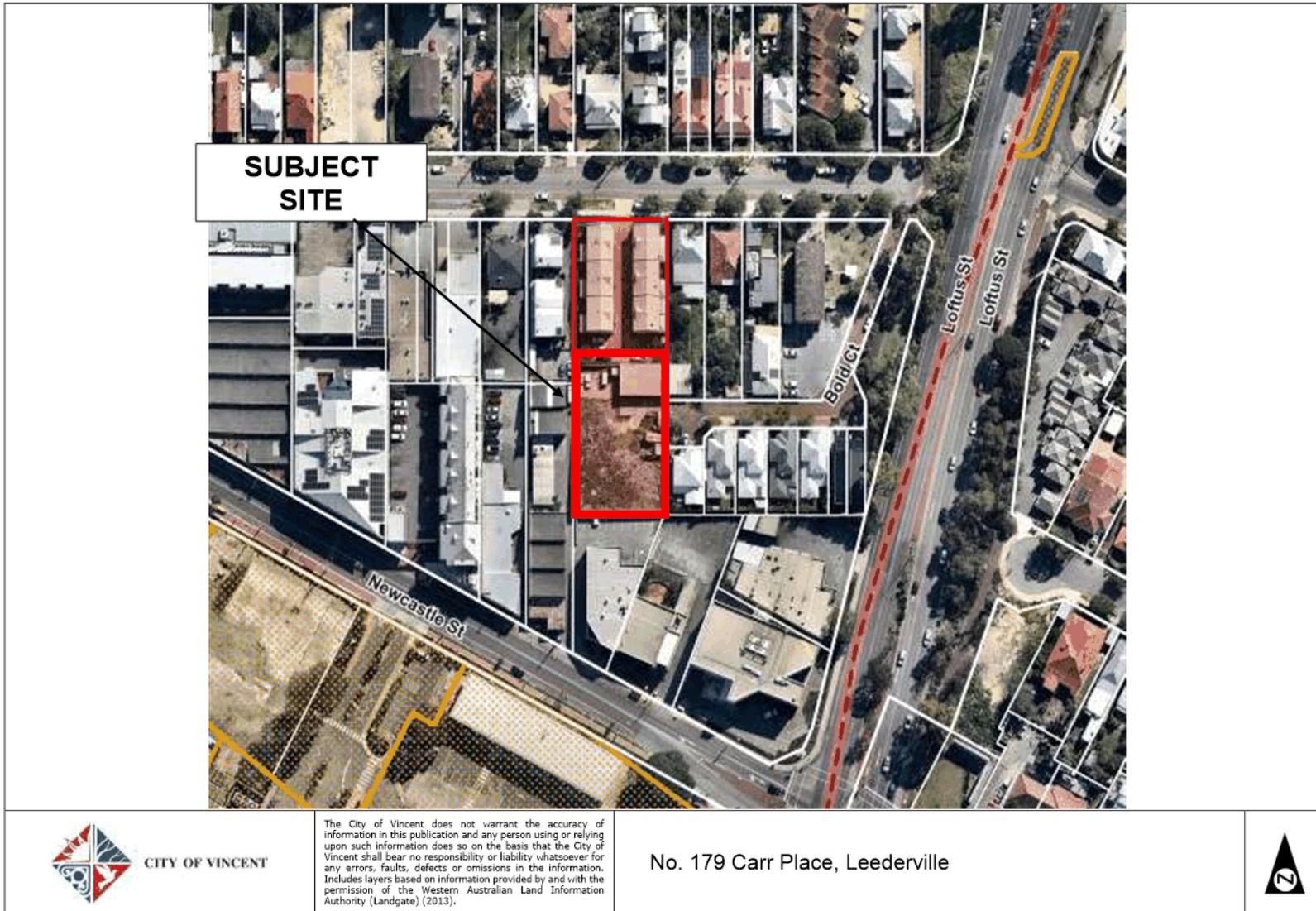
State Planning Policy No. 5.4: Road and Rail Noise

The purpose of State Planning Policy No. 5.4 (SPP5.4) is to ensure that adverse impacts on the amenity of residential development within proximity of major transport routes is minimised. The subject site is located within 100 metres of Loftus Street and is subject to SPP5.4.

SPP5.4 requires noise attenuation measures to be put in place prior to construction of the development to address noise implications.

Administration has recommended a condition of approval that requires the submission of a Noise Management Plan which is to detail all noise mitigation measures to address SPP5.4 and the mitigation of road noise. This is consistent with the requirements of SPP5.4.

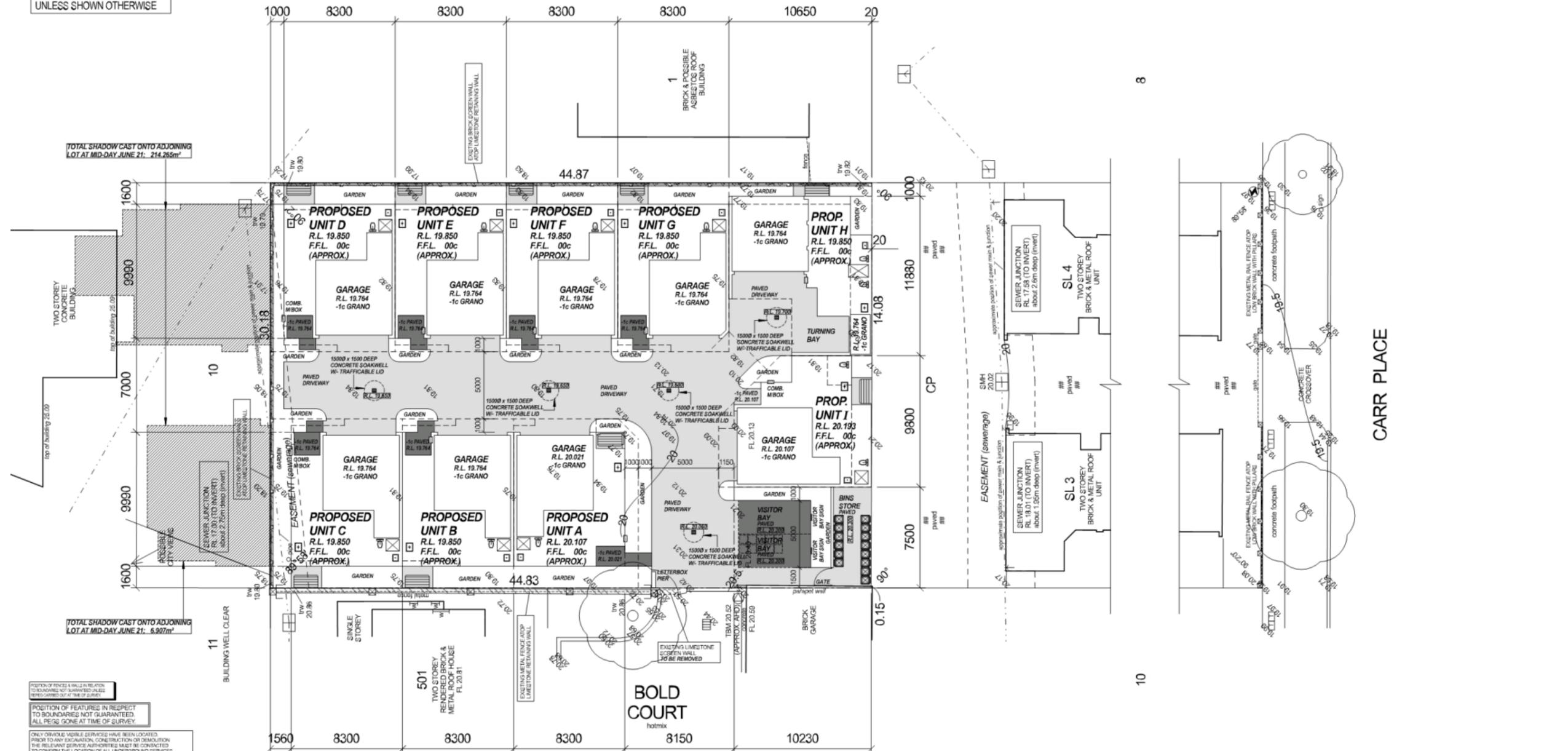




SUPERSEDED

NOTE: IF BUILDING IS REMAINING, SURVEY OF BOUNDARIES FOR BUILDING POSITION IS REQUIRED.

NOTE: ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE



PORTION OF FENCE & WALL IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REFERRED TO BY THE SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. ALL PEGS GONE AT TIME OF SURVEY.

ONLY ORANGE MARKERS HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF UNDERGROUND SERVICES.

REF NO: 70804 FILE NO: 7700 DATE: 01.02.21 DRAWN: AC

CLIENTS: COLLINS PROPERTY GROUP

SITE ADDRESS: STRATA LOT 7 #179 CARR PLACE, LEEDERVILLE

LOCAL AUTHORITY: CITY OF VINCENT

BEFORE YOU DIG

AUSTRALIAN HEIGHT DATUM (AHD) DERIVED FROM SEWER MANHOLE 0326 L/D LEVEL.

INTEREST & NOTIFICATIONS OVER LOT CHECK DEPOSITED PLAN FOR DETAILS

SURVEYOR SITE INSPECTION REPORT

SITE PLAN 1:200 at A2

TITLE DETAILS

Strata Lot No: 7 C/T VOL: 2152

Strata Plan: 35040 FOL: 609

Diagram: 93464

R. G. LESTER & ASSOCIATES
 LICENSED LAND & ENGINEERING SURVEYORS

NORTH BEACH PLAZA
 SHOP 7 / 1 NORTH BEACH ROAD
 NORTH BEACH WA 6020
 PH: 9448 8044, 9448 5009 FX: 9203 6722
 admin@lestersurveys.com.au

AREA: 1354m²

LEGEND

POWER DOME TREE SEWERAGE MANHOLE

TELECOM PIT PILLAR GRATED DRAIN

TOP OF RETAINING WALL FENCE END WATER METER

NOTES

ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION GENERAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN.

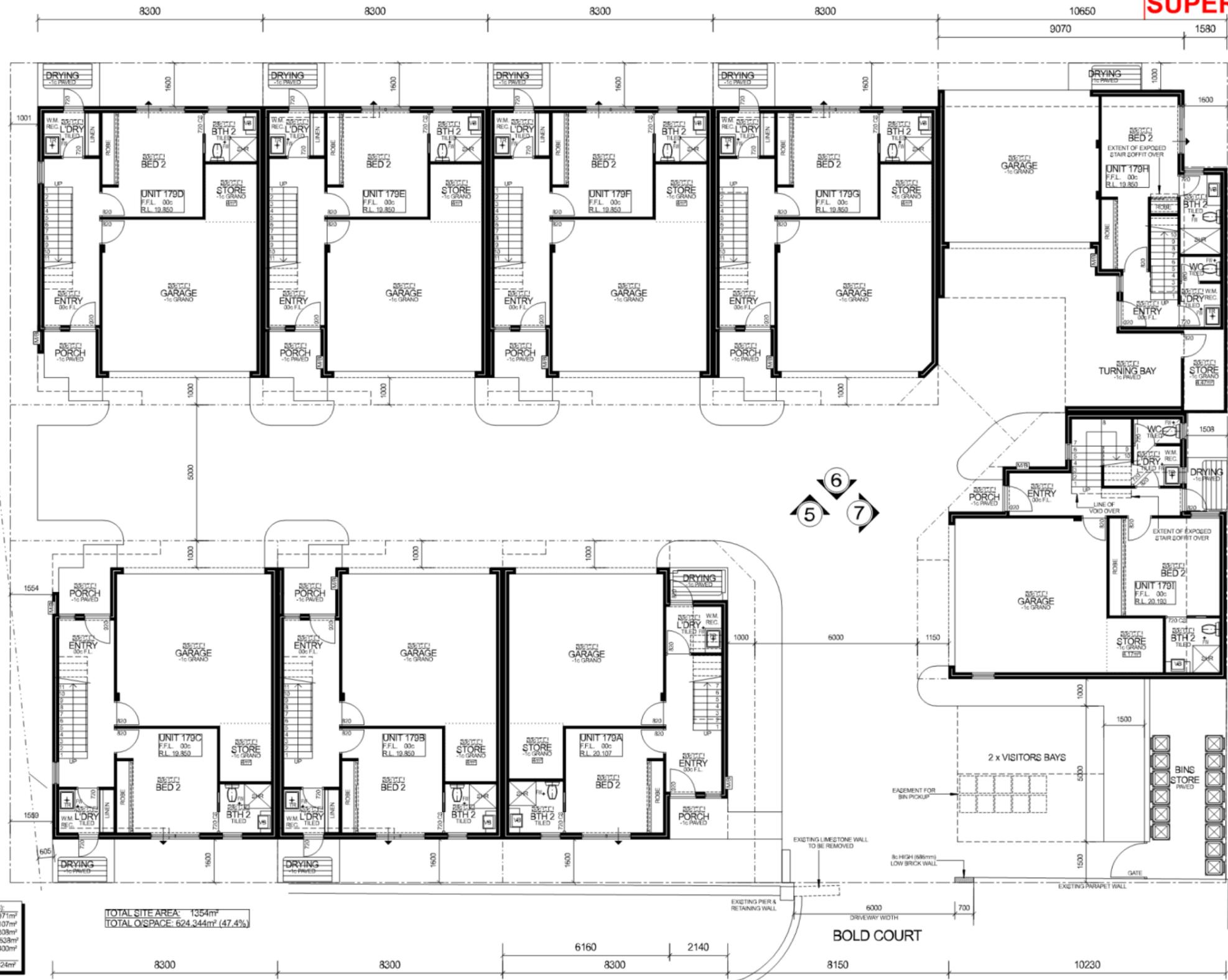
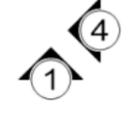
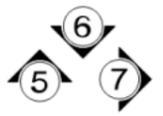
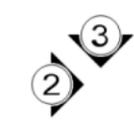
Block located more than 1 kilometre from the coast.

IMPORTANT NOTE: LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY. CHECK TITLE FOR EASEMENTS, CAVENDISH & COVENANTS. PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

JOB No: 70804

		<p>peter fryer design</p> <p>M 0415 916 580 E peterfryer@pfd.net.au P.O. Box 261 Subiaco WA 6004</p>		<p>© Copyright</p> <p>CLIENT: COLLINS PROPERTY GROUP</p>		<p>SITE PLAN SCALE 1:200</p> <p>ADDRESS: STRATA LOT 7 (#179) CARR PLACE LEEDERVILLE</p>		<p>DRAWN: PJ TAYLOR</p> <p>DATE: MARCH 2021</p> <p>SCALE: AS SHOWN</p> <p>SHEET 1 OF 10</p>	
<p>18 Henry Lawson Walk, East Perth WA 6004 P: 0414 506 596 info@collinsproperties.com.au</p>		<p>RESIDENTIAL BUILDING DESIGN / INTERIORS</p>							

SUPERSEDED



AREA (UNIT 179A):
 ground floor: 37.966m²
 upper floor: 68.577m²
 garage/store: 39.174m²
 porch: 3.210m²
 terrace: 17.137m²
Total: 166.063m²

AREA (UNIT 179B):
 ground floor: 39.971m²
 upper floor: 70.107m²
 garage/store: 39.308m²
 porch: 3.638m²
 terrace: 17.400m²
Total: 170.424m²

TOTAL SITE AREA: 1354m²
 TOTAL O/S SPACE: 624.344m² (47.4%)

LOT 1 AREA: 153.935m²
 O/S SPACE: 76.796m² (49.9%)

LOT 2 AREA: 142.470m²
 O/S SPACE: 63.191m² (44.3%)

AREA (UNIT 179C):
 ground floor: 39.971m²
 upper floor: 70.107m²
 study: 23.912m²
 garage/store: 39.308m²
 porch: 3.638m²
 terrace: 17.400m²
Total: 170.424m²

AREA (UNIT 179D):
 ground floor: 39.971m²
 upper floor: 70.107m²
 study: 23.912m²
 garage/store: 39.308m²
 porch: 3.638m²
 terrace: 17.400m²
Total: 194.336m²

AREA (UNIT 179E):
 ground floor: 39.971m²
 upper floor: 70.107m²
 study: 23.912m²
 garage/store: 39.308m²
 porch: 3.638m²
 terrace: 17.400m²
Total: 194.336m²

AREA (UNIT 179F):
 ground floor: 39.971m²
 upper floor: 70.107m²
 study: 23.912m²
 garage/store: 39.308m²
 porch: 3.638m²
 terrace: 17.400m²
Total: 170.299m²

AREA (UNIT 179G):
 ground floor: 39.971m²
 upper floor: 70.107m²
 study: 23.912m²
 garage/store: 39.308m²
 porch: 3.638m²
 terrace: 17.400m²
Total: 158.400m²

AREA (UNIT 179H):
 ground floor: 36.244m²
 upper floor: 63.944m²
 garage: 34.545m²
 store: 5.145m²
 terrace: 18.527m²
Total: 158.400m²

AREA (UNIT 179I):
 ground floor: 43.436m²
 upper floor: 69.800m²
 garage/store: 39.612m²
 porch: 1.965m²
 terrace: 17.471m²
Total: 162.274m²

LOT 3 AREA: 162.064m²
 O/S SPACE: 82.786m² (51.1%)

LOT 4 AREA: 155.106m²
 O/S SPACE: 76.827m² (48.9%)

LOT 5 AREA: 142.470m²
 O/S SPACE: 63.191m² (44.2%)

LOT 6 AREA: 142.470m²
 O/S SPACE: 63.191m² (44.2%)

LOT 7 AREA: 141.245m²
 O/S SPACE: 62.191m² (44.0%)

LOT 8 AREA: 174.379m²
 O/S SPACE: 98.950m² (56.8%)

LOT 9 AREA: 139.270m²
 O/S SPACE: 56.222m² (40.4%)

04-05-21	PLANNING REVISIONS
date	amendments

COLLINS PROPERTY GROUP (WA)
 by Ian Collins Homes
 18 Henry Lawson Walk, East Perth WA 6004
 P: 0414 506 596 | ian@collinsinshomes.com.au

peter fryer design
 M 0415 016 590
 E peterfryer@inet.net.au
 P.O. Box 261 Subiaco WA, 6004
 RESIDENTIAL BUILDING DESIGN / INTERIORS

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GROUND FLOOR PLAN
 SCALE 1:100
 ADDRESS: STRATA LOT 7 (#179)
 CARR PLACE
 LEEDERVILLE

DRAWN: PJ TAYLOR
 DATE: MARCH 2021
 SCALE: AS SHOWN
 SHEET OF 2 10

SUPERSEDED



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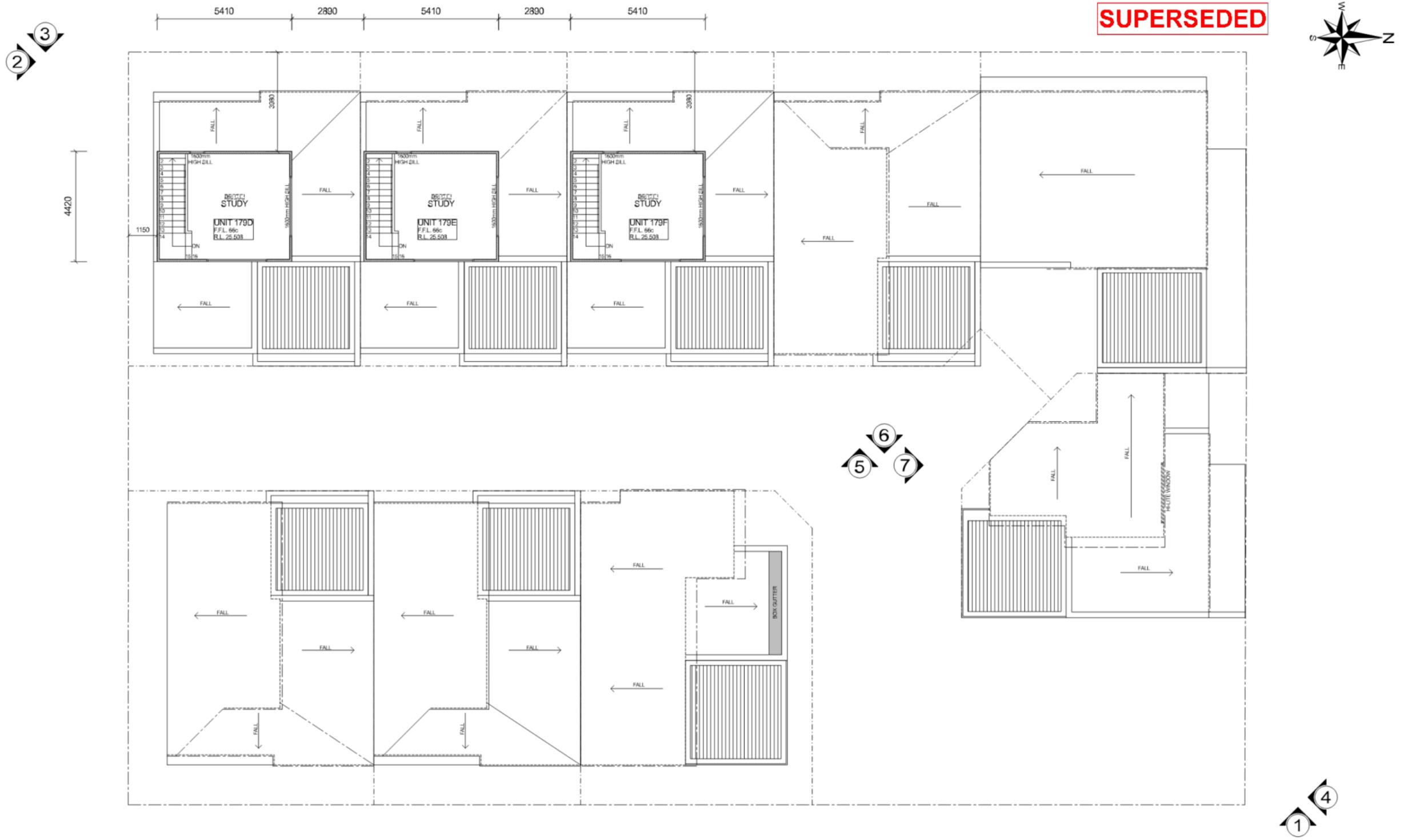
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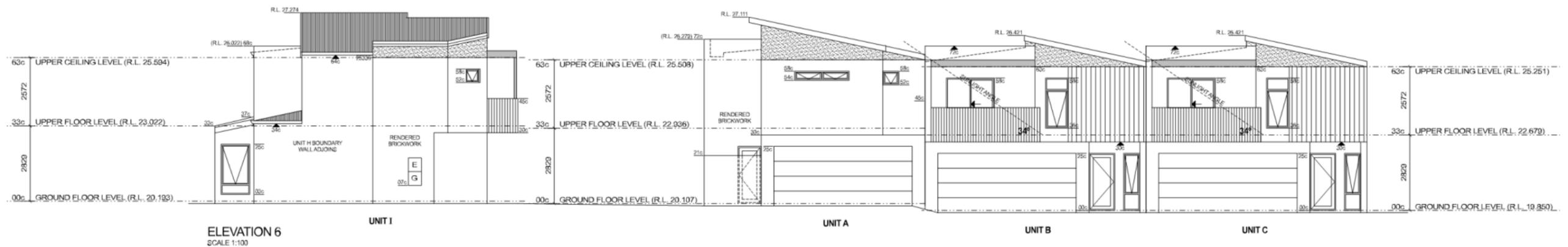
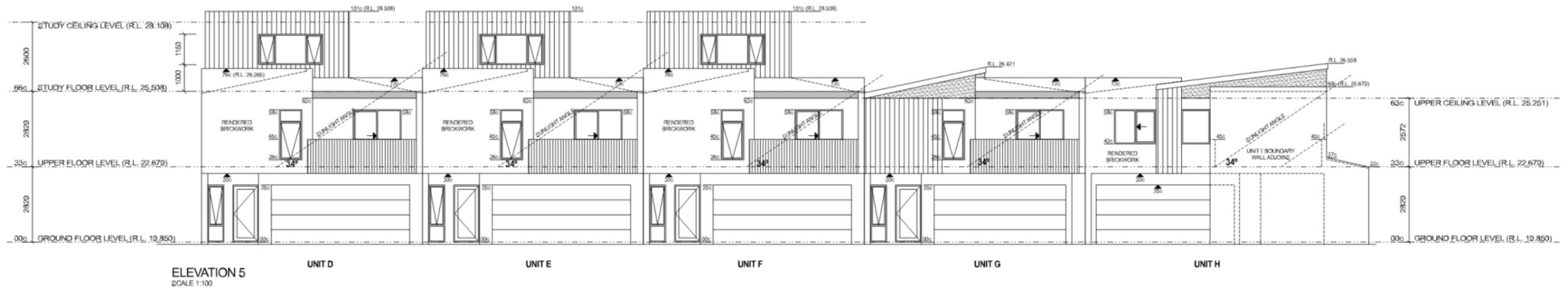
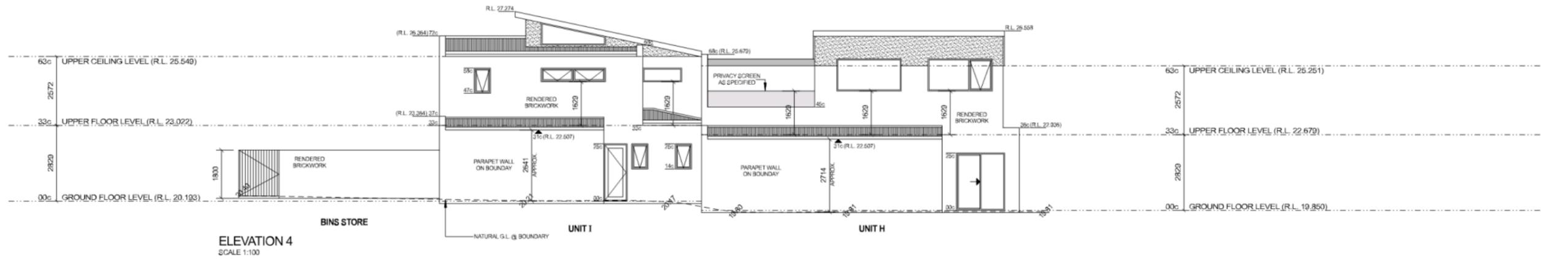
		COLLINS PROPERTY GROUP (WA) by Ian Collins Homes 18 Henry Lawson Walk, East Perth WA 6004 P: 0414 506 596 ian@iancollinshomes.com.au	peter fryer design M 0415 016 590 E peterfryer@inet.net.au P.O. Box 261 Subiaco WA, 6004	© Copyright CLIENT: COLLINS PROPERTY GROUP	FIRST FLOOR PLAN SCALE 1:100 ADDRESS: STRATA LOT 7 (#179) CARR PLACE LEEDERVILLE	DRAWN: PJTAYLOR DATE: MARCH 2021 SCALE: AS SHOWN SHEET OF 3 10
date	amendments					



		<p>COLLINS PROPERTY GROUP (WA) by Ian Collins Homes</p>	<p>peter fryer design M 0415 016 590 E peterfryer@inet.net.au P.O. Box 261 Subiaco WA, 6004</p>	<p>© Copyright CLIENT: COLLINS PROPERTY GROUP</p>	<p>SECOND FLOOR PLAN SCALE 1:100 ADDRESS: STRATA LOT 7 (#179) CARR PLACE LEEDERVILLE</p>	<p>DRAWN: PJTAYLOR DATE: MARCH 2021 SCALE: AS SHOWN SHEET OF 4 10</p>
date	amendments					

COLORBOND ROOF PITCHED @ 12° 25' (220 RISE: 1000 RUN)
UNLESS NOTED OTHERWISE

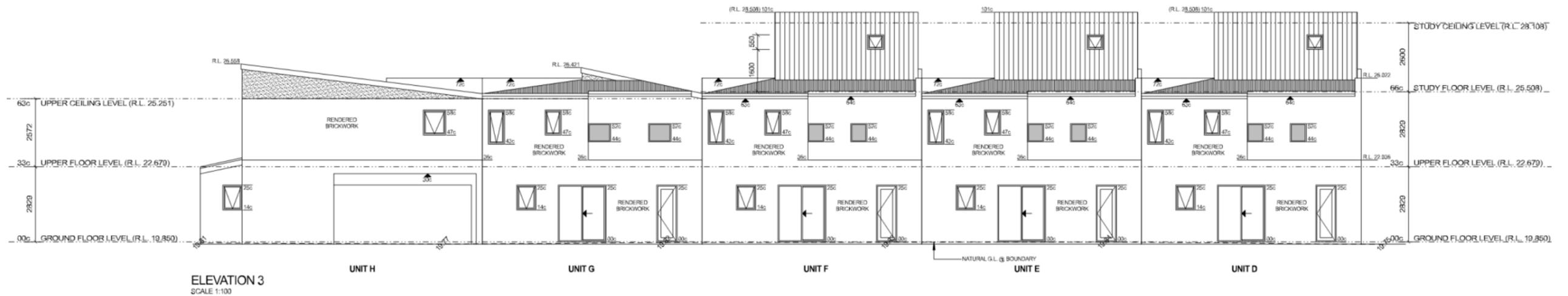
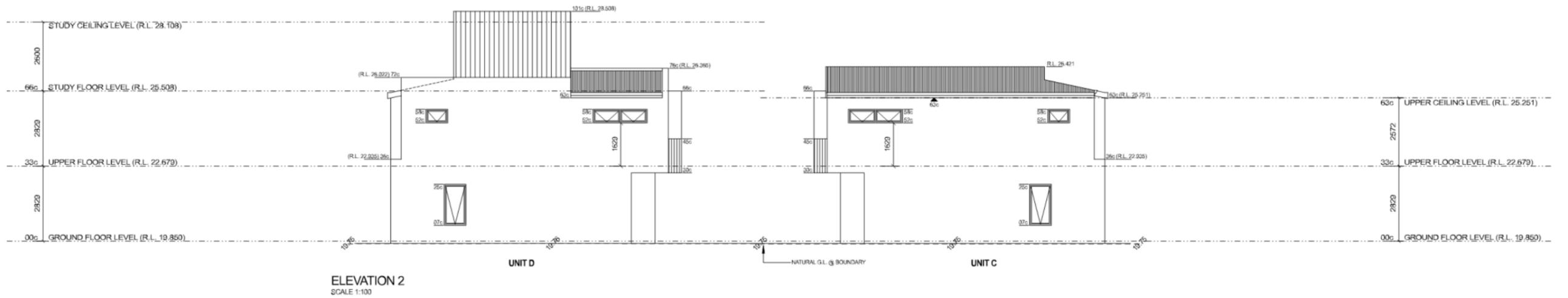
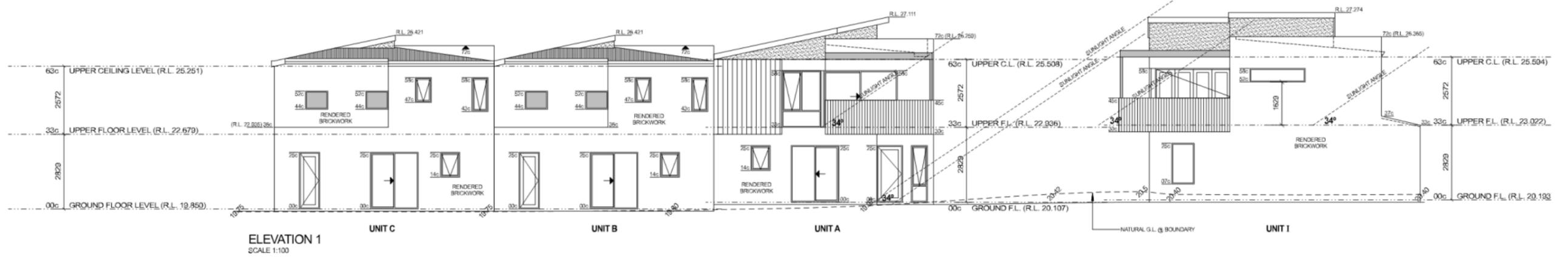
SUPERSEDED



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date	amendments					

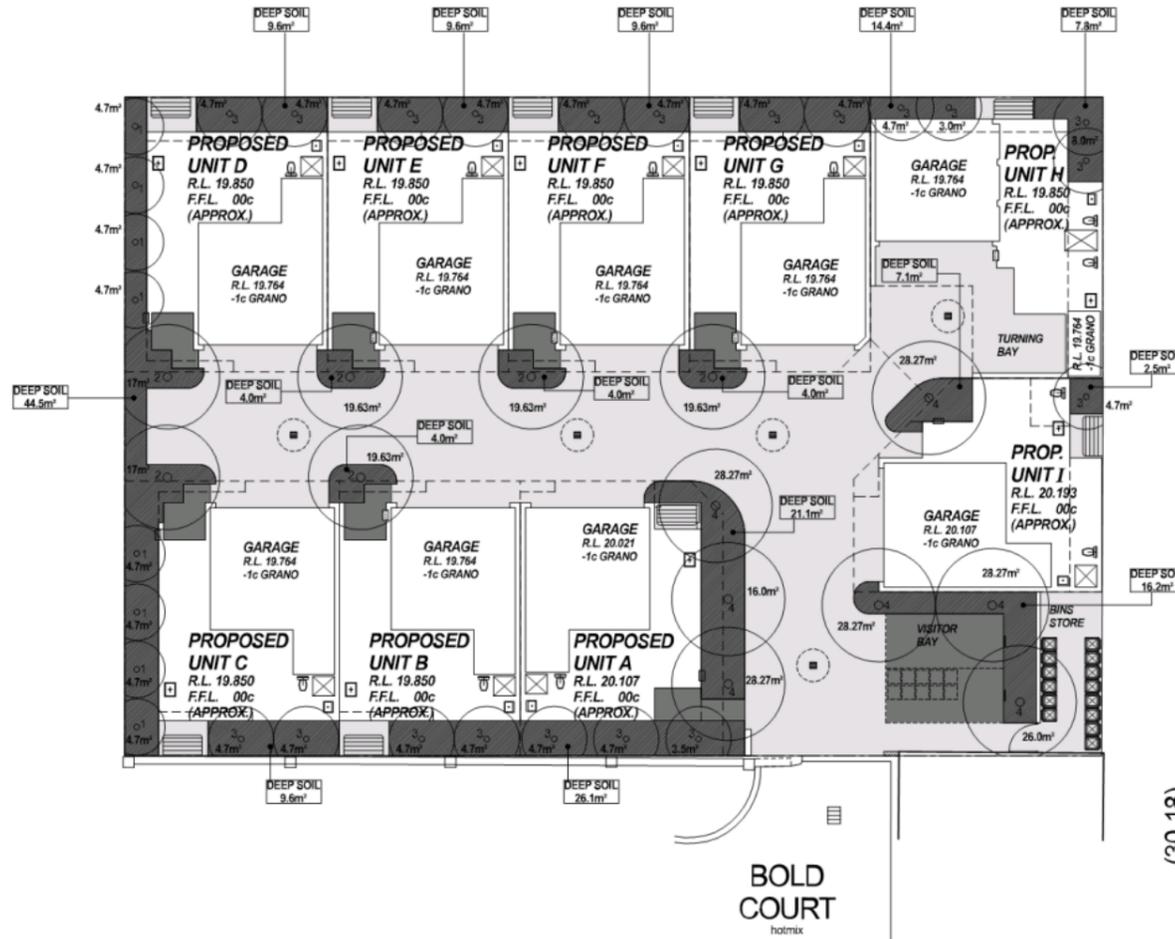
COLORBOND ROOF PITCHED @ 12° 25' (220 RISE: 1000 RUN)
UNLESS NOTED OTHERWISE

SUPERSEDED



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date	amendments					

SUPERSEDED

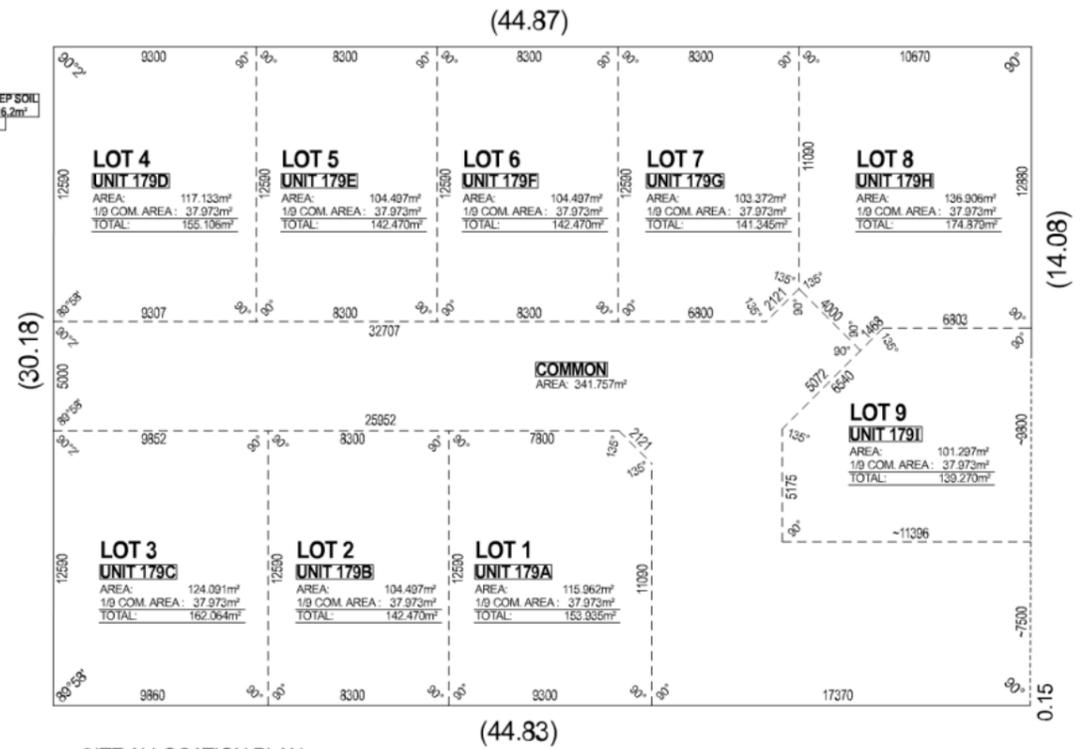


PAVING NOTE:
 PORCH & PATIO TO HAVE CONTRASTING PAVING COLOUR TO DRIVEWAY
 VISITOR BAYS TO HAVE CONTRASTING PAVING COLOUR TO DRIVEWAY

LANDSCAPING LEGEND:

PLANT TYPE	MATURE HEIGHT
1. PYRUS CALLERYANA (CAPITAL PEAR)	30LT 11m x 2m CANOPY
2. SAPINDUS BARBIFERUM (CHINESE TALLOW)	30LT 9m x 5m CANOPY
3. LAGERSTROEMIA INDICA (CREPE MYRTLE)	30LT 7m x 2m CANOPY
4. PYRUS CALLERYANA (CHANTICLEER PEAR)	30LT 11m x 8m CANOPY

TOTAL SITE AREA: 1354m²
 DEEP SOIL L/SCAPING: 194.1m² (14.3%)
 CANOPY COVER: 420.17m² (31%)



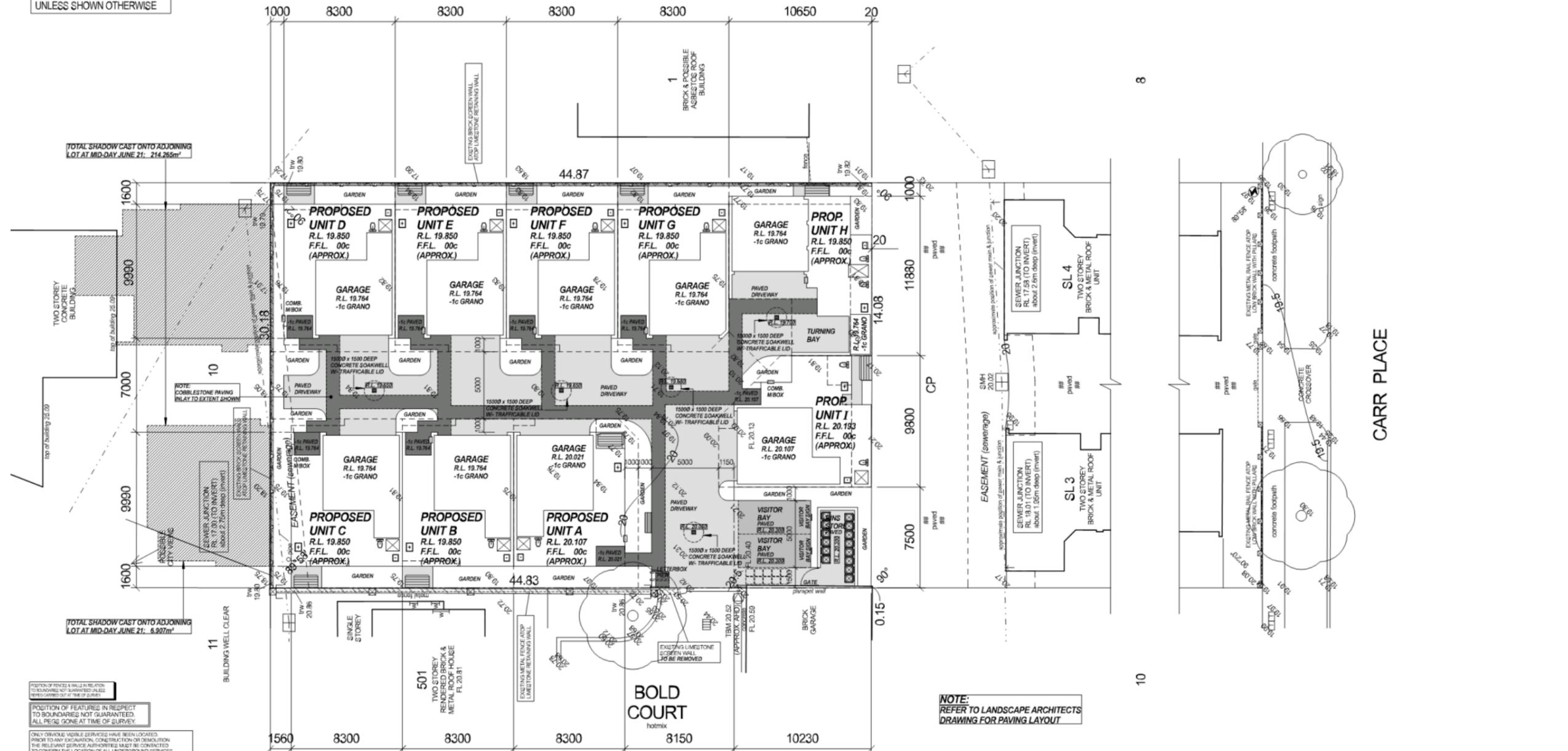
SITE ALLOCATION PLAN
 SCALE 1:200
TOTAL SITE
 AREA: 1354m²

		<p>peter fryer design M 0415 916 580 E peterfryer@inet.net.au P.O. Box 261 Subiaco WA 6004</p>		© Copyright CLIENT: COLLINS PROPERTY GROUP		<p>LANDSCAPING PLAN SCALE 1:200 ADDRESS: STRATA LOT 7 (#179) CARR PLACE LEEDERVILLE</p>		DRAWN: PJTAYLOR DATE: MARCH 2021 SCALE: AS SHOWN		JOB No: SHEET 1a OF 10	
04-05-21 PLANNING REVISIONS date amendments		18 Henry Lawson Walk, East Perth WA 6004 P: 0414 506 596 info@iancollins.com.au		RESIDENTIAL BUILDING DESIGN / INTERIORS							

CITY OF VINCENT
RECEIVED
20 July 2021

NOTE: IF BUILDING IS REMAINING, SURVEY OF BOUNDARIES FOR BUILDING POSITION IS REQUIRED.

NOTE: ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE



POSITION OF FENCE & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REFERENCED BY THE SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. ALL PEGS GONE AT TIME OF SURVEY.

ONLY ORANGE MARKERS HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF UNDERGROUND SERVICES.

NOTE: REFER TO LANDSCAPE ARCHITECTS DRAWING FOR PAVING LAYOUT

REF NO: 70804 FILE NO: 7700 DATE: 01.02.21 DRAWN: AC

CLIENTS:
COLLINS PROPERTY GROUP

SITE ADDRESS:
STRATA LOT 7
#179 CARR PLACE,
LEEDERVILLE

LOCAL AUTHORITY: CITY OF VINCENT

BEFORE YOU DIG
www.1100.com.au

AUSTRALIAN HEIGHT DATUM (AHD)
DERIVED FROM SEWER MANHOLE
0826 LID LEVEL.

INTEREST & NOTIFICATIONS OVER LOT
CHECK DEPOSITED PLAN FOR DETAILS

SURVEYOR SITE INSPECTION REPORT
SITE PLAN 1:200 at A2

TITLE DETAILS
Strata Lot No: 7 C/T VOL: 2152
Strata Plan: 35040 FOL: 609
Diagram: 03464

LEGEND

POWER DOME	TREE	SEWERAGE MANHOLE
TELECOM PIT	PILLAR	GRATED DRAIN
TOP OF RETAINING WALL	FENCE END	WATER METER

NOTES
ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION GENERAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN.
Book located more than 1 kilometre from the coast.
LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY.
CHECK TITLE FOR EASEMENTS, Covenants & COVENANTS.
PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

AREA: 1354m²

JOB No:
70804

R. G. LESTER & ASSOCIATES
LICENSED LAND & ENGINEERING SURVEYORS

NORTH BEACH PLAZA
SHOP 7 / 1 NORTH BEACH ROAD
NORTH BEACH WA 6020
PH: 9448 8044, 9448 5009 FX: 9203 6722
admin@lestersurveys.com.au

18 Henry Lawson Walk, East Perth WA 6004
P: 0414 506 596 | info@collinsproperties.com.au

date	amendments
21-07-21	BIN EASEMENT REVISION
25-09-21	PLANNING REVISIONS
04-05-21	PLANNING REVISIONS

COLLINS PROPERTY GROUP (WA)
by Ian Collins Homes

18 Henry Lawson Walk, East Perth WA 6004
P: 0414 506 596 | info@collinsproperties.com.au

peter fryer design

M 0415 916 580
E peterfryer@inet.net.au
P.O. Box 261 Subiaco WA 6004

RESIDENTIAL BUILDING DESIGN / INTERIORS

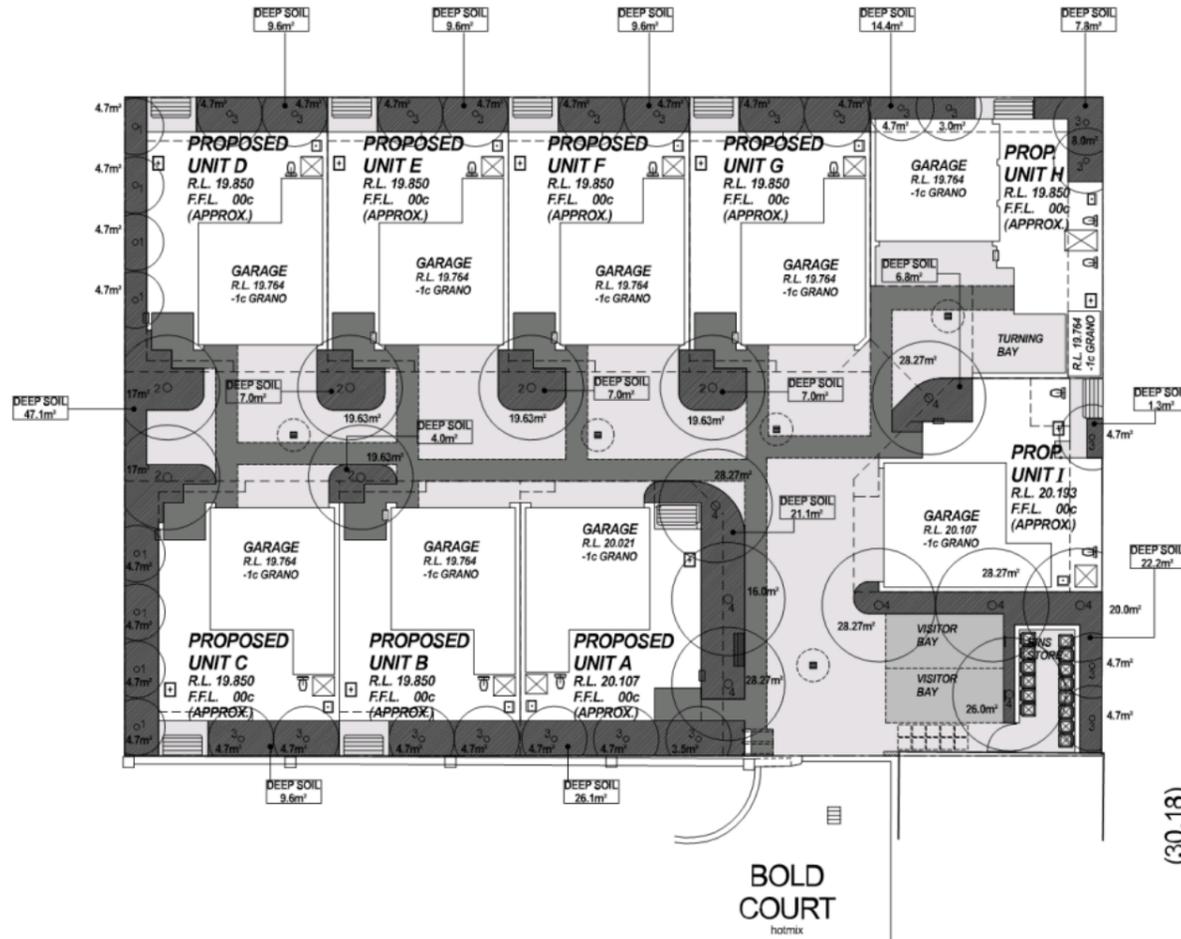
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CLIENT:
COLLINS PROPERTY GROUP

SITE PLAN
SCALE 1:200

ADDRESS:
STRATA LOT 7 (#179)
CARR PLACE
LEEDERVILLE

DRAWN:
PJTAYLOR
DATE:
MARCH 2021
JOB No:
SCALE:
AS SHOWN
SHEET 1 OF 10

CITY OF VINCENT
RECEIVED
20 July 2021

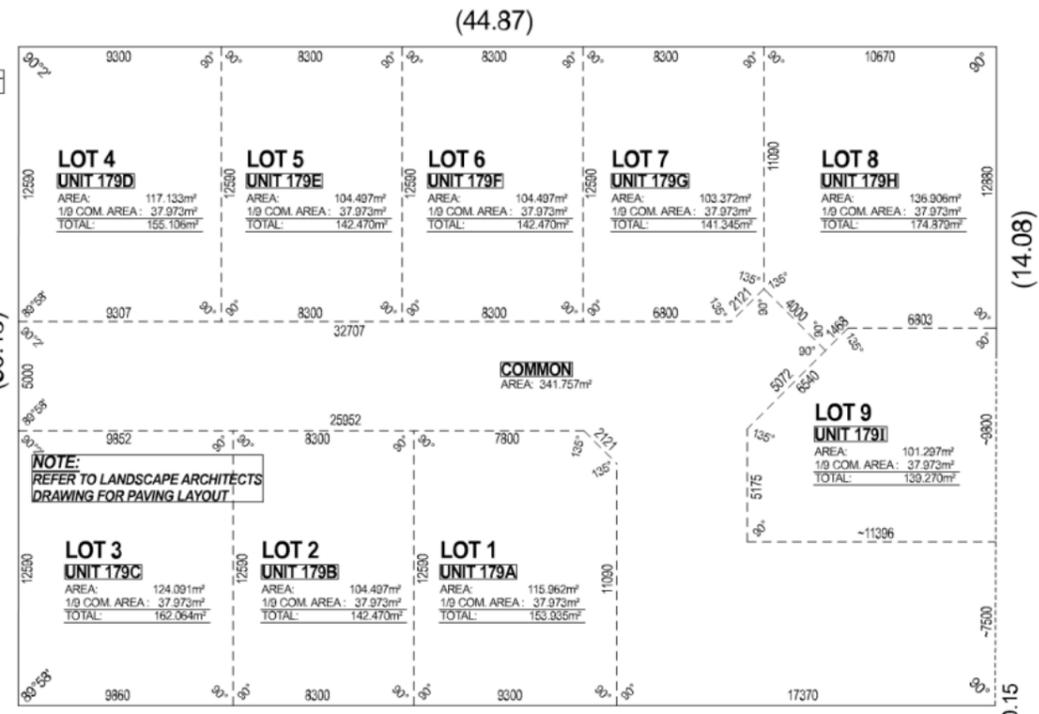


PAVING NOTE:
PORCH & 6m WIDE PATHS TO BE COBBLESTONE INLAY TO EXTENT SHOWN
VISITOR BAYS TO HAVE CONTRASTING PAVING COLOUR TO DRIVEWAY

LANDSCAPING LEGEND:

PLANT TYPE	MATURE HEIGHT
1. PYRUS CALLERYANA (CAPITAL PEAR) 30LT	11m x 2m CANOPY
2. SAPINDUS BARBIFERUM (CHINESE TALLOW) 30LT	9m x 5m CANOPY
3. LAGERSTROEMIA INDICA (CREPE MYRTLE) 30LT	7m x 2m CANOPY
4. PYRUS CALLERYANA (CHANTICLEER PEAR) 20LT	11m x 6m CANOPY

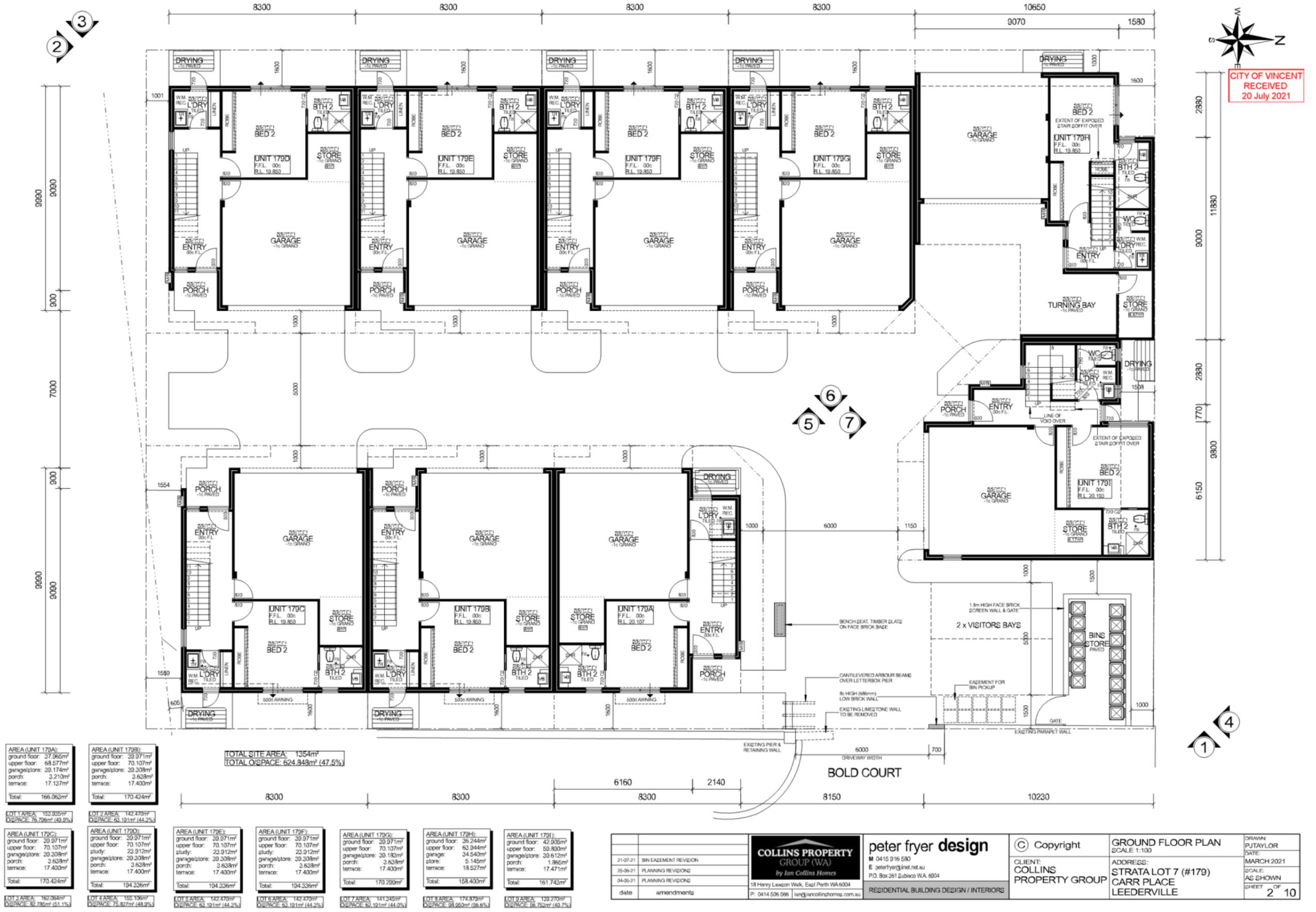
TOTAL SITE AREA: 1354m²
DEEP SOIL LANDSCAPING: 210.2m² (15.5%)
CANOPY COVER: 449.57m² (33.2%)



SITE ALLOCATION PLAN
SCALE 1:200

TOTAL SITE
AREA: 1354m²

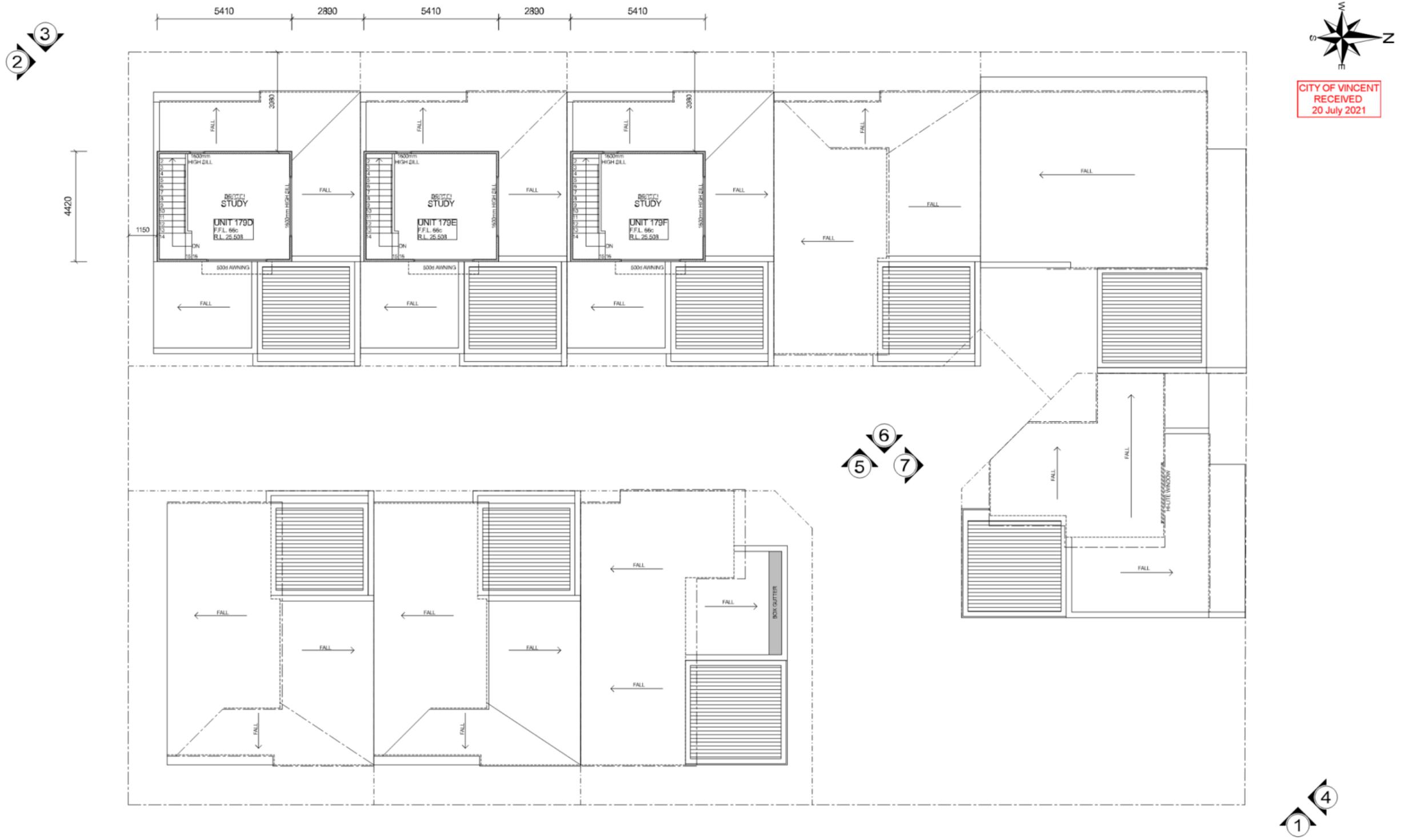
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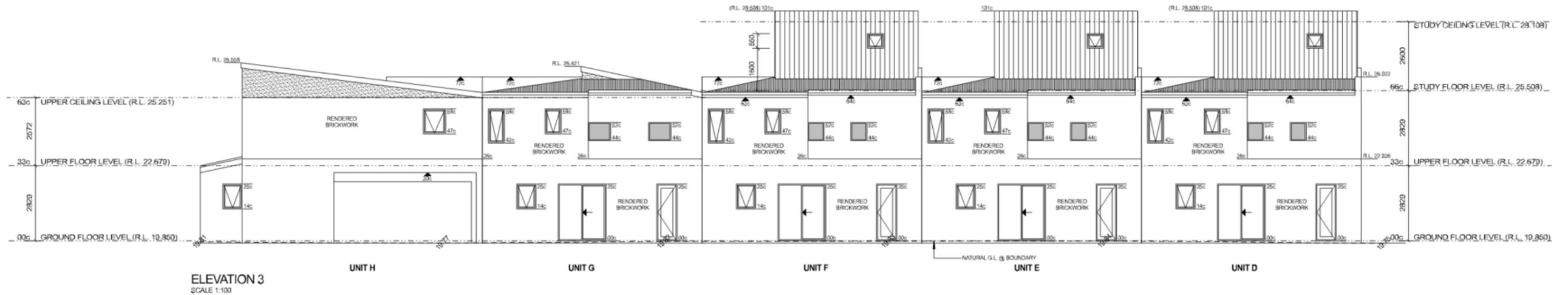
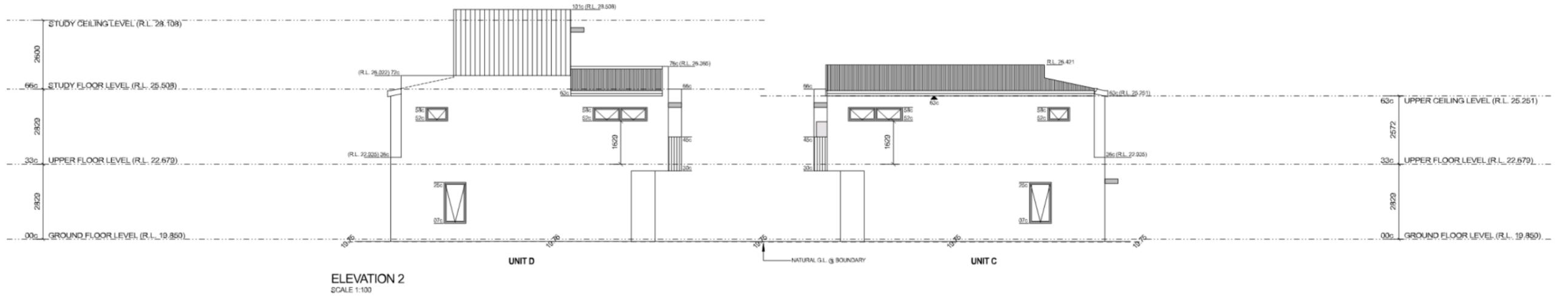
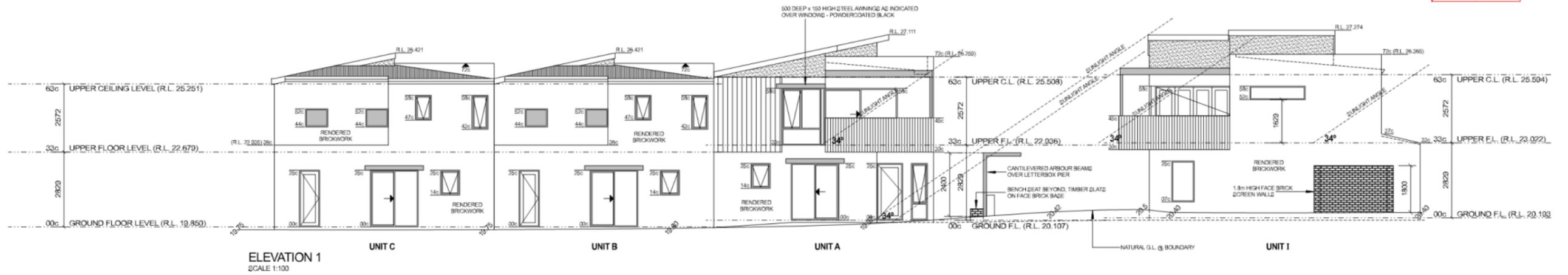
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COLORBOND ROOF PITCHED @ 12° 25' (220 RISE: 1000 RUN)
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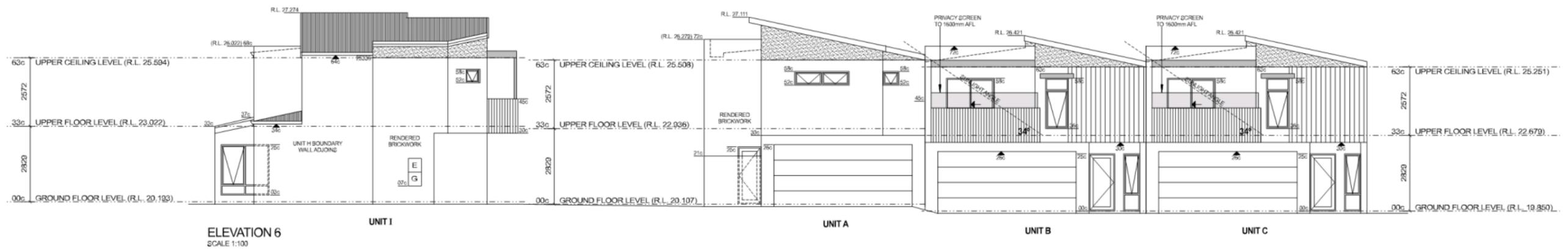
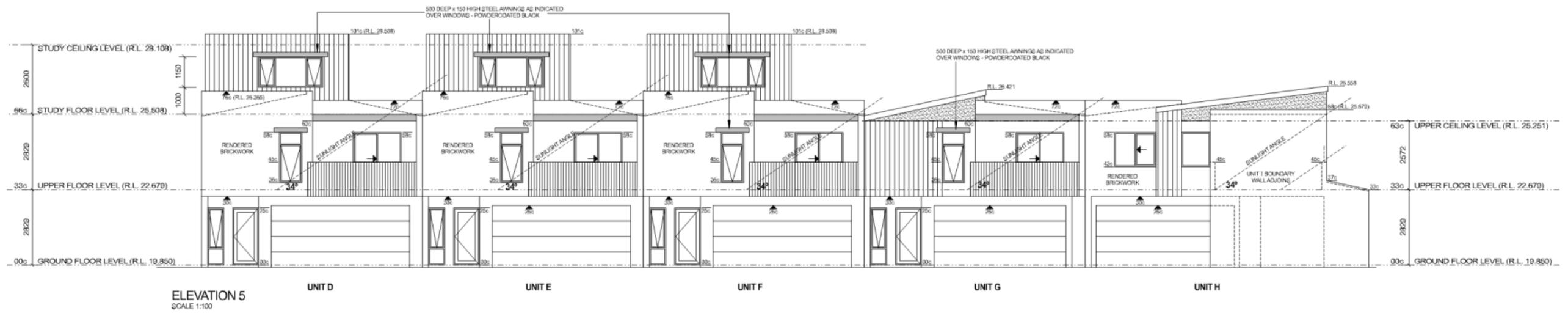
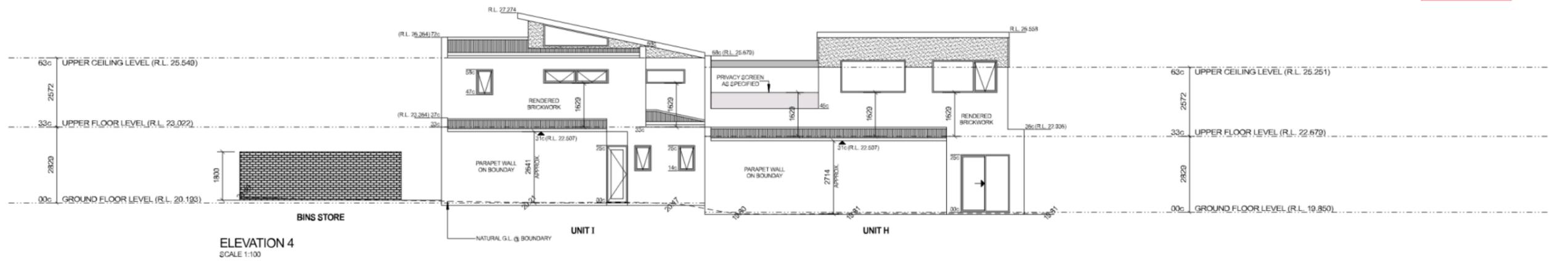
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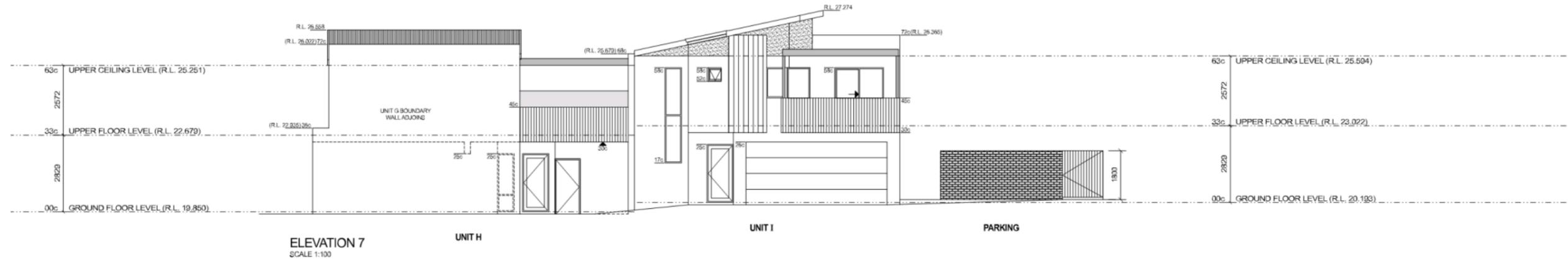
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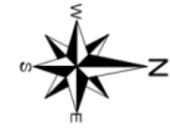
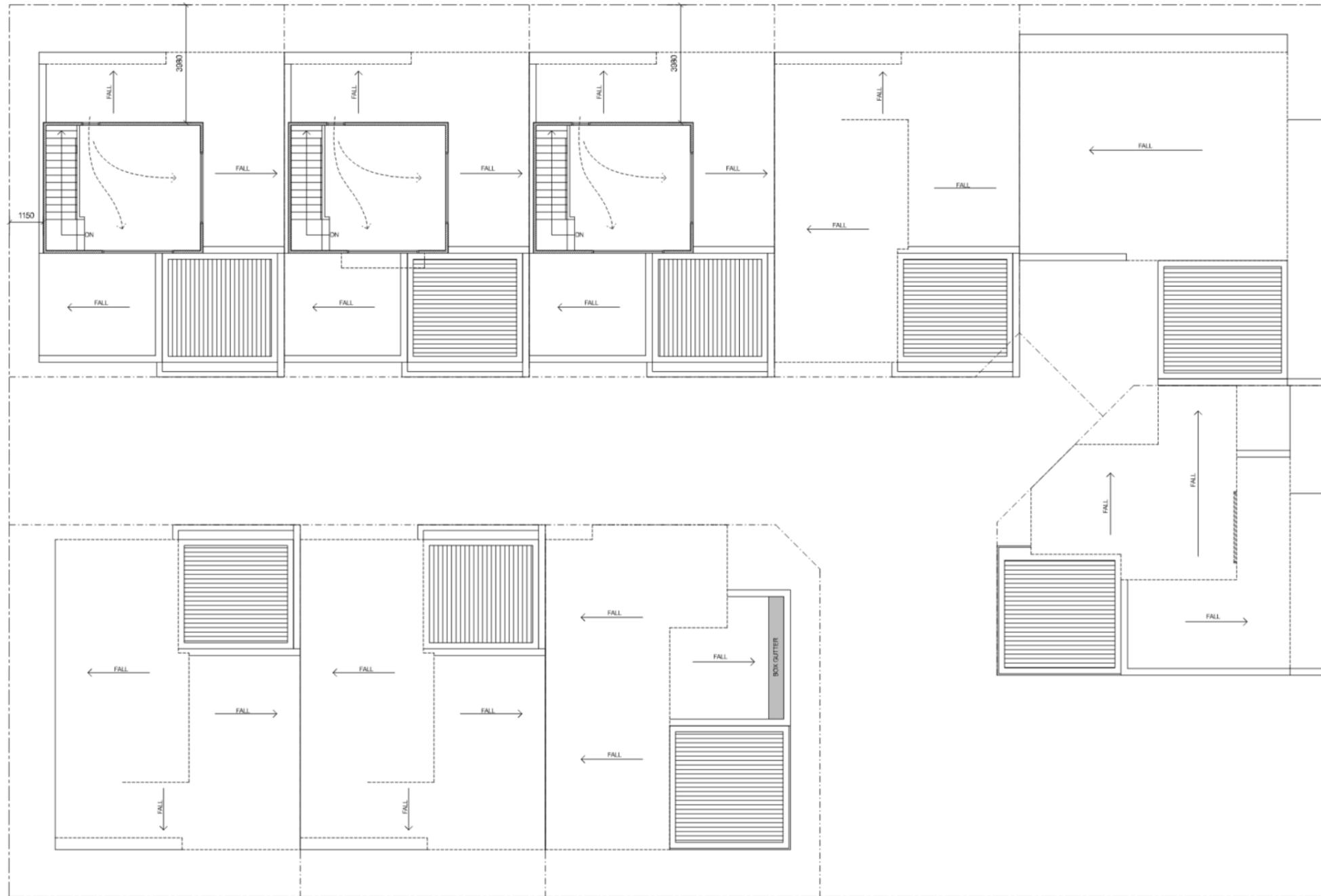


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LANDSCAPE MASTERPLAN

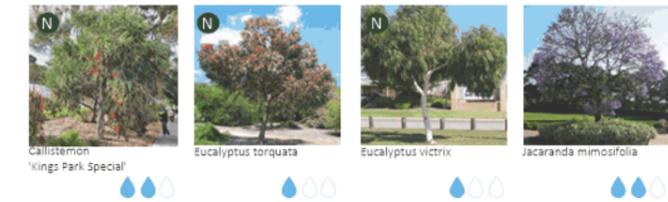


GROUND FLOOR
SCALE 1:200

LANDSCAPE DESIGN NOTES

- 1 Row of *Jacaranda mimosifolia* and low maintenance native shrubs to provide colour and texture along the driveway.
- 2 Dense screening planting along the lot boundary to provide privacy.
- 3 Private courtyard with small-sized native trees, a mix of flowering shrubs and groundcovers to create seasonal interests and assist ecological linkage.
- 4 Existing street tree *Jacaranda mimosifolia* to be retained.
- 5 Existing verge to be maintained.
- 6 South side planting bed filled with shade tolerant groundcovers and medium to high shrubs.
- 7 Proposed trafficable permeable pavers for direct groundwater recharge and minimise tree root damage.
- 8 Proposed pedestrian friendly paving in lighter colour and smoother surface.

PRELIMINARY TREE SELECTION



PRELIMINARY PLANT SELECTION



PAVING MATERIAL



Waterwise Planting Key

- Low Water Consumption
- Medium Water Consumption
- High Water Consumption
- Australian Native



AUTHOR: QY Q.A: GD
SCALE: 1:200@A3

PROJECT #: 13077
DATE: JULY 2021

179 CARR PLACE, LEEDERVILLE
LANDSCAPE DESIGN

SK01-A









<p>Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.</p>	<p>Leederville is a well established inner city suburb and very small pockets of the natural environment can be found in existing open area. We have had the landscaping plans reviewed by a renown landscaper and they carefully selected plants to suit the proposed development and also meet the requirements of council.</p>
<p>Demonstrate consideration of the site's streetscape character.</p>	<p>This block is very unusual in the fact it comes off Bold Court and basically hidden away. The block is surrounded by nice 2 storey residential houses on Bold Court, commercial behind on Newcastle Street and light industrial on Carr Place. Therefore basically it is only townhouse A that faces the street. We have carefully selected materials to blend in with the surrounding buildings. Townhouse A faces Bold Court with a balcony facing down the street. The remaining townhouses are basically hidden behind townhouse A. We want to create a slice of Leederville inside the complex. (edgy, sharp, funky townhouses)</p>
<p>Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.</p>	<p>179 Carr Place is well located in Leederville and within close walking distance to the popular retail and entertainment hub as well as the Leederville TAFE campus and many other community facilities. It is within 1 km of Leederville train station and within 400 metres of the high frequency bus route on Oxford Street.</p> <p>The block is surrounded by nice 2 storey residential houses on Bold Court, commercial behind on Newcastle Street and light industrial on Carr Place.</p> <p>The proposed developments bulk and height are consistent with the streetscape and comparable developments. Future redevelopment and infill development is inevitable given the current coding.</p>
<p>Demonstrate how the site's context and character influenced the development.</p> <p>Consider the following:</p> <p>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>	<p>There is no apparent consistent building style or material use evident throughout the suburb with buildings largely reflecting the trends of the era in which they were built. Saying that we did go to the effort of taking photos of a lot of houses in the street and noticed a lot of industrial/warehouses in Carr Place along with some modern style houses. We have therefore elected to incorporate the timber cladding, colourbond cladding and rendered brickwork in our design. This will give the feel of warehouse/industrial with a funky Leederville funky style.</p> <p>We have built 7 mini townhouses at 9 Leicester Street Leederville which were greatly received. I think this style of living is missing in Leederville. There are many townhouses, villas, apartments but not a lot of small townhouses that you don't have anyone living above you or below you. The bigger townhouses suit families but we found young professionals and downsizers purchased at 9 Leicester Street Leederville. The use of different materials and materials chosen from</p>

	looking at the street complements the streetscape and history of Leederville I believe.
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	The existing landscape on the property consists sand. It is basically a vacant block with a few poorly built sheds.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	As previously mentioned we had a well known Landscaper help with the tree selection for this site. Trees were selected based on the orientation of the sun as well as some screening plants.
What is the building massing and height of the streetscape? How has this been incorporated into the design	Building heights and massing varies throughout the street the adjacent neighbouring buildings are two storey developments. Behind is commercial, on Carr Street is industrial and warehouse style places. Old apartment complexes sit at the end of Carr Place. Materials have been incorporated within the proposed development to go with the warehouse, edgy location it sits in.
How does the development respond and contribute to the built form and scale of the streetscape?	The development is consistent with existing buildings within the street-scape with similar built form to neighbouring dwellings. The street front townhouse is proposed 2 storey as are the townhouses on Bold Court.
Demonstrate how the development encourages an activated and vibrant streetscape environment.	The development is in a very unusual part of Leederville. Basically tucked away from Carr Place coming off Bold Court. We have designed townhouse A to activate with the streetscape. Balcony at the front however it really is an unusual block.
Demonstrate how the proposed design complements the use of the building.	6 Townhouses are 2 bed 2 bath 2 carbays. This setup is rare in Leederville and is sought after as it has 2 bedrooms (potentially rent with someone) and 2 carbays. Most 2 bed apartments only come with 1 carbay. The balcony is positioned right off the living/dining area which creates another room basically. The vergola system on the balcony adds to the liveability of that area. 3 Townhouses have an office/study on the third floor. We thought people are working from home more and more now would like a townhouse with it's own office setup.
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	Double glazing are proposed with a 6 star minimum energy rating. North facing Living areas and courtyards to all dwellings. Minimal West facing windows.
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	The proposed grouped dwellings will provide a high level of amenity for the future occupants. All dwellings have an internal living area of around 100 sqm2 plus. It is prefect for young professionals or downsizers as the kitchen, meals, living, courtyard and master bedroom are together. Terraces will all

179 Carr Place Leederville Environmentally Sustainable Design

The City’s Built Form Policy includes Local Housing Objectives related to achieving a development which incorporates Environmentally Sustainable Design (ESD) principles.

These principles seek to achieve new developments which have a reduced environmental impact, improved energy and water efficiency, and reduced reliance on non-renewable energy sources. The development of energy efficient buildings also delivers medium to long-term savings for owners and occupants.

By considering these principles of ESD through the development application process, a more holistic approach can be taken towards incorporating ESD principles into the building design, rather than retrospectively once the building design has been completed.

The Local Housing Objectives in the Built Form Policy are performance-based, which requires consideration as to how each of these have been achieved.

To assist landowners and applicants in preparing a development application, the below table outlines the Local Housing Objectives applicable to Single Houses and Grouped Dwellings, and information on how these can be addressed through principles of ESD.

For further information and further examples of what you could provide, please refer to the City’s Environmentally Sustainable Design Information Sheet [HERE](#). Alternatively, feel free to contact the City’s Development and Design team on 9273 6000.

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>Environmental Impact <i>Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.</i></p>	
<p>The environmental impact of developments can be impact by considerations such as building orientation, design and construction materials. Construction materials which are durable and are low maintenance generally have a low environmental impact.</p> <p>Some examples of building materials and design choices with reduced environmental impacts include:</p> <ul style="list-style-type: none"> • Incorporating an east-west orientation (where possible); • Minimising the extent of the building footprint; 	<p>At 179 Carr Place Leederville we have chosen building materials that are both recycled and low maintenance. A mixture of rendered brickwork, colourbond Lysaght longline 305 claddings and aluminium timber batten cladding has been selected for this development.</p> <p>The building footprint is not excessive and within the requirement of this land zoning. We haven’t tried to get extra area as we would like to have nice sized boutique 2 bedroom townhouses.</p>

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<ul style="list-style-type: none"> • Incorporating good solar-passive design; • Reverse brick veneer (internal thermal mass, external insulation); • Low emission concrete; • Lightweight, recycled, non-toxic, minimally processed and recyclable materials; • Gabion walls filled with demolition waste; • High quality (durable), energy and water saving fixtures and fittings (such as reversible ceiling fans, water efficient taps and toilets); and • Installation of appropriate and effective insulation. 	<p>Ceiling fans are proposed in all the bedrooms as well as cavity insulation, solar panels and we will be choosing water efficient taps and toilets.</p> <p>Hi light windows have been designed above the vergolas to provide good northern light into the living area.</p> <p>Vergolas have been selected on the balconies to provide get option to either allow the sunlight in, or block out the summer heat.</p>
<p>Thermal Performance <i>Development that optimises thermal performance of the building throughout the year through design elements and material selection.</i></p>	
<p>Thermal performance relates to the efficiency of buildings and materials to retain or transmit heat. In summer, a development with poor thermal performance will often absorb and retain more heat, resulting in the inside of the building feeling hotter.</p> <p>Design elements which can assist with achieving a high level of thermal performance relate to solar-passive design and includes the orientation and layout of the building, the placement of thermal mass, and the use of insulation.</p> <p>Material selection which can assist with achieving a high level of thermal performance can include those which have thermal mass (such as concrete, brick, tile, rammed earth) and insulation properties (such lightweight cladding, wood, recycled plastic composite, range of insulation materials, strategic use of air gaps).</p>	<p>179 Carr Place has all the courtyards facing north along with a hi lite window above, this orientation allowing for the best heating and cooling possible.</p> <p>Vergola systems in the courtyards have been proposed to also help block out the sun in summer which will help stop the heat as well. In winter the vergola can open to allow for sunlight and heat to get over a fixed courtyard roof.</p> <p>Cavity insulation like aircell is proposed for the development in between the double brick walls to help the overall thermal performance.</p> <p>Anticon is also proposed to be installed under the metal roof to help the thermal performance.</p> <p>R4 batts are to be installed in all ceiling areas as well to help with the thermal performance.</p>

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>Solar Passive Design <i>Development shall incorporate site planning principles that maximise solar passive design opportunities for both summer and winter</i></p>	
<ul style="list-style-type: none"> • Where the long axis of building runs east-west, the majority of glazing being provided to the north, with limited glazing provided to the east and west; and/or • The inclusion of a central light well or courtyard can help to maximise access to northern light. 	<p>The courtyards and major opening are to the north. Therefore helping the solar passive design. Limited windows have been placed on the west.</p> <p>Sunlight and ventilation have been incorporated in the design as well.</p>
<p>Sunlight and Ventilation <i>The provision of natural ventilation and daylight penetration to reduce energy consumption</i></p>	
<ul style="list-style-type: none"> • Rooms provided with ventilation openings on both sides to allow cross-flow of air; • Maximum glazing provided to north-facing living areas; • Bedrooms being located on the south; and/or • Utility rooms and garages being located on east and west sides of a dwelling. 	<p>As previously mentioned, the vergola to the courtyard and hi light window above the vergola will allow daylight penetration into the liveable areas.</p>
<p>Solar Heating <i>The provision of daytime areas with north-facing glazing to allow passive solar heating during winter</i></p>	
<ul style="list-style-type: none"> • Up to 80% of the glazing provided to north facing living areas being unshaded in winter, and fully shaded by external structures in summer. 	<p>As mentioned below, the courtyards are all to the north with the major openings facing this way. Vergolas are proposed to further help the ability to block out the summer sun however allow winter sun in with the ability to open the vergolas. Something you wouldn't get from a fixed structure.</p>
<p>Cross Ventilation <i>The provision of openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation</i></p>	
<ul style="list-style-type: none"> • Windows located on north and south side of the dwelling being openable to utilise cooling breezes in summer; and/or • Reversible ceiling fans facilitate cooling in summer and improve air dispersion for more efficient heating in winter. 	<p>Living door is suggested to be bi-fold which will allow for ventilation. Openings to bed 1 also will allow some cross ventilation. Awning windows to the kitchen windows will help with the cross ventilation. Ceiling fans in all bedrooms and living areas will help ventilation as well.</p>

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>Water Re-use <i>The provision of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications</i></p>	
<ul style="list-style-type: none"> • Rainwater captured in tank/s above or below ground and plumbed into toilet and laundry; • Greywater used for garden irrigation, or hand basin draining into toilet cistern for flushing; and/or • Soft landscaping is maximised to increase on-site stormwater infiltration. 	<p>Greywater systems are being looked at, and we will proceed on this depending on the budget. We have achieved the councils requirement on soft landscaping which will maximise the onsite stormwater infiltration.</p>
<p>Solar Gain <i>Incorporation of shading devices to reduce unwanted solar gain in summer and increase passive solar gain in winter</i></p>	
<ul style="list-style-type: none"> • Eaves, pergolas and other external shade structures designed to the correct depth to provide 0% shading in mid-winter and 100% shading in mid-summer. • Such structures may also be movable, (e.g. mobile screens and adjustable pergolas) to allow increased control over light and heat gain. 	<p>As previously mentioned. The courtyards have vergolas proposed. Like our other developments we find people love these as it has the ability to allow shade in summer and still allow sunlight in when you want.</p>
<p>Energy Consumption <i>Integration of renewable energy and energy storage systems to optimise energy consumption.</i></p>	
<ul style="list-style-type: none"> • Solar photovoltaic system (with or without battery storage) for electricity generation; • Solar or heat pump hot water system; and/or • Smart-wired home to enable automated diversion of excess solar energy to power air conditioners and other appliances and reduce energy use at other times. 	<p>Solar panels are proposed for this development. We will wire the house so that battery storage to the solar panels can be easily achieved. Fans are to be installed in all bedrooms and living areas to also allow air conditioning systems to not be turned on all the time.</p>

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>Solar Absorptance <i>Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4</i> or <i>Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study</i></p>	
<p>Solar absorptance rating is a measure of how much solar energy a material absorbs and therefore how hot it gets when exposed to the sun. A rating of zero means no absorption and the material remains cool. A rating of 1 is 100% absorption and the material becomes very hot.</p> <p>As a general rule, light roof colours have lower absorptance values than dark roof colours. Roofing material suppliers can provide the absorptance values of their colour range.</p> <p>Roofs that are visible from the street or adjacent properties are permitted a higher absorptance value because lighter colours (which have lower absorptance values) may be visually less comfortable for some neighbours.</p>	<p>179 Carr Place Leederville is a mixture of skillion roof with shale grey metal roof proposed. (light colour). The Three storey townhouses will have a skillion roof and concealed roof. Both will be light colour</p> <p>This would provide a low absorptance value.</p> <p>Along with cavity insulation, anti con and ceiling batts, this development will provide a very low absorptance value.</p>
<p>Environmental Performance Demonstrate that the development is capable of achieving the following performance standards when compared against the Perth statistical average for residences:</p> <ul style="list-style-type: none"> • 50% reduction in global warming potential (greenhouse gas emissions); and • 50% reduction in net fresh water use. <p>The acceptable method for demonstrating this is an independently reviewed EN15978 compliant Target Setting life cycle assessment (LCA) with a 20% factor of safety applied to improvement strategies</p>	
<p>Applications for new Single Houses and Grouped Dwellings should be accompanied by a target setting LCA which measures the environmental</p>	

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>performance of the building over its lifetime, to understand how the design contribute towards reduced environmental impacts.</p> <p>You can find an LCA assessor by contacting the Australian Life Cycle Assessment Society (ALCAS) or by doing a general internet search. Please ensure that you or the assessor you engage use methodologies compliant with:</p> <ul style="list-style-type: none"> • Environmental standard EN15978 – Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method; and • That the system boundary includes all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to non-integrated energy (plug loads). <p>As an alternative to the LCA for Single and Grouped Dwellings, the City may accept an 8 star NatHERS rating, in conjunction with the development meeting the other local housing objectives listed above.</p> <p>The City can also consider other environmental sustainable design reports, however it is recommended these be discussed with the City prior to engaging someone, to ensure that the report will be accepted by the City.</p>	

Please complete all sections of this template 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**.

Compliance Checklist

Performance Summary



Global Warming Potential, GWP (Life Cycle)



80% Saving against a target of 50%



Net use of fresh water, FW (Life Cycle)



50% Saving against a target of 50%

Performance Detail

	Internal Material & Construction	Use Stage Materials & Construction	Integrated Energy Use	Plug Load Energy Use	Water Supply & Treatment	End of Life	Recycling & Energy Export	Total
Global Warming Potential, GWP (kg CO ₂ eq / occupant / year)								
Benchmark	865.7	542.9	939.5	822	165.5	135.2	-75.82	3395
Proposed Design	617.4	397.8	-366.4	816.1	96.26	99.23	-970.7	689.7
Difference	248.3	145.1	1306	5.886	69.33	35.99	894.8	2705
Life Cycle Savings	7%	4%	38%	0%	2%	1%	26%	80%
Net use of fresh water, FW (kg / occupant / year)								
Benchmark	3754	1804	1202	1757	83170	616	-286	92019
Proposed Design	2305	1879	-1070	1745	42950	418.5	-2588	45640
Difference	1448	-75.2	2272	12.58	40220	197.5	2302	46379
Life Cycle Savings	2%	0%	2%	0%	44%	0%	3%	50%

Building Attributes

Highlighted information denotes that changes were made from the "baseline design" and should be an area of focus for compliance checks.

179 Carr Place, Leederville



Dwellings:	9
Bedrooms:	19.5
Bathrooms:	19
Car parks:	18
Floors:	3
Type of carpark:	Garage
Ceiling Height:	2.6
Gross Floor Area:	1380
Occupancy Date:	01/09/2021

Energy Supply and Efficiency Attributes

Electricity Supply:	Mains Connected
Thermal Rating:	NatHERS 6.0 Star
Energy Monitoring:	No Energy Monitoring
Natural Lighting:	Normal

Water Supply and Efficiency Attributes

Water Supply:	Mains Supply
Water Treatment:	Mains Connected
Shower Heads:	4 star (4.5 - 6L/m plus spray force and coverage tests)
Toilets:	4 star (4.7L/flush, 3.2/half flush, 3.5L/average flush)
Tapware:	6 star (1.0 - 4.5L/min)
Washing Machine:	4.5 star (9.5L/kg clothing washed)
Dishwasher:	5.0 star (8.57L/wash for 10 place setting dishwasher)
Garden Type:	Dripper garden bed and no lawn
Rainwater Pump Type:	Undefined

Building Components

Highlighted information denotes that changes were made from the "baseline design" component type, or changes were made to the default quantities and should be an area of focus for compliance checks.

Integrated Services

Component Type	Quantity
Cooking Appliances	
Cooking, Res Electric Stove and Oven	9 Cookers
Hot Water System	
Gas Instantaneous Hot Water System (HWS_App)	9 Gas instantaneous hot wat...
Indoor Lighting Fitout	
LED Residential Lighting (Standard Efficiency)	9 Household
Cooling System	
Split System Air Source Heat Pump for Cooling (MEPs Average, R32)	9 heat pump(s) 5kW
Heating System	
Split System Air Source Heat Pump for Heating (MEPs Average, R32)	9 heat pump(s) 5kW

Plug Loads

Component Type	Quantity
Refrigeration	
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width (AUS)	9 Refrigeration Energy Use
Dwellings	
Appliances Residential Average (AUS)	9 eTool: Average Household ...

Outdoor Services

Component Type	Quantity
Renewable Generation	
Solar PV System Residential - Zone 3 (Perth Sydney etc)	36 kW
Outdoor Lighting Fitout	
LED Outdoor Lighting (Residential - Standard Efficiency), m2	325 m2 of outdoor lit area
Swimming Pool Temperature Control	
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0 Pool Surface Area
Swimming Pool Filtering	
Swimming Pool - Pumps and Filters Ultra Efficient	0 m2 surface area
Swimming Pool Structure	
Pool Structure - Concrete	0 m2 pool surface area

Structure

Component Type	Quantity
Ground Floor Area	
Concrete Floor - 100mm slab on ground 30MPa 3.8% reo (Portland Cement)	661.32 eTool: m2 of floor slab - ...
Upper Floor Area	
Concrete Floor - 230mm elevated slab, 40MPa, 3.8% reo	718.69 m2 of floor slab
Stairs	
Staircase, Concrete (40Mpa, 2% reo by volume)	18 m stair rise
External Wall Area	
Wall External Type 1, Masonry, double brick 110-50-110 insulated with foundations and finishes	900
Glazed Area	
Windows Residential Aluminium Single Glaze fly screen	270.15
Roof Area	
Roof - TimberTruss/SteelSheeting/25degreePitch	760.52
Entry Doors	
Door - SolidCoreTimber/SteelJam/Painted (#)	18 eTool: Number of Doors - ...
Internal Doors	
Door - HollowCoreTimber/SteelJam/Painted	40.5 Door
External Wall Area	
Wall, External, Masonry and Framed. Reverse Brick Veneer steel clad insulated with foundations and finishes	159
Internal Wall Area	
Wall Internal Type 1, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	534.22
Internal Wall Area	
Wall Internal Type 2, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	437.16

Finishes

Component Type	Quantity
Living Areas	
Floor Finish - Grind+Polished Concrete	381.22 m2 of internal floor
Kitchens Dining Areas	
Floor Finish - Grind+Polished Concrete	466.99 m2 of internal floor
Wet Areas	
Floor Covering - Tiles (ceramic/5mm)	104.74 eTool: m2 of internal flo...
Bedroom Areas	
Floor Covering - Carpet (glue down/Nylon)	260.68 eTool: m2 of internal flo...

3.3	<p>Item 3.3 Address: 179 Carr Place, Leederville Proposal: Nine (9) Grouped Dwellings Applicant: Jason Collins, Ian Collins Home Pty Ltd Reason for Referral: Lodged DA</p> <p>The proposal would benefit from referral to the Design Review Panel to consider departures to the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and Residential Design Codes (R Codes), and the appropriateness of the development within its setting.</p>
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DRP Comments (19 May 2021)	
Design quality evaluation	
	<i>Supported</i>
	<i>Pending further attention – refer to detailed comments provided</i>
	<i>Not supported</i>
	<i>Insufficient information for comments to be able to be provided.</i>
Strengths of the Proposal	
<ul style="list-style-type: none"> • Sensitive design approach within the context • Well-articulated dwellings form and scale • Combination of dwelling forms (two and three storey) is sound 	
Design Principles	

Principle 1 - Context and character	<p><u>Principle</u> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> • Front façade and appearance of dwelling as viewed from Bold Court • Consider recycled brick as an option, this is grittier and may tie in more with the Leederville context and character
Principle 2 - Landscape quality	<p><u>Principle</u> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> • Increased areas of landscaping could be incorporated across the site • Size of trees to the actual buildings and their proximity to development > potential to increase setback to enhance growth and the greening experience • Improve the garden experience on the ground floor. Is a 7m width required between the garage doors and vehicle movements, and could this be revised to increase depth of planting areas within the common driveway areas • Perspectives indicate on structure planting – need to clarify and demonstrate on plans if this is the intent
Principle 3 - Built form and scale	<p><u>Principle</u> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ul style="list-style-type: none"> • 2 – 3 storey height of the development is consistent with and below the permitted heights of the Leederville Masterplan and the Built Form Policy • Materiality and colour choices are well selected but refinement is required. • Scale and massing of development is acceptable
Principle 4 - Functionality and build quality	<p><u>Principle</u> <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <ul style="list-style-type: none"> • Garages taking up a lot of space – are 2 bays required for all of the dwelling? Opportunity reduce the on-site parking for a couple of the developments to increase building footprint for the dwellings • Unit G - Ability to flip the site planning of dwelling addressing Bold Court to provide a greater visitor appearance so there are additional openings or landscaping • Push ground floor boundaries further from the access way. This will increase on site open space and landscaping opportunities
Principle 5 - Sustainability	<p><u>Principle</u> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <ul style="list-style-type: none"> • Lack of sun shading to all openings which may provide some harsh sun to internal spaces. Shading devices may be incorporated • Vergola's to terraces on the upper floor is a sounds outcome. Re-orientate the louvre directionality as these currently open to the east and will not allow sufficient access of sunlight and ventilation to terraces • Colours to be refined to reduce glare.
Principle 6 - Amenity	<p><u>Principle</u> <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <ul style="list-style-type: none"> • Unit H – setback, double garage and turning bay. Slim ground floor profile which does not take advantage of the northern aspect and creates poor internal amenity. Could consider internal planning to try and capitalize on the site better • Unit I – bed 2 has no external window. Should revise. Bath also has no windows • Amenity of the 2 most northern units and opportunities to consider more efficiency • Terrace for Unit I – located to the south which is a missed opportunity for access to natural sunlight and ventilation.

<p>Principle 7 - Legibility</p>	<p><u>Principle</u> <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <ul style="list-style-type: none"> • Pedestrian access, movements and pathways required • Pedestrian experience – is a gate or pedestrian gate proposed? • Development sees you go from road/vehicle approach of Bold Court to the development, is there a way to increase the experience for the pedestrian. How do you build that in. goes to the landscaping extent and locations as well • Materiality of the pedestrian access way from Bold Court which appears ‘softer’ and leads to a common pedestrian leg. May consider differing paving between vehicle and pedestrian ways
<p>Principle 8 - Safety</p>	<p><u>Principle</u> <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <ul style="list-style-type: none"> • Consider manoeuvring bay for Unit H – can this be revised to maintain sight lines but reduce vehicle parking areas/hardstand • Dwelling provide interface and interaction with streetscape. No perceived concealment
<p>Principle 9 - Community</p>	<p><u>Principle</u> <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <ul style="list-style-type: none"> • The site location lends itself to the pedestrian experience but double garages are the main product. Should consider this relationship • Terraces of Units which are directly adjacent each other – ability to offset the locations of these so they are not directly aligned with one another. Will provide a zig zagged floor planning and limit direct line of sight to neighbouring properties • Public Art or contribution to the locale for community benefit?
<p>Principle 10 - Aesthetics</p>	<p><u>Principle</u> <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> <ul style="list-style-type: none"> • Trying to get some more of the Leederville contextual elements built into the material and elements
<p><i>Other comments provided by the DRP</i></p>	
<ul style="list-style-type: none"> • Interface of the development as viewed from Bold Court – line of sight on approach is to the double garage of Unit G. Opportunities to soften this approach and the pedestrian interface from Bold Court. Additional landscaping, additional openings and a flipped floor plan (view to entry) may be a better opportunity • Size of the bin store should be reviewed and if possible and compliant 	
<p><i>Other general comments provided by the City</i></p>	
<ul style="list-style-type: none"> • Landscaping calculations and canopy growth • Increase the height/opening of the garage doors/openings • Sewer line traverse through Unit C. The developer needs to liaise with the Water Corporation regarding the footing design requirements. • Provide the height of the Letter box and utility meters locations. • According to AS2890.1, minimum vertical clearance to the garage entrance is 2.2 meters. Increase the garage height from 25C to 26C. • Based on the swept path analysis, the garage setback area needs to be marked as access easement area (only A to F units). • Site is located within proximity of major routes (Loftus Street – 6 lanes) – 72m distance from road carriageway to lot boundary. As per State Planning Policy 5.4 (SPP5.4), <i>Noise-sensitive land-use and/or development is acceptable, subject to: Mitigation measures in accordance with an approved noise management plan; or quiet house package as specified.</i> Applicant to confirm what recommendations will be implemented within the DA plans to address. 	
<p><i>Conclusion</i></p>	

- Adjust design (plans) to improve amenity of apartments (as outlined above)
 - Review selection of materials – use of face brick (paving to driveway)
 - Reviewing shading devices to openings (windows).
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Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	Administration Comment:
<p><u>Development Scale</u></p> <ul style="list-style-type: none"> Support the proposed development because the design, density and height appear appropriate for the area. The built form outcome and layout would attract families to the area and is a better alternative to apartment developments. 	<p>Noted.</p>
Comments Received in Objection:	Administration Comment:
<p><u>Lot Boundary Walls</u></p> <p>Need to ensure a box guttering system is in place for any future maintenance can be totally contained within the proposed development property.</p>	<p>The development inclusive of lot boundary walls is to ensure that stormwater is contained on site which is to be secured through a condition of approval. The applicant has confirmed box gutters are to be installed to walls on the boundary to contain stormwater.</p>
<p><u>Vehicle Access</u></p> <ul style="list-style-type: none"> Access from Bold Court will increase the daily traffic. Bold Court essentially becomes a one way street due to street parking. There is greater potential for pedestrian accidents to occur. The application seeks to increase current usage of the Bold Court by more than double (200%). Use of Bold Court for access will diminish utility and increase safety and road traffic risk for Bold Court occupants. The current ability of children to play safely in their front yards will be significantly impacted. 	<p>The development site is landlocked and does not have access to Carr Place under the subdivision approval issued by the Western Australian Planning Commission (WAPC). This requires the use of Bold Court to provide vehicle access to the site, which is consistent with the requirements of the Residential Design Codes Volume 1.</p> <p>It is acknowledged that the use of Bold Court to access the development would increase traffic movements along this road. The WAPC's Transport Impact Assessment Guidelines identify that developments of less than 10 dwellings would have a low impact on traffic movements. As the proposed development consists of nine dwellings, the additional traffic generated by the development is appropriate having regard to these guidelines.</p> <p>The proposal demonstrates the required sight lines to ensure pedestrian and vehicle safety is maintained for vehicle egress to and from the site.</p>
<p><u>Leederville Masterplan</u></p> <p>The Leederville Master Plan mentions subdivision of blocks is generally not supported unless exceptional circumstances have been met including to allow for improved safety or design of roads. Substantially increasing the traffic on Bold Court seems contradictory to the master plan statement.</p>	<p>The Leederville Master Plan does not provide for limitations on the subdivision on land, and Administration notes this comment relates to the Draft Leederville Precinct Structure Plan (LPSP). It is acknowledged the LPSP is currently only in draft form and may be subject to change. Notwithstanding, the LPSP identifies the subject site as a Residential R80 site. The grouped dwellings proposed are consistent with the City's Local Planning Scheme No.2 and LPSP by achieving a variety of housing typologies of a higher density within proximity of the Oxford Street Town Centre area and the Leederville Train Station. The subdivision of the lot is for functional purposes to separate the vacant land from the established grouped dwellings as they address Carr Place.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Subdivision</u></p> <ul style="list-style-type: none"> Provisions should have been made to allow for entry from Carr Place to a Carr Place property. This impacts people who purchased on Bold Court by massively increasing the traffic. An easement over the front driveway to Carr Place ought to be sought through any subdivision to accommodate vehicle access from Carr Place. 	<p>The application address is noted as Carr Place as the new titles and street addressing for the property have not yet been issued by Landgate. The new development will be given a Bold Court address and there will be no connection to Carr Place.</p>
<p><u>Construction Management</u></p> <p>Building construction will significantly impact residents for an extended period of time. Have any other provisions of access been thought of to accommodate the construction of the townhouses?</p>	<p>As the only direct access point to the site, Bold Court is to be the primary vehicle access route during construction. A condition requiring a construction management plan to be prepared, submitted to and approved by the City prior to issue of a building permit has been included as a recommended condition of approval.</p> <p>A construction management plan would ensure effective management of building work and on-site construction, particularly waste management, storage of construction materials, parking arrangements for contractors and subcontractors, and traffic and access management to minimise disruption to and impact on the surrounding area.</p>
<p><u>Bin Store</u></p> <p>Object to the location and necessity of the bins store for the proposed development, which is in close proximity to my residence. Better practice would be the requirement for each dwelling to store bins on their own premises and not have a common bin storage area. The reasons are obvious as having bins in a common area is subject to health, hygiene and noise concerns, as per WALGA's <i>Multiple Dwelling, Waste Management Plan Guidelines</i>.</p>	<p>WALGA's <i>Multiple Dwelling, Waste Management Plan Guidelines</i>, do not apply to grouped dwellings.</p> <p>The applicant has liaised with the City's Engineering team to accommodate a bin store which meets the City's standards and can be collected by the City's waste service. To provide a distinct separation between the bin store and neighbouring properties, the applicant has provided a solid brick wall and a landscaping buffer to the northern boundary. The bin store would abut the garage wall of No. 175 Carr Place and the on-site parking bays for existing development at No. 179 Carr Place, whereby the dwellings are setback 8.5 metres from the bin store area. The bin store would not abut any existing outdoor living areas or habitable rooms and would not adversely impact on the amenity of these adjoining properties. The bin store area would also be required to comply with requirements <i>City of Vincent Health Local Law 2004</i> which would further assist in this regard.</p>

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

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 5, 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. The premises to be provided with a suitable enclosure for the storage and cleaning of refuse receptacles. The enclosure is to be provided with:
 - a. a tap connected to an adequate supply of water;
 - b. adequate ventilation to remove objectionable odours;
 - c. of sufficient size to accommodate all receptacles used on the premises but in any event having floor area not less than 3 square metres;
 - d. constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - e. having walls not less than 1.5 metres in height and having an access way of not less than 1 metre in width and fitted with a self-closing gate;
 - f. containing a smooth and impervious floor:
 - of not less than 75 millimetres in thickness; and
 - which is evenly graded to an approved liquid refuse disposal system and
 - which is easily accessible to allow for the removal of the receptacle.
9. 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.

Determination Advice Notes:

10. 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.
11. 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.
12. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
13. 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.