

HARTREE + ASSOCIATES ARCHITECTS
Residential Commercial Office Modelmaking Ideas

David Hartree
Lee Polnear

07A032-03L

12th December 2007

Patrick Miller
Matt Wellinger

Mr. R. Boardman
Director Development Services
Town of Vincent
PO Box 82
LEEDERVILLE WA 6902

Dear Rob,

RE: DEVELOPMENT APPLICATION 152 – 158 FITZGERALD STREET

Further to our telephone conversation as a follow-up to our third presentation to the Elected Members Forum last night in regards to the above-mentioned Development Application, there is insufficient time to fully document the proposed amendments in any detail by Friday the 14th December 2007 for Planning Services review so as to be included as an item before the Full Council meeting on the 18th December 2007.

Given that Council does not reconvene until February 2008, we request that our original Development Application lodged in June 2007, that received Planning Services recommendation to approve, be included for Full Council consideration at the next meeting (18th December) for:

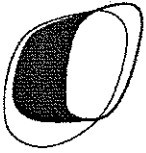
1. Approval;
2. Approval with conditions, or
3. Outright refusal.

In an attempt to assist in the process of achieving Council approval, we agree to amend the Development Application of June 2007 as follows:

1. *Reduce the plot ratio floor area of the one bedroom units to 60m²;
2. **Reduce the number of units to 34 in total.

| | Appendix 16 | Single Bedroom Option | June 07 Proposal |
|--------------------|---|--------------------------------|--|
| Site Area | 1,411m ² | 1411m ² | 1411m ² |
| Density | R160 | R240 | R206** |
| | 23 Units | 34 Units (60m ² ea) | 15x1 bedroom (60m ²)* 19x Multiple room units |
| Plot Ratio | 2 :1 applying to residential only - 2,822m ² max | | |
| Residential | 2,822m ² (66%) | 2,040m ² (66%) | 2,800m ² (58%) |
| Commercial | 1,453m ² (34%) | 1051m ² (34%) | 2,010m ² (42%) |
| Height | 3 storey to street | 3 storey to street | 3 storey to street |
| | Up to 8 internally | Up to 8 internally | 8 storey internally |

Single bedroom bonus is a reduction of unit the number of units by 1/3 for calculation of density as per R Codes: 4.1 Special Purpose Dwellings – Single Bedroom Dwellings.



David Hartree
Lee Polmear

Patrick Miller
Matt Wellinger

The proposal provides fifteen (15) one bedroom apartments of no more than 60m² floor area. Therefore, only 10 of these units are counted towards the density calculation.

The proposal requires Council to exercise discretion to vary the density and the percentage mix of Residential and Commercial supported by Planning Services recommendation to approve the development proposal. The proposal does not exceed the maximum plot ratio permitted, and the additional site density (5 units) does not adversely impact on the adjoining properties and meets the objectives of the Design Guidelines.

The commercial floor area is not limited by plot ratio, and meets the current need for inner city commercial floor space. The additional commercial floor area does not adversely impact on the adjoining properties and meets the objectives of the Design Guidelines. Car parking is provided for the additional floor area proposed on site.

The site was purchased with a view to provide a premier development in direct response to the Appendix No.16 Design Guidelines. The owner was encouraged by Council through an extensive consultation process with Development Services and the Elected Member Forum to provide a design outcome that achieved a recommendation to approve from the Town of Vincent Planning Services.

To this end, H+AA has provided a robust, premier landmark building that is in keeping with the objectives of Precinct Design Guidelines. It is a disappointment that even though all stakeholders agree on the merits of the proposal, the process has now frustrated due to a lack of will to implement Council adopted Design Guidelines for the area.

We are optimistic that with the suggested changes to our June '07 Development Application, the project can go forward with the support of Council.

Yours sincerely,

David Hartree
for
Hartree + Associates Architects