INTRODUCTION

The purpose of this policy is to guide and control Multiple Dwelling developments and provide additional and varied Acceptable Development and Performance Criteria to those stated in the Residential Design Codes.

1. OBJECTIVES

1.1. To facilitate good quality and well-designed multiple dwelling developments.

1.2. To ensure multiple dwelling developments positively contribute and respond creatively to their existing context within the City of Vincent.

1.3. To ensure that multiple dwelling developments are well articulated and of a contemporary character which are respectful to their historic and/or streetscape context.

1.4. To maximise the opportunities afforded by the City of Vincent’s proximity to the central business district, major public transport routes, and road networks to provide a range of housing types consistent with the principles of ‘Directions 2031 Spatial Framework for Perth and Peel’ and the City of Vincent Economic Development Strategy.

1.5. To encourage the provision of affordable housing within the City of Vincent including a wide variety of dwelling types for a range of household types.

1.6. To ensure that multiple dwelling developments have well designed open space and soft landscaped areas that are designed as an integral part of the site design and contribute positively to the residential streetscape character.

1.7. To ensure that Development Applications for multiple dwelling developments are of a high standard and provide the required information outlining how the proposal relates to its context, contributes positively to the streetscape and meets all the statutory planning requirements.

2. DEFINITIONS

2.1. Multiple Dwellings — as per current R Codes.

2.2. Open Space — as per current R Codes.
2.3 **Landscape, Landscaping or Landscaped** – as per current R Codes with additional clarification on “any such area approved by the council as landscaped area” to be defined as:

Landscaped areas are to be available for the use and enjoyment of the occupants, can include open area recreational areas and open air porous parking areas but excludes covered portions of driveways, hard-paved driveways and parking areas, drying areas or strips of landscaped areas less than 1m wide (exclusive of pathways).

2.4 **Private Open Space** – as per current R Codes.

2.5 **Soft Landscaping** – Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots and porous paving areas.

2.6 **Landscape Concept Plan** – A Landscape Concept Plan which may be combined with the Proposed Development Site Plan as set out in Clause 3.5.1 of the R Codes shall be provided at a scale not less than 1:200 showing the following as a minimum:

i) Clearly identified areas and calculations demonstrating compliance with the requirements of Open Space;

ii) Clearly identified areas and calculations demonstrating compliance with the requirements of Landscape, Landscaping or Landscaped;

iii) Clearly identified areas and calculations demonstrating compliance with the requirements of Private Open Space;

iv) Clearly identified areas and calculations demonstrating compliance with the requirements of Soft Landscaping;

v) Location and Levels of all paved areas;

vi) The levels and falls of the sites drainage demonstrating that all water is retained on site; and

vii) Identification and location of trees to be retained, removed and planted.

2.7 **Neighbourhood Context Report** – The Neighbourhood Context Report should demonstrate that the applicant has considered local conditions and desired strategic objectives to ensure that new multiple dwellings developments are respectful of neighbourhood character, minimises impacts on adjoining and nearby properties and enhances liveability for future occupants of the new dwellings.
The Neighbourhood Context Report shall be included with the Development Application and will be made available on the City’s website to interested parties during any consultation period and is to comprise the following information as a minimum:

i) Contextual Plan

The Contextual Plan is to establish the existing character and features of the immediate area. Areas of assessment are to include:

- subdivision pattern for the immediate street block;
- the scale and setting of adjacent properties (such as extent of building envelope, setbacks and landscaping);
- distribution and mix of uses;
- the location of shops, community facilities, public transport services and public open space within 400 metres walking distance; and
- solar access to the site and adjacent properties.

ii) The applicant is to submit a written response to demonstrate how the proposed development derives from and responds to the character of the area with regard to elements such as quality of design and finishes, building form, height, setbacks, massing, materials, streetscape character, heritage, access, car parking, open space, landscape and safety.

2.8 Development Application Report — A Development Application Report is to demonstrate compliance with planning requirements for multiple dwelling developments through written justification and diagrams and is to include as a minimum:

i) The applicant is to submit a written response to demonstrate how the proposed development complies with the requirements of the City’s Town Planning Scheme and the Acceptable Development Criteria of the R Codes, RDE’s, Multiple Dwellings in Residential Zones Policy and any other relevant policy of the City.

ii) Where elements of the proposed development are designed to satisfy the Performance Criteria the application is to include a written response for each element including diagrams and plans demonstrating compliance with all of the performance criteria and that the outcome is equal to or better than achieved utilising the related acceptable development criteria.

iii) The applicant is to submit a written response which demonstrates how the proposed development was designed to addresses the 10 Principles of the City’s Design Advisory Committee.

2.9 R Codes — Refers to the currently gazetted Residential Design Codes of Western Australia.

2.10 Vertically Above — means a minimum of 50 percent of the floor area is above part of any other dwelling.
3. POLICY STATEMENT

3.1 Policy Application

This Policy applies to Multiple Dwelling Developments within residential zones only. Multiple dwellings within other zones are to be consistent with the requirements of the relevant Precinct Policy of the area.

This Policy is to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Elements Policy and any other relevant City of Vincent Policies, and the Residential Design Codes of Western Australia (R-Codes). Where requirements are inconsistent with other policies, this Policy is to take precedence over other policies.

4. DEVELOPMENT APPLICATION PROCESS

4.1 Pre-Lodgement Process Requirements

The pre-lodgement process is outlined in Figure 1.

4.1.1 Design Advisory Committee (DAC)

All applications for Multiple Dwellings are to be considered by the City’s DAC prior to lodgement. Plans are to be submitted a minimum of 2 weeks prior to a DAC Meeting for consideration by officers.

4.1.2 Pre-Lodgement Meeting with Administration Officers

All applications for Multiple Dwellings are required to have a pre-lodgement meeting with officers following consideration by the DAC for technical advice on the proposal and application requirements prior to submitting of a development application. Plans are to be submitted a minimum of 2 weeks prior to a Pre-Lodgement Meeting for consideration by officers.

4.2 Lodgement Process Requirements

The development assessment process is outlined in Figure 2.

4.2.1 Neighbourhood Context Report

Applicants are required to submit a Neighbourhood Context Report, for proposed multiple dwelling developments where the development is equal to or above two (2) storeys in height.

4.2.2 Development Application Report

Applicants are required to submit a Development Application Report, for proposed multiple dwelling developments where the development is equal to or above two (2) storeys in height.

4.2.3 Landscape Context Plan

A landscape concept plan shall be submitted with the development application that allows the proposed development to be assessed against the requirements of the Town Planning Scheme, R-Codes and the City’s Policies.
5. DEVELOPMENT APPLICATION — GENERAL REQUIREMENTS

5.1 Design

The following design mechanisms should be applied to a development, not only to add interest and character, but to reduce the overall impact of the height and bulk.

5.1.1 Vary surface colours;
5.1.2 Vary surface texture;
5.1.3 Vary building material (brick, concrete, timber, glass, metal etc);
5.1.4 Vary building shape and form (windows, detailing, verandahs, balconies, wall offsets, angles and/or terracing);
5.1.5 Vary building setback;
5.1.6 Utilise site contours to manipulate building variation;
5.1.7 Utilise complementary landscaping (tall trees and screen planting);
5.1.8 Retain significant vegetation, consider significant vegetation on surrounding properties, and avoid hard surfaces; and
5.1.9 Reduce large expanses of opaque or blank walls.

5.2 Landscaping

This section of the policy sets minimum standards for open space and landscaping requirements for multi unit dwellings. Open Space and Landscaping (including soft landscaping) are separate concepts which have separate but complimentary requirements. Council may also apply conditions relating to open space and/or landscaping when a development is approved to achieve other outcomes including addressing the relationship to adjoining properties.

5.2.1 Additional R Codes Acceptable Development Criteria Requirements for 7.3.2 Landscaping

When assessing the Development Applications under Clause 7.3.2 of the R Codes, the following additional Acceptable Development Criteria are to be used in the assessment, recommendation and determination.

<table>
<thead>
<tr>
<th>Open-Space and Landscaping</th>
<th>Requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>Area of Open Space as per R Codes Table 4</td>
</tr>
<tr>
<td>Landscape, Landscaping or Landscaped</td>
<td>Area of Landscaped area provided within the site shall be a minimum 30% of the total site area</td>
</tr>
<tr>
<td>Soft Landscaping</td>
<td>A minimum 15% of the total site area shall be provided as soft landscaping within the total site area A minimum 10% of the total site area shall be provided as soft landscaping within the common areas of the total site area</td>
</tr>
</tbody>
</table>
5.2.2 Additional R Codes Performance Criteria Requirements for 7.3.1 Outdoor Living Areas and 7.3.2 Landscaping

When assessing the Development Applications under Clause 7.3.1 and 7.3.2 of the R Codes, the following additional Performance Criteria are to be used in the assessment, recommendation and determination.

7.3.1 Outdoor Living Areas

P1:
- Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling that:
  - Provide useable outdoor living areas for each dwelling with direct sunlight.
  - Assist in providing a landscaped setting for the building.
  - Maintain a sense of open space between buildings.
  - Contribute to the desired streetscape.

7.3.2 Landscaping:

P2:
- Assist in contributing to the character of the locality.
- Assist in providing a landscaped setting for the building.
- Assist in the protection of mature trees.
- Maintain a sense of open space between buildings.
- Assist in increasing tree and vegetation coverage.

5.3 Sustainable Design

The following sustainability design aspects shall be addressed in the building design and demonstration of these shall be included in the development application report.

5.3.1 Solar Passive Design: Multiple Dwelling developments shall be designed to maximise northern sunlight to living areas of dwellings and provide natural daylight to all dwellings.

5.3.2 Cross Ventilation: Multiple Dwelling developments shall be designed to maximise cross ventilation to dwellings and provide natural ventilation to all dwellings.

5.4 Streetscape Integration and Activation

Multiple Dwelling developments are to be designed to address the streetscape and shall provide ground floor activation to the street. The following design aspects shall be addressed in the building design and demonstration of these shall be included in the development application report:

5.4.1 Additional R Codes Acceptable Development Criteria Requirements for 7.2.1 Surveillance of the Street

A1.4 Ground Floor Activation: The ground floor shall be designed to address the street and provide passive surveillance of the street from the building.

A1.5 Streetscape Integration: Multiple Dwelling developments shall be designed to integrate into the street and ensure garages and car parking areas do not dominate the streetscape.
5.4.2 Additional R Codes Performance Criteria Requirements for

**Surveillance of the Street**

P1.3 Streetscape Integration: Multiple Dwelling developments shall be designed to integrate into the street through providing a clear and identifiable entry from the street and to the development and ensuring garages and car parks do not dominate the streetscape.

### 2. DEVELOPMENT APPLICATION - SPECIFIC REQUIREMENTS

#### 6.1 Residential Areas

To ensure new buildings respond to the existing urban form and character of the municipality all multiple dwellings within residential zoned land are to be a maximum height of 2 storeys and are to comply with the provisions of the R Codes and the City’s Residential Design Elements Policy, unless exempt by clause 6.2 (Main Roads) of this Policy or considered to be classified as a strategic development site as outlined in Clause 7 of this Policy. Section 9 sets out the process for applying for discretion as a non complying application.

#### 6.2 Main Roads

**6.2.1 Multiple Dwellings on Major Roads**

Opportunity for greater building heights exists, within residential zoned land along a number of the City’s ‘major roads’ where the original building stock has been eroded and which are frequented by public transport.

For the purpose of this Policy, the following roads are considered a ‘major road’:

- Beaufort Street
- Charles Street
- East Parade
- Fitzgerald Street
- Guildford Road
- Loftus Street
- Lord Street
- Newcastle Street
- Oxford Street (north of Richmond Street only)
- Scarborough Beach Road
- Vincent Street (east of Loftus Street, but not including the portion opposite Hyde Park between Ethel Street east to William Street)
- Walcott Street
- William Street (north of Vincent Street).
6.2.2 Building Heights Along Major Roads

i) The maximum building heights along the ‘major roads’, identified in clause 3 above are to be in accordance with the heights prescribed in Table 4 of the R Codes.

ii) It is to be noted that not all lots may be able to achieve the maximum height prescribed in the R Codes as factors such as plot ratio, setbacks, open space and overshadowing may influence the extent of the building envelope to ensure there is no adverse impact on adjoining neighbours or the public realm.

iii) Rear building interface

The impacts of a development will be minimised by applying the following design criteria:

a) Showing an overall reduction in height and scale to the rear of the property, through staggering of the entire building envelope; and

b) Locating the proposed developments’ height or bulk away from the adjacent property to preserve the buildings’ amenity, character and integrity.

6.3 Transition Areas

There are a number of lots across the City where it may be appropriate for Council to consider variations to height requirements to achieve transitional design outcomes where it can be demonstrated that the variation to height provides a design that contributes positively to the streetscape.

Transitional sites are as follows:

- Lots located adjacent to a lot on a major road identified in Clause 6.2.1 which has a current development approval or is built to a height greater than 2 storeys.
- Lots located adjacent to a commercial area which has a current development approval or is built to a height greater than 2 storeys.

6.4 Strategic Development Sites

There are a number of larger underutilised sites, located within the City (not necessarily located along a ‘major road’) that have the potential to provide significant strategic development opportunities. For the purpose of this Policy, the objectives for strategic development sites are as follows:

- To facilitate good quality and well-designed buildings for residential purposes.
- To maximise those sites to satisfy a recognised need for future housing to be met in the established metropolitan suburbs.
- To maximise the opportunities afforded by the particular site’s proximity to, or within, a town centre, and major public transport routes and road networks.
A Strategic Development Site is one that is:

- A vacant site of greater land area (in excess of 1000 square metres); and
- Located within 400 metres of a major transport route; or
- Located within 400 metres of facilities; a town or local centre and/or a commercial area; or
- Has been identified in Vincent Vision 2024 visions and/or Placecheck analysis such as prominent gaps/voids in the streetscape and where redevelopment would have a beneficial impact on the streetscape; or
- Prominent gateway buildings and/or sites into the City; or
- Non-conforming uses where incentive can be offered to achieve a better use of the site.

7. DEVELOPMENT APPLICATION – VARIATIONS TO REQUIREMENTS

7.1 Variations to Requirements

Variations to the requirements set out in this policy are guided by the City’s Policy 3.5.11 relating to Exercise of Discretion for Development Variations to Standards or Requirements set out under the Scheme or Prescribed under a Local Planning Policy.

POLICY STATEMENT

1. DEFINITIONS

Landscape, Landscaping or Landscaped – as per current R Codes with additional clarification on “any such area approved by the City as landscaped area” to be defined as:

Landscaped areas are to be available for the use and enjoyment of the occupants, can include open area recreational areas and open air porous parking areas but excludes covered portions of driveways, hard paved driveways and parking areas, drying areas or strips of landscaped areas less than 1 metre wide (exclusive of pathways).

Major Road – for the purpose of this Policy, the following roads are considered a ‘Major Road’:

- Beaufort Street
- Charles Street
- East Parade
- Fitzgerald Street
- Guildford Road
- Loftus Street
- Lord Street
- Newcastle Street
- Oxford Street (north of Richmond Street only)
- Scarborough Beach Road
- Vincent Street (east of Loftus Street, but not including the portion opposite Hyde Park between Ethel Street east to William Street)
- Walcott Street
- William Street (north of Vincent Street).

Minor Road – for the purpose of this policy, all other roads which are not defined as a Major Road

Multiple Dwellings – as per current R Codes.

Open Space – as per current R Codes.

Private Open Space – as per current R Codes.
ITEM 10.2A

DEVELOPMENT GUIDELINES FOR MULTIPLE DWELLINGS IN RESIDENTIAL ZONES

**R Codes** – Refers to the currently gazetted Residential Design Codes of Western Australia.

**Soft Landscaping** – Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots and porous paving areas.

**Vertically Above** – means a minimum of 50 percent of the floor area is above part of any other dwelling, including car parking relating to another dwelling.

2. **BUILT FORM CONTEXT**

2.1 **Plot Ratio**

2.1.1 For areas zoned Residential, the plot ratio is to be in accordance with the corresponding R-Coding of the site.

2.1.2 For all other zones, the plot ratio is to be in accordance with the relevant Precinct Policy.

2.2 **Building Height**

2.2.1 For areas zoned Residential R100, the height limit is four storeys (plus loft).

2.2.2 For areas zoned Residential R60 and R80 and are located on Major Roads, and the area zoned R80 on Gibney Avenue, the height limit is three storeys (plus loft).

2.2.3 For areas zoned Residential R60 and R80 and are located on Minor Roads, and the site is 1000 square metres or greater, the height limit is three storeys (plus loft).

2.2.4 For areas zoned Residential R60 and R80 and are located on Minor Roads the height limit is two storeys (plus loft).

2.2.5 For areas zoned Residential R20 to R50 the height limit is two storeys (plus loft).

2.2.6 For all other zones, the building height limit is to be in accordance with the relevant Precinct Policy.

2.2.7 Additional storeys to the above building heights may be considered for all areas zoned Residential R60 and above, District Centre, Local Centre, Commercial and Residential/Commercial, in accordance with the City’s Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations to Standards or Requirements Set Out Under the Scheme or Prescribed Under a Local Planning Policy.

2.3 **Street Setbacks**

2.3.1 For areas zoned Residential, the primary and secondary street setback is to be in accordance with the City’s Policy No. 3.2.1 relating to Residential Design Elements.

2.3.2 For all other zones, the primary street setback is to be in accordance with the relevant Precinct Policy.
3. **STREETSCAPE**

#### 3.1 Surveillance of the Street

Multiple Dwelling developments are to be designed to address the streetscape and provide ground floor activation to the street.

The following Acceptable Development and Performance Criteria requirements are to be considered, in addition to clause 7.2.1 relating to Surveillance of the Street, of the Residential Design Codes:

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1.3 Streetscape Integration:</td>
<td>A1.4 Ground Floor Activation:</td>
</tr>
<tr>
<td>Multiple Dwelling developments shall be designed to integrate with the street through providing a clear and identifiable entry from the street and to the development and ensuring garages and car parks do not dominate the streetscape.</td>
<td>The ground floor shall be designed to address the street and provide passive surveillance of the street from the building.</td>
</tr>
</tbody>
</table>

| A1.5 Streetscape Integration: | Multiple Dwelling developments shall be designed to integrate with the street and ensure garages and car parking areas do not dominate the streetscape. |

#### 3.2 Street Walls and Fences

3.2.1 Street walls and fences are to be of a style and materials compatible with those of the dwelling on site and/or walls or fences of the immediate surrounding area. Street walls and fences designed with fibre cement or metal sheeting are not acceptable.

3.2.2 Street walls and fences within the primary street setback area, including along the side boundaries, and front walls and fences to new infill dwellings fronting a right of way or dedicated road are to be as follows:

- Maximum height of 1.8 metres above adjacent footpath level; and
- Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level; and
- Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and a minimum of fifty percent visually permeable above 1.2 metres; and
- Posts and piers are to have a maximum width 355 millimetres and a maximum diameter of 500 millimetres; and
- The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

Street walls and fences to secondary streets, behind the primary street setback line, or walls and fences to the primary streets where those streets are district distributor roads are to comply with the following:

- Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two (2) significant appropriate design features (as determined by the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
 ITEM 10.2A
CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
RESIDENTIAL DEVELOPMENT
POLICY NO. 3.4.8
DEVELOPMENT GUIDELINES FOR MULTIPLE DWELLINGS IN RESIDENTIAL ZONES

- Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

3.2.3 Street walls and fences to incorporate visual truncations that comply with the City’s Policy No. 2.2.6 relating to Truncations.

3.3 Building Appearance

The following design elements are required to be incorporated into the design of the building to add interest and character and to reduce the overall impact of the bulk and scale of the development:

- Varying surface colours;
- Varying surface textures;
- Varying building material (brick, concrete, timber, glass, metal etc);
- Varying building shape and form (windows, detailing, verandahs, balconies, wall offsets, angles and/or terracing);
- Varying building setbacks;
- Utilise site contours to manipulate building variation;
- Utilise complementary landscaping (tall trees and screen planting);
- Retain significant vegetation, consider significant vegetation on surrounding properties, and avoid hard surfaces; and
- Reduce large expanses of opaque or blank walls.

4.0 SITE PLANNING AND DESIGN

4.1 Outdoor Living Area

The following Performance Criteria requirements are to be considered, in addition to clause 7.3.1 relating to Outdoor Living Area, of the Residential Design Codes:

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1: Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling that:</td>
<td>No additional Acceptable Development Requirements. Refer to A1 of clause 7.3.1 of the R Codes.</td>
</tr>
<tr>
<td>• Provide useable outdoor living areas for each dwelling with direct sunlight.</td>
<td></td>
</tr>
<tr>
<td>• Assists in providing a landscaped setting for the building.</td>
<td></td>
</tr>
<tr>
<td>• Maintains a sense of open space between buildings.</td>
<td></td>
</tr>
<tr>
<td>• Contribute to the desired streetscape.</td>
<td></td>
</tr>
</tbody>
</table>
4.2 Landscaping

The following Performance Criteria and Acceptable Development requirements are to be considered, in addition to clause 7.3.2 relating to Landscaping, of the Residential Design Codes:

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P2:</strong></td>
<td><strong>A2:</strong></td>
</tr>
<tr>
<td>• Assists in contributing to the amenity of the locality.</td>
<td>• A minimum of 30 percent of the total site area is to be provided as landscaping.</td>
</tr>
<tr>
<td>• Assists in providing a landscaped setting for the building.</td>
<td>• A minimum of 10 percent of the total site area shall be provided as soft landscaping within the common property area of the development.</td>
</tr>
<tr>
<td>• Assists in the protection of mature trees.</td>
<td>• A minimum of 5 percent of the total site area, shall be provided as soft landscaping within the private outdoor living areas of the dwellings.</td>
</tr>
<tr>
<td>• Maintains a sense of open space between buildings.</td>
<td>•</td>
</tr>
</tbody>
</table>
6. VARIATIONS TO REQUIREMENTS

Variations to the requirements set out in this policy are guided by the City’s Policy 3.5.11 relating to Exercise of Discretion for Development Variations to Standards or Requirements set out under the Scheme or Prescribed under a Local Planning Policy.

7. PLANNING APPLICATION PROCESS

7.1 Pre-Lodgement Process Requirements

The pre lodgement process is outlined in Figure 1.

7.1.1 Design Advisory Committee (DAC) – All applications for Multiple Dwellings are to be considered by the City’s DAC prior to lodgement. Scaled plans and a Technical Assessment of the R Codes and relevant policies are to be submitted a minimum of 2 weeks prior to a DAC Meeting for consideration by the City’s Officers.

7.1.2 Pre Lodgement Meeting with Administration Officers – All applications for Multiple Dwellings are required to have a pre lodgement meeting with the City’s Officers following consideration by the DAC for technical advice on the proposal and application requirements prior to submitting of a development application. Scaled plans and a Technical Assessment of the R Codes and relevant policies are to be submitted a minimum of 2 weeks prior to a Pre Lodgement Meeting for consideration by the City’s Officers.

7.2 Lodgement Process Requirements

The development assessment process is outlined in Figure 2.

In addition to the standard information required to be submitted for a Planning Application, the following information is also required to be submitted:

7.2.1 Neighbourhood Context Report

Applicants are required to submit a Neighbourhood Context Report, for proposed multiple dwelling developments. The Neighbourhood Context Report should demonstrate that the applicant has considered local conditions and desired strategic objectives to ensure that new multiple dwellings developments are respectful of neighbourhood character, minimises impacts on adjoining and nearby properties and enhances liveability for future occupants of the new dwellings.

The Neighbourhood Context Report shall be included with the Development Application and will be made available on the City’s website to interested parties during any consultation period and is to comprise the following information as a minimum:
i) Contextual Plan

The Contextual Plan is to establish the existing character and features of the immediate area. Areas of assessment are to include:

- subdivision pattern for the immediate street block;
- the scale and setting of adjacent properties (such as extent of building envelope, setbacks and landscaping);
- distribution and mix of uses;
- the location of shops, community facilities, public transport services and public open space within 400 metres walking distance; and
- solar access to the site and adjacent properties.

ii) The applicant is to submit a written response to demonstrate how the proposed development derives from and responds to the character of the area with regard to elements such as quality of design and finishes, building form, height, setbacks, massing, materials, streetscape character, heritage, access, car parking, open space, landscape and safety.

7.2.2 Development Application Report

Applicants are required to submit a Development Application Report, for proposed multiple dwelling developments.

A Development Application Report is to demonstrate compliance with planning requirements for multiple dwelling developments through written justification and diagrams and is to include as a minimum:

i) The applicant is to submit a written response to demonstrate how the proposed development complies with the requirements of the City’s Town Planning Scheme and the Acceptable Development Criteria of the subject policy, R Codes, Residential Design Element’s Policy and any other relevant policy of the City.

ii) Where elements of the proposed development are designed to satisfy the Performance Criteria the application is to include a written response for each element including diagrams and plans demonstrating compliance with all of the performance criteria and that the outcome is equal to or better than achieved utilising the related acceptable development criteria.

iii) The applicant is to submit a written response which demonstrates how the proposed development was designed to addresses the 10 Principles of the City’s Design Advisory Committee.
7.2.3 Landscape Context Plan

A landscape concept plan shall be submitted with the development application that allows the proposed development to be assessed against the requirements of the Town Planning Scheme, R Codes and the City’s Policies.

A Landscape Concept Plan which may be combined with the Proposed Development Site Plan as set out in Clause 3.5.1 of the R Codes shall be provided at a scale not less than 1:200 showing the following as a minimum:

i) Clearly identified areas and calculations demonstrating compliance with the requirements of Open Space;

ii) Clearly identified areas and calculations demonstrating compliance with the requirements of Landscape, Landscaping or Landscaped;

iii) Clearly identified areas and calculations demonstrating compliance with the requirements of Private Open Space;

iv) Clearly identified areas and calculations demonstrating compliance with the requirements of Soft Landscaping;

v) Location and Levels of all paved areas;

vi) The levels and falls of the sites drainage demonstrating that all water is retained on site; and

vii) Identification and location of trees to be retained, removed and planted.

<table>
<thead>
<tr>
<th>Date Initially Adopted:</th>
<th>28 October 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Amended:</td>
<td>11 August 2009, 9 August 2011</td>
</tr>
<tr>
<td>Date of Next Review:</td>
<td></td>
</tr>
</tbody>
</table>
Figure 1: Pre Lodgement Process

1. Applicant contacts the City regarding proposed development to ascertain Pre Lodgement requirements and Process.

2. City provides Applicant with Pre Lodgement and DAC requirements and advises of Property Zoning and Applicable Policies and fee.

3. Applicants submits to the City Required Proposal Information including:
   - Plans and document demonstrating how the design reflects the DAC 10 Principles
   - Document addressing compliance with City Policies and R Code Acceptable Development Criteria and any proposed Performance Criteria
   Pre lodgement fee paid once documents accepted

4. The proposal is placed on the next DAC meeting agenda and a Pre Lodgement Meeting time is set for within 2 weeks after the DAC meeting and applicant is advised of both of these meetings

5. Officers assess submitted information and provide report to DAC and prepare information for the Pre Lodgement Meeting

6. Applicant presents to DAC Meeting. Verbal feedback given at meeting and written feedback given approximately 1 week after DAC meeting

7. Applicant discusses proposal with relevant Technical Officers at the Pre Lodgement Meeting. Verbal feedback given at meeting and written feedback given approximately 1 week from Pre Lodgement Meeting.

8. Applicant amends proposal based on feedback

9. Applicant submits proposal as a Development Application

10. Development Assessment Process undertaken (refer Figure 2)
**Figure 2 Development Assessment Process**

Owner/Applicant submits MRS Form 1 and development application in accordance with the City’s requirements and pays applicable fee.

Owner/Applicant submits development application with written explanation detailing how the proposal meets all planning criteria within the City’s Town Planning Scheme (TPS), Residential Design Codes of Western Australia (R Codes) and relevant Policies. Application to include as a minimum:
- Proposed Development Plans
- Landscape Context Plan
- Neighbourhood Context Report
- Development Application Report

The information is to include written justification for all areas that do not comply with the TPS, the subject policy, the acceptable development criteria of the R Codes and other relevant City of Vincent Policies.

City’s Officers undertake assessment against Town Planning Scheme, and associated Policies and Residential Design Codes of Western Australia.

Compliant Application: Application complies with TPS and acceptable development criteria of R Codes and policies and/or provides adequate justification for areas that rely on satisfying the performance criteria.

Non Compliant Application: Applicant advised that application does not meet planning requirements and needs redesign and/or further information and justification.

Advertise (if required)

Applicant advised of submissions and application non compliances requiring redesign and/or additional information and justification

Once all information and any redesigns provided by applicant final Planning Assessment undertaken

Refer to Council or the Development Assessment Panel (if applicable) for Determination

Approval/Refusal issued

Development Application Process complete

Building Application and Approval Required as per Building Act 2011

(Consult with the City of Vincent Building Services for further information)