



2 November 2017

Our Ref : 17-077 WES / 171102 17-077 WES It Cleaver St DA

Chief Executive Officer
City of Vincent
PO Box 82
Leederville WA 6902

To whom it may concern,

Dear Sir/Ma'am,

**RE: PLANNING CONSENT APPLICATION - PROPOSED GROUPED DWELLINGS
LOT 51 (No. 34) CLEAVER STREET, NORTH PERTH**

On behalf of our Client, Mountain Spring Australia Pty Ltd, we are pleased to submit the enclosed planning application for the proposed development of four (4) Grouped Dwellings on Lot 51 (No. 34) Cleaver Street, North Perth. In support of the application, please find the following enclosed:

- Application for Development Approval Form;
- Consent and Indemnity Form;
- One (1) copy of the Certificate of Title;
- Three (3) copies of the proposed architectural plans at scale;
- A Credit Card Authorisation Form for \$2,985.00 to cover the application fee based on an estimated development cost of \$1 million; and
- A CD containing electronic copies of the proposed development in PDF format.

The following letter describes the proposed development and outlines compliance with deemed-to-comply (and performance criteria, where relevant) requirements as per the Residential Design Codes and the City of Vincent Built Form Policy.

The proposed development is consistent with the zoning of the site for Residential R80 purposes and is sympathetic to the intent of the precinct, which is undergoing redevelopment and transition from traditional single residential dwellings to medium density residential developments in a variety of forms, consistent with the strategic and statutory planning framework for the area.

1. SITE DESCRIPTION

Lot 51 is described as:

Address	Lot 51 (No. 34) Cleaver Street, North Perth
Title	Certificate of Title Volume 1283, Folio 475
Plan	Lot 51 on Plan 2931



Owner	Mountain Spring Australia Pty Ltd
Area	548.91m ²
Location	Approximately 1.7km north-west of the Perth central area, immediately accessible via nearby Vincent Street, Loftus Street and Newcastle Street.
Frontages	Primary frontage to Cleaver Street and rear access via public laneway (unnamed)
MRS Zoning	'Urban'
LPS1 Zoning	'Residential' (R80). Located within the 'Cleaver Precinct P5'.
Existing Development	Lot 51 contains an existing (rear-loaded) single-storey residential dwelling and associated outbuilding (to be demolished to facilitate development).

A photograph showing the current streetscape relative to Lot 51 is included as an attachment to this submission. The proposed development will complement existing contemporary development along Cleaver Street, while providing a high quality built form outcome that responds to the transitional nature of the area from the established and predominant low density single dwellings to a variety of dwelling types and built form.

2. PROPOSED RESIDENTIAL GROUPED DWELLING DEVELOPMENT

The proposed development contains four (4) 3-storey, 3-bedroom, 2-bathroom grouped dwellings with two car bays each. The development is depicted on the enclosed detailed Development Plans, which comprise:

- Site Plan
- Floor Plans
- Elevations
- Perspectives
- Site Survey
- Landscape Plan

Lot 51 currently contains a single dwelling and associated outbuildings, with all existing structures to be demolished to enable development in the manner proposed by this application.

The proposed development of Lot 51 is in accordance with the R80 coding and has a frontage to both Cleaver Street and an unnamed rear laneway. Lot 51 is located in an area of high accessibility and amenity, with direct access to Newcastle Street and easy access to Loftus Street, Vincent Street and the Mitchell Freeway. Lot 51 enjoys local amenity and locational benefits given its proximity to retail, commercial, entertainment and public transport services offered in Leederville and the City.

All dwellings are provided with pedestrian access from Cleaver Street through direct frontage or via a 1.5m pedestrian accessway to Cleaver Street.

3. DEVELOPMENT COMPLIANCE

Summary comment in relation to key development compliance is provided below, with specific matters addressed where exercise of discretion via application of performance criteria is sought.

The proposed development has been designed to minimise wall to boundaries on the



southern boundary to mitigate overshadowing, with bulk and scale sympathetic to the existing nature of development, notwithstanding the site's Residential R80 zoning and the transitional nature of the precinct.

3.1. RESIDENTIAL DESIGN CODES SPP 3.1 COMPLIANCE

SITE AREA	Required		Proposed	Complies
Min	100m ²		132.0m ²	✓
Average	120m ²		137.2m ²	✓
STREET SETBACKS	Required		Proposed	Complies
Primary street	1m		3m	✓
Secondary Street	1m		1.5m (at ground level) 1m (on upper floors)	✓
Comments	Primary and rear setbacks are consistent with SPP3.1 requirements, through satisfaction of deemed-to-comply requirements as per Clause 5.1.3 C3.1 (v).			
BOUNDARY SETBACKS	Wall Length	Required	Proposed	Complies
Lot 1				
Ground Floor	12.3m	1.5m	Nil	**
1 Floor	8.2m	1.0m	Nil	**
	2.7m* (to balcony)	1.0m	Nil	**
	4.5m	1.0m	Nil	**
2 Floor	8.2m	1.0m	Nil	**
	4.5m	1.0m	Nil	**
Lot 2				
Ground Floor	12.8m	1.5m	Nil	✓
1 Floor	13.3m	1.5m	1m	**
2 Floor	12.9m	1.5m	1m	**
Lot 3				
Ground Floor	12.3m	1.5m	1.5m	✓
1 Floor	8.1m	1.0m	1.5m	✓
	2.7m* (to balcony)	1.5m	1.5m	✓
	4.6m	1.0m	1.5m	✓
2 Floor	8.0m	1.0m	1.5m	✓
	4.6m	1.0m	1.5m	✓
Lot 4				
Ground Floor	12.8m	1.5m	1.5m	✓
1 Floor	12.9m	1.5m	1.0m	**
2 Floor	12.9m	1.5m	1.0m	**
Comments	<p>* privacy screens proposed</p> <p>**requires application of performance criteria.</p> <p>Performance Criteria:</p> <p>The development has been setback from the southern boundary, where possible, to mitigate overshadowing and impact of building bulk on adjoining No. 32 Cleaver Street. First and second floors of building 2 have been setback 1m from the northern boundary on the same basis.</p> <p>Buildings built up to boundaries to make effective use of the site for the</p>			



	<p>outdoor living areas, and in recognition of the precincts Residential R80 density. There is no impact on adjoining properties, and the development contributes to the existing streetscape, which is dominated by aging housing stock that is likely to be subject to similar development. Deemed-to-comply requirements as per Clause 5.1.3, C3.2iii of the R-Codes are therefore wholly satisfied.</p>		
OPEN SPACE	Required	Proposed	Complies
Lot 1 12m ² front yard 22m ² back yard 16m ² front terrace 9m ² terrace 59m² total	30%	46.8%	✓
Lot 2 35m ² yard 17m ² terrace 52m² total	30%	40.1%	✓
Lot 3 14m ² front yard 20m ² back yard 16m ² front terrace 9m ² terrace 59m² total	30%	46.8%	✓
Lot 4 28m ² yard 17m ² terrace 45m² total	30%	37.3%	✓
BUILDING HEIGHT	Maximum 10.0m	9.0m	✓
GARAGE			
Primary Street Setback	4.5m	8.5m	✓
Secondary Street Setback	1.5m	1.5m	✓
Comments	<p>Dwellings 1 and 3 comply with a minimum 4.5m setback from Cleaver Street (primary street). Carports setback from primary street consistent with deemed-to-comply requirements as per Clause 5.2.1.</p>		
STREET SURVEILLANCE			
Street Surveillance	One major opening	At least one major opening	✓
Comments	<p>Dwellings 1 and 3 address Cleaver Street and are accessed directly off the street; Entry points are clearly defined and accessible from the street; and Numerous major openings from habitable rooms address the street.</p>		
WALLS + FENCES			
Comments	No front fencing detail is included in this application.		
OUTDOOR LIVING			
Lot 1 22m ² back yard 16m ² front terrace	16m ²	38m ²	✓
Lot 2 35m ² back yard	16m ²	52m ²	✓



17m ² front terrace			
Lot 3 20m ² back yard 16m ² front terrace	16m ²	36m ²	✓
Lot 4 28m ² back yard 17m ² front terrace	16m ²	45m ²	✓
LANDSCAPING			
Deemed-to-comply requirements satisfied.			
Comment	Common property provided for pedestrian accessway only, and landscaping therefore proposed wholly within private open space areas; Bin storage is located within private garages and screened from view; and There are no established existing trees over 3m on Lot 51 for retention. Driveway locations pre-determined due to retain recently constructed verge treatment for bus stop. Balance of front setback area, excluding driveway, to be landscaped.		
PARKING			
Car bays	5 bays	8 bays (+ on-street parking)	✓
Comments	Lot 51 is located within proximity to City West train station, and car parking is therefore to be provided in accordance with 'Location A' requirements. Requirement: 1 bay per 2 + bedroom dwelling (4 bays in total); and 1 visitor bay per 4 dwellings. A total of 5 bays is therefore required. Proposed: 2 bays per dwelling; 8 bays in total. Two (2) on-site car bays are provided for each dwelling, in excess of Location A requirements. Additional on-street car parking is also available.		
VEHICLE ACCESS			
Comment	Access to on-site parking is provided via the primary frontage to Cleaver Street and the public unnamed laneway to the rear. Driveways for Lot 1 and Lot 3 (addressing Cleaver Street) are provided in accordance with requirements. A high frequency bus stop is located on Cleaver Street directly in front of Lot 51.		
PEDESTRIAN ACCESS			
Comment	The communal pedestrian accessway is 1.5m wide and does not pass any walls with major openings to habitable space.		
VISUAL PRIVACY			
Major opening setbacks	Setbacks to major openings as per Clause 5.4.1 C1.1.	No major openings above 0.5m above natural ground level.	✓
Comment	Permanent screening is provided to maintain privacy between the 1 st floor terraces of Dwelling 1 and Dwelling 3 and adjoining properties. All other openings facing adjoining properties are 1600mm above floor level and aren't classified as major openings.		
UTILITIES + FACILITIES			
Comment	Rubbish bins are stored in the garages of each dwelling, and are screened from the street; and Clothes drying areas are located in the centre of the Lot and are screened from the street.		



3.2. LPP 7.1.1 BUILT FORM POLICY COMPLIANCE

The below outlines development compliance where the City of Vincent's LPP 7.1.1 varies R-Code deemed-to-comply requirements:

Street Setback	<p>Required: 3m</p> <p>Proposed: 3m</p> <p>Front setbacks are also compliant with the Cleaver Precinct P5 special application of Residential Planning Code requirements as per the Town of Vincent Town Planning Scheme No. 1, where:</p> <p><i>"Buildings shall be setback from the street frontage such distance as is generally consistent with the building setback on adjoining land and in the immediate vicinity."</i></p> <p>We note that the area is undergoing substantial change and development consistent with the applicable Residential R80 density applicable to the area. The averaging of existing frontages is therefore balanced against R-Codes requirements (1m), with the proposed 3m setback in exceeding R-Code deemed-to-comply requirements, while remaining sympathetic to the existing street frontages in the area.</p>
Boundary Setbacks	<p>Building to boundary for ground floor of dwellings 1 and 4, consistent with deemed-to-comply requirements.</p> <p>Southern boundary wall is 3m high and constitutes less than two-thirds the length of the balance of the lot boundary. Deemed-to-comply requirements are therefore satisfied.</p> <p>The eastern boundary abuts a public laneway and the ground floor wall is setback 1.5m, with 1st and 2nd floor walls setback 1m from the laneway.</p> <p>Two walls abut the northern boundary. The walls are in less than two-thirds of the balance of the lot boundary.</p>
Building Height	<p>Building height requirements as per Table 5 are satisfied.</p>
Setbacks of Garages + Carports	<p>Compliance with deemed-to-comply requirements as per the R-Codes is addressed in Section 3.1 of this advice.</p> <p>Additional carport requirements as per LPP 7.1.1 are satisfied.</p>
Street Surveillance	<p>Deemed-to-comply requirements relating to street surveillance are wholly satisfied.</p>
Walls + Fences	<p>No details provided.</p>
Landscaping	<p>Deep soil zones provided consistent with policy requirements. Detail provided on Drawing Number DA-02 as part of Plan Set.</p>
Development Rights of Way	<p>A 1.5m wide pedestrian accessway is provided for access to Dwellings 2 and 4 consistent with requirements as per C5.31.4.</p> <p>Ground floor development is setback 1.5m from the rear laneway right of way.</p>



4. CONCLUSION

The proposed development will facilitate the redevelopment of a site that is appropriately zoned for Residential R80 development, with a high quality built form outcome that reflects the evolving nature of development within the precinct.

The above application outlines consistency with deemed-to-comply requirements of the Residential Design Codes and City of Vincent Built Form Policy requirements, with reference to performance criteria where appropriate.

On that basis we respectfully request that the City of Vincent process and assess the application at the earliest possible opportunity. Should you wish to discuss the enclosed application or require additional information, please do not hesitate to contact the undersigned on 0403 932 156 or by email at tom@site.com.au.

Yours sincerely

TOM CARROLL

DIRECTOR + PRINCIPAL TOWN PLANNER

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- Application for Development Approval Form;
- Consent and Indemnity Form;
- One (1) copy of the Certificate of Title (including lot diagram of survey);
- Three (3) copies of the proposed plans at scale (including site plans, floor plans, elevations, overshadowing calculations, and landscaping plans);
- Existing streetscape photograph;
- A Credit Card Authorisation Form for \$2,985.00 to cover the application fee based on an estimated development cost of \$1 million; and
- An electronic copy of the proposed development in PDF format.

CC

- Trent Durward, Megara



Lot 51 as viewed from Cleaver Street



Lot 51 to left of photo. View along Cleaver Street facing south.

Project Information



Address	34 Cleaver St
Date	11 January 2018
Subject	Photos and Laneway Context

ITEM – LANEWAY PHOTOS

Photo 1 - North Entry to Laneway - Dominated by full height front fences



Photos 2 – Adjoining lots at 36 Cleaver Street - with garages and blank walls contributing to the urban fabric of the laneway



Photo 3 - Site directly east along laneway – gates, garages and large brick wall with minimal setback dominates laneway –



Photo 4 – 32 Cleaver Street with garage and full height fencing contributing to Laneway fabric



Photo 5 – Looking north along laneway with full height fences with nil setbacks dominating the urban fabric.



Project Information



Address	34 Cleaver St
Date	13 February 2018
Subject	Photos to support response to submissions

ITEM – LANEWAY PHOTOS

Photo 1 – Rear outdoor living that is already overshadowed during winter solstice



Photos 2 – Adjoining lots at 32 Cleaver Street - with garages and blank walls to our south boundary where we have articulated the wall even though there would be no negative



Photo 3 – No 40 with carport nil setback and blank wall



Photo 4 – garage and wall at nil setback adjoining No. 40 Cleaver St adding to reduced front setback calculation.



Phots 5-7 – Dwellings opposite withy carports at nil setback, high street walls and two storey parapet walls



Photo 6



Photo 7

