

Our Ref: KENWIN PROJECT PTY LTD – J/N° 2162

28th June 2018

Planning Manager
City of Vincent
Planning Department
PO Box 82
LEEDERVILLE WA 6902

To whom it may concern,

Development Application: Four Townhouse Grouped Dwelling (Built Strata) – Lot 213 (#209) Vincent Street, West Perth (Further information for S.31 SAT reconsideration)

On behalf of the landowners of Lot 213 (#209) Vincent Street West Perth, we are responding to the email dated 14th June 2014 from Emily Andrews of the variations identified by council on the reconsidered design which we are seeking council approval for the proposed four townhouse grouped dwellings (Built Strata).

1. Street Setback

- The upper floor is setback 4.3m in lieu of 4.92m
The built form policy clause C5.2.1 states “The primary street setback is to be average of the five properties adjoining the proposed development”. The adjoining properties to either side of our property are well forward of ours, however three lots down on the western side is a Nursing home which is well setback, which has exaggerated our front setback average. Due to the angle of the front boundary we have a ground floor front average setback of 5.13m with an upper floor front average setback of 4.71m. The combined average front setback of both lower and upper floor is 4.92m. Therefore we are seeking council approval based on the justification above.
- The incursion within the front setback area exceeds 20% resulting in a setback of 4m (to ground and upper floor) in lieu of 4.92m
Refer to the above justification giving a combined front setback average of 4.92m.

As part of the mediation process, the City was of the understanding that the development would be pushed back to ensure the front setback was compliant.

As you can see we have taken great steps in trying to accommodate the design to suit the requirements and achieve an average setback of 4.92m as we also had to create some form of design articulation to the façade. We are seeking council approval on this minor variation.

2. Boundary walls

Permitted maximum 3.5m and average 3.0m

- East boundary:

- Adjacent to U1: max=6.1m, avg= 4.7m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- Adjacent to U2: max = 6.3m, avg= 4.9m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- West boundary

- Adjacent to U3: max=5.8m, avg= 4.45m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- Adjacent to U4: max = 5.8m, avg= 4.35m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

3. Building height

- Unit 1

- Concealed height of 7.1m in lieu of 7.0m (as per previous application)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

- Wall height to pitched roof of 6.1m in lieu of 6.0m (not previously identified as a variation)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

- Unit 2

- Wall height to pitched roof of 6.6m in lieu of 6.0m (not previously identified as a variation)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which

addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

4. Fencing

- Please provide fencing elevations

Please note that the front fencing elevation had been provided on the ground floor plan as submitted as discussed over the phone.

5. Landscaping

- 50% of common property within front setback to be landscaped, with 0% of common property in front setback landscaped.
 - There is 11.1sqm of common property within the

Please note that the common property within the front setback area is the pedestrian access pathway to Vincent Street. The Courtyard to Unit 1 & Unit 4 which is located on either side of this pedestrian access pathway is fully landscaped to comply with the Built form policy landscape requirements. The increased front average street setback of 4.92m has also increased the landscaping requirements than those on the adjoining sites. Therefore we are seeking council approval based on the facts listed above.

6. Retaining/Fill

- 600mm of retaining/fill to eastern boundary (as per previous application)

Due to the nature of the site, there is a small section of area between the front and rear unit to the side boundary that requires retaining that is minimal and has no real adverse effect on the adjoining property as per RDC clause 6.3.7-Retaining walls. Therefore we are seeking council approval on this minor variation.

7. External fixtures

- Not integrated with the dwellings and visible from the street.

Please note that the meter boxes are located on the return walls of the front screen wall which will be recessed into the walls and painted the same colour which will reduce any visibility from the street. This is no different to any other developments with the area.

In conclusion on behalf of the land owner, we are seeking approval for the proposed four townhouse group dwelling proposal (Built Strata) on the subject site. If you have any further queries or require any additional information please do not hesitate to email (mark@avernahomes.com.au) or call me direct on 0419935949.

Yours sincerely

Mark Pavisich

Building Designer
AVERNA HOMES