

**APPLICATION FOR APPROVAL TO
COMMENCE DEVELOPMENT**

18 JULY 2018

**NEW TWO STOREY GROUPED RESIDENCE AND MINOR WORK TO EXISTING
DENTAL SURGERY**

Lot 22, # 21, Vincent Street, MT. LAWLEY

BRUCE ARNOLD ARCHITECT
Level 4, 181 Adelaide terrace, East Perth

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1.0 INTRODUCTION

Bruce Arnold Architect act for Jeff Bennett on this matter and lodge this application on their behalf.

On the 23rd February 2015, we received an Approval to Commence Development (your ref 5.2014.656.1) on the above property for a new grouped dwelling at the rear of the lot and minor work to the existing Dental practice.

The ongoing Dental practice business was purchased by my client around late 2014 and was then leased to The Dental Corporation (DUPA). Unfortunately a condition of the lease meant that the approved works was not able to be executed which in turn resulted in the approval lapsing in February 2017.

In the recent months, the lessee has indicated that they no longer wish to peruse the lease and my client, Mr. Bennett, who is Dentist, will now look to take over the running the practice as a small local practice similar to the one he currently operates in Donnybrook. Due to this change in the leasing arrangement, my client would wishes to resubmit the documents which were originally approved which is to provide a small extension to the existing surgery and add a grouped dwelling at the rear of the existing building.

The proposed new dwelling, which is the major work associated with this proposal, will form a part of the package being offered to either the resident dentist or the hygienist employed in the surgery and may also be part of an interchange staff programme with the Donnybrook practice. On this basis there is no immediate necessity to strata title the dwelling but this may be done as a matter of procedure rather than necessity.

In essence this submission is identical to the original one with clarifications and minor modifications to this report. The drawings remain unchanged and retain the original submission date.

2.0 THE SITE

The subject land is situated in the Hyde Park Precinct and is coded residential R-80 commercial under the Town Planning Scheme 1.

The existing building is listed on the City's Municipal Heritage Inventory (MHI) as Management Category A – Conservation Essential. The building, a former sub-station has considerable historic value as part of a tram and trolley bus transportation system that operated in Perth from 1899 to 1969 and contributed significantly to the development of the suburbs within the Town of Vincent. The building has some aesthetic value as a good example of a municipal building constructed in the Inter-War Functionalist Style.

Over twenty four years ago on 24th April 1990, the City of Perth granted approval for the existing building to be used for a Dental Surgery and it does so today and will continue as previously mentioned.

The land rises from Vincent Street to the rear by approximately one meter and all three boundaries contain residential.

The improvements on the subject land is a former sub-station which was converted into the Dental Surgery in the late 90's is listed on the City's Municipal Heritage Inventory (MHI) as Management Category A – Conservation Essential.

The works proposed in the attached plans comprise:

- Construction of a two storey grouped dwelling at the rear of the existing building over the existing car parking bays.
- Construction of an outdoor terrace from the residence which will extend over the roof of the rear section of the existing building.
- Construction of a single storey addition to the existing building containing the surgery at the west of the existing building.
- Construction of a new car bay in front of the existing building.

In the original submission I had discussions with Hoping Au (Heritage Office); and Gillian Bellinger (Technical Services) regarding the property, and the planning officer who handled the application was Adam Dyson. For this application I have dealt with the duty planner via telephone as well as an over the counter discussion with Andrea Terni at the City's offices.

3.0 EXISTING SERVICES

The site is sewered and has access to all services necessary for the proposed use.

4.0 PROPOSAL DESCRIPTION

4.1 Generally

The proposal is to construct a very unique and innovative 2 storey grouped dwelling which can be offered to the resident local dentist one from the country, or the hygienist as part of their salary package. The dwelling is to be designed to look dissimilar to the original building so that the identity and individuality of the classified is not compromised.

The dwelling will incorporate a high level of finishes; the quality of fixtures and fittings will be a high level and the internal and external living areas will be larger than the standard 2 bedroom units currently on offer in the neighbourhood.

The proposal includes the removal of a large Cape Lilac tree situated at the front of the property. These trees are known pests in that they shed large amounts of berries making a massive mess on the grounds. Due to the tree's position, it causes immense problems to roof stormwater drainage.

A carbay will be located at the trees original position and the space will be re landscaped to become a far more manageable and attractive area.

The original submission was originally considered as acceptable by the then Heritage officer, Hoping Au.

4.2 Proposed Philosophy

The planning intent of the development is to –

- A. Make good where necessary and carry out necessary maintenance (eg removal of the asbestos roof and fencing) to the original building and ensure its presence on the street is both preserved and enhanced.
- B. Provide a high quality residence which will improve the properties business operation, whilst value adding to the lot.
- C. Provide a residence which can cater for the resident local dentist(s) or hygienist or the interchange of staff from my client's country practice. This is part of my client's philosophy of "localising" the surgery, and although early discussions with staff have stated a keenness to live there, this may not always be the case depending on lifestyle choices.
- D. Provide an overall development which can utilize the developing Mt. Lawley strip and all that it has to offer.
- D. Extend the original surgery and increase the available services to the locality.

5.0 OPERATION OF DENTAL PRACTICE.

The dental Practice currently operates as the "MT. Lawley Dental Clinic" a respected local business for over 24 years. In the April 1990 DA approval, one of the conditions was that

"...there only be one dentist operating from the site at any one time and that no other medical practitioner, such as a dental therapist, is to operate on site".

At present the surgery continues to operate with one dentist.

Mr Bennett, once again, seeks an approval to have a dental hygienist, operate out of the second existing surgery room. A hygienist is a an important aspect to all modern day surgery's offering regular professional cleaning and treatment to teeth and educating patients of all ages for proper cleaning techniques for the prevention of tooth decay. A hygienist would aid the practice dramatically by offering a higher and more comprehensive quality of service to patients.

6.0 COMPLIANCE AND MANAGEMENT ISSUES

6.1 R-Code Application

This application for the grouped dwelling is based on the following:

ELEMENTS IN CODES	COMMENTS
DENSITY AND PLOT RATIO	The site has been developed within the allowable provisions.
STREETSCAPE	The street presentation will be maintained and the existing dangerous and hazardous asbestos material contained within the property is to be replaced.
BOUNDARY SETBACK REQUIREMENTS	All setbacks to the boundaries conform to the Codes.
OPEN SPACE	The open space requirements are met.
OVERSHADOWING	The project conforms which the requirements of the R-Codes. Refer attached diagram.
ACCESS AND CAR PARKING	Refer 6.2 below
SITEWORKS	The work to this residence is being carried out within the existing parameters of the current cut and fills requirements. The siting of the addition follows the natural fall of the land..
BUILDING HEIGHT	The building conforms to the requirements of the R-Codes.
PRIVACY	The development conforms to the R-Code provisions concerning privacy to adjoining residences.
DESIGN FOR CLIMATE	A. This development conforms to the solar access provisions for adjoining sites as indicated on the drawing attached to this letter. B. All stormwater is to be retained on site.
INCIDENTAL DEVELOPMENT	External and essential fixtures are to conform to the codes.

6.2 Car parking

6.2.1 PARKING REQUIREMENT

The assessment for parking is based on the following;

A.	Existing Consultancy Room	3.0 bays
B.	New Hygienist Room	3.0 bays
C.	Proposed Residence	1.0 bay

Total Bays required 7.0 bays

This application seeks a reduction in the number of parking bays and we further request that any shortfall be considered as a cash-in-lieu payment.

The location of the site and the design considerations, and surrounding infrastructure, adequately addresses patron access to the site. They are as follows;

6.2.2 PUBLIC TRANSPORT

The two major arterial roads in close proximity to the site, Beaufort Street and William Street, are very well serviced by public transport.

- There is a bus stop on Beaufort Street which services a northern bound bus route which is 145m from the site.
- There is a bus stop on Beaufort Street which service a southern bound bus route which is 220m from the site.
- There is a bus stop on William Street which services a northern bound bus route which is 338m from the site.
- There is a bus stop on William Street which services a southern bound bus route which is 357m from the site.

6.2.3 RESIDENTIAL BAY

As mentioned earlier in the report, the residence is to form part of a salary package for the dentist employed so the allocated residential bay will be occupied that person resulting in one less staff car bay being required.

6.2.4 STREET PARKING

There is a total of 46 one hour street parking bays available, (8am to 5.30pm from Monday to Friday and 8am to 12 noon on Saturday) on both sides of the street from the Beaufort Street intersection to Harold Street intersection. This provides an excellent opportunity for patrons to access to site.

6.2.5 END OF USE FACILITIES

The premises currently has room with shower facilities and 3 lockers, mounted off the floor, will be installed in this room. Bike racks are provided at the front of the development.

6.2.6 PUBLIC PARKING

There are 54 paid public parking bays at the corner of Beaufort Street and Barlee Street which is 250m from the site.

6.2.6 SUMMARY OF PARKING

As detailed above and on the COV Parking Management Plan Framework, the site will have a small shortfall, however the location of the practice adequately deals with any major concerns of a major shortfall as follows;

- There is alternative public and street car parking, bicycle parking and/or end of trip facilities available and accessible to staff of patrons to meet the demands of the development during the hours of operation, for the life of the development;
- The alternative transport modes are convenient and adequate enough to meet the demand of the development during the hours of operation;

I suggest that this resubmission be considered the same, or even less, of the original approval which had a 1.264 car parking bay shortfall.

7. SCHEDULE OF FINISHES

Generally refer to the drawings but a summary is as follows;

Footings & slab-	Concrete
Walls-	UNIT Framed wall clad externally with sheet meal and internally with plasterboard. SURGERY Brickwork to match Existing
Roof-	Zincalume custom orb metal deck.
Ceilings-surgery.	Flush plasterboard to both the residence and the
Floors-	RESIDENCE Framed flooring with timber floor boards. SURGERY Concrete floor with vinyl.
Windows-	Natural Anodised aluminium to residence.

8. CONDITION 4.1 OF ORIGINAL APPROVAL.

Item 4.1 of the original approval stated

The terrace roof shall have a minimum of two thirds of the proposed area without permanent roofing. (R-Code item C5.3.1 C3.1)

The Design Principles of an outdoor living space as defined in the R-Codes is a space which is-

- capable of use in conjunction with a habitable room of the dwelling;
- open to winter sun and ventilation; and
- optimise use of the northern aspect of the site.

The codes further states that Balconies or equivalent outdoor living areas capable are to be used in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.

On the attached drawing sheet no. 5, section AA, it shows the terrace roof sloping upward on the northern side in order to capture the winter sun. In addition, there is a north facing highlight window to the living room positioned to capture the sun. This arrangement permits sunlight into both areas.

The restricting of the terrace roof to 1/3 open is not practical in this instance. Apart from capturing winter sunlight, a covered terrace ensures protection from the summer sun; it protects furniture and equipment such as barbeques; it allows soft furnishings on outdoor settings to remain in place rather than being taken in at night and it generally provides a far more usable space than if it were covered by 1/3 of a roof.

I request a variation to the codes on this matter on the basis of the design principles being satisfied.

9. CONCLUSION

The current practice has been operating as the MT. Lawley dental Clinic since the late 1990's.

In this re-application, it is still my client's intention to upgrade the practice so that it can continue to operate as a service to the local area and to the surrounding suburbs. The request to include the services of a hygienist in conjunction with the dentist as well as extending the building to accommodate improved facilities will enhance the service available by the current practice.

The proposed residence is located well towards the rear and the design assures that the original remains a landmark benefit to the streetscape. The residence add

to the diversity of housing types and it offers excellent access to the activities in the heart of Mt. Lawley.

As with the original, this application seeks a reduction in the number of parking bays and we further request that the shortfall be considered as a cash-in-lieu payment as the location of the site and the design factors adequately addresses patron access to the site.

Additionally, considering the development was approved in February 2015 and there have been no significant changes to the zoning or to the local infrastructure re-approval seems appropriate in this instance.

Overall this proposed development is consistent with Council's objectives for the Hyde Park Precinct and proposed land use and the general development of the local area and accordingly I request that Council resolve to grant approval to this application.