Building Development Group Constructions Pty Ltd

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[redacted]

City of Vincent
244 Vincent Street
Leederville
Western Australia, 6007

RECEIVED
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CITY OF VINCENT

Monday, 5 November 2018

Dear Madam/Sir

Re: Planning Application for Development at 377 Walcott St Coolbinia.

We request the attached Multi Residential (proposed x 4 Units) Development Application to be assessed in conjunction with referring to DRP as per discussions with Mr Remajee Naroo (Senior Urban Planner) & Kylie Harrison. The DAC Cover Letter is attached below and still has relevance with the current design.

The attached plans were revised following our meeting 9th May 2018 with the DAC. Discussion were also held with our east side neighbours who had initially expressed an interest in a Joint development involving both properties. This is no longer viable.

BDGC (Building Development Group Constructions Pty Ltd) has now revised the plans following the DAC meeting in order of the discussion minutes as follows:

1) 'Principle 1'
Additional surrounding context has been added to the elevations .The West side neighbour at #379 Walcott Street – Mr Joshua Scrutton has given us a copy of his proposed DA 2 storey design lodged for a DA with City of Vincent (refer to Fiona Atkins) that will be positioned to the rear of his existing home and will offer benefit with the minimum Visual Truncation onto the ROW to satisfy the Policy 2.2.6 – item 1.1 (a) & (b). The current 5m wide ROW is deemed to be 6m with the City's Policy to Cede 500mm each Side into the city's ownership as now shown on the drawings. (We had added our comments as requested by your Statutory Planner, Fiona Atkins onto the neighbours code variations as per emailed to the city on the 1st November). Our attached drawings have the proposed neighbours design shown as "proposed mass shaded" on to Page A11 & A15 colour presentation .

2) 'Principal 2'
Landscaping has now been reviewed by BDGC Director Mr Greg Moore – Registered Architect. The City of Vincent Statutory Planners, Mr Naroo and recently Clair Morrison both suggested to reference our Landscape Design experience by Greg who has just been awarded the UDIA Winner 2018 for BDGC Margaret River Lifestyle Village – Seniors Living /Aged Care Award (Extract Copy attached). Greg was also the Runner Up for 2017 UDIA award for 'Best land sub-division under 250 lots' for the Fairway Exclusive Estate development. Both have significant landscaping components. Our conversations suggested that Greg's design endorsement could be considered in lieu of the Landscape Architect requirement. Future Maintenance and design are referenced in the Plans - pages A04 & A05. The Deep Soil Zone areas and % cover plus the Mature Canopy Cover areas have been determined and in keeping with the area and local policy.

3) 'Principle' 3
Not Applicable

4) 'Principle 4'

- Management Plan for the proposed visitor car bays will be based on each unit having a Single Carbay as reference in the DAC: - *"Proposed 4 x designs were considered to meet appropriate density of this area undergoing change or identified for change. This design was also proposed to be sustained by existing public transport High Frequency Bus service allowing a reduction in required Car Parking. Is viewed as appropriate for this area identity in current terms". Further - proposed visitor car bays have been located 1 for each unit behind the allocated Carbay. Appropriate Signage will be added as seen on pages A-11 & A-15 – to be clearly visible from the ROW with Black Lettering with minimum dimensions 70mm High and 30mm wide. The Wording will state* ***'U1 & U1 Visitor for Unit 1 use only'*** *and each unit accordingly.*
- Reference to "Reconsider the position of the Bin-store that is currently too prominent in the front setback ...& unit 1 amenity". The DAC Minutes doesn't reference the comment by Committee member Joe Chindarsi who suggested to the location of the proposed "bin store be in the front setback area for easy access". We have requested Statutory Planning consider this position with adequate screening of the proposed facility for the required bin storage. The "Bin Store" area has been pushed back to allow additional landscape screening with a screen wall with tap , concrete floor & drainage to house the required bins & washdown area as discussed with Anne Munyard (Co-ordinator Land & Development). We considerl the position was well away from habitable window openings for this proposed development and neighbours existing and proposed developments and allowed easy access for diverse range of buyers. Further, discussions early in the design process with Anne Munyard confirmed the rubbish service must easily address Walcott Street as has been achieved.
- Store Rooms on the upper level offering design diversity for the market place has now been better integrated into the design to avoid the "Add-on Look" with skillion roof overhang, timber board, addition of highlight windows and contrast panelling. Floor plans have now been added as requested. Page A-14 is now added to demonstrate the Walcott sight line of a 1.65m high eye level with feet on the footpath at 32.250 AHD as seen in Section B-B. This further demonstrated a minimal impact onto the streetscape. No detrimental impact on shadowing occurs and Neighbour Shadowing is 32.11%, well within the 50% allowed onto #375. The midday June 21st shadowing is mainly onto roof cover.
- Service Positions have further been considered as per the DAC review and now noted to incorporate screening of clotheslines and the practical location to service the services.

5) 'Principal 5'
Requesting provision of Greater Sun Shading, we have now added window shrouds as per plan notes to East & West facing Living Windows.

6) 'Principle 6'
In accepting the advice of the DAC , we have revised the design as suggested – mirrored the floor plans - To improve the exposure to Northern Light , added outlook , added Bollard Lighting + gatehouse lighting to the front pedestrian access and the under croft access ,revised the design to suit fire separation between the bedrooms and approached Acoustic Consultant with regard to preparing an Acoustic Assessment. Nick Della Gatta of ND Engineering, suggests preparation of an assessment to best be undertaken post Planning Approval & Pre Building Permit for efficiency as this site is situated on a busy high-volume dual carriageway on Walcott Street.

7) 'Principle 7'
Not Applicable

8) 'Principle 8'
Fire separation between the bedrooms has been resolved in the current design.
Cross Ventilation has also been considered in the proposed plans attached.

Additionally, the attached plans now eliminate the additional 500mm retaining previously on the western side boundary.

Please also note the attached title is no longer within 3 months but was within 3 months of age at the time of lodging with the DAC.

If you have any queries or comments please do not hesitate to contact the under signed.

Yours sincerely

Greg Moore
Director
BArch. AIA. Reg. Build.