CITY OF VINCENT

AGENDA

Council Briefing

13 August 2019

Time: 6pm

Location: Administration and Civic Centre
244 Vincent Street, Leederville

David MacLennan
Chief Executive Officer

DISCLAIMER

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In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning or development application or application for a licence, any statement or intimation of approval made by an Elected Member or Employee of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. The City advises that anyone who has any application lodged with the City must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Council in respect of the application.

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PROCEDURE FOR PUBLIC SPEAKING TIME

The City of Vincent Local Law Relating to Meeting Procedures prescribes the procedure for persons to ask questions or make public statements relating to a matter affecting the City, either verbally or in writing, at a Council meeting.

Questions or statements made at an Ordinary Council meeting can relate to matters that affect the City. Questions or statements made at a Special Meeting of the Council must only relate to the purpose for which the meeting has been called.

1. Shortly after the commencement of the meeting, the Presiding Member will ask members of the public to come forward to address the Council and to give their name and the suburb in which they reside or, where a member of the public is representing the interests of a business, the suburb in which that business is located and Agenda Item number (if known).
2. Public speaking time will be strictly limited to three (3) minutes per member of the public.
3. Members of the public are encouraged to keep their questions/statements brief to enable everyone who desires to ask a question or make a statement to have the opportunity to do so.
4. Public speaking time is declared closed when there are no further members of the public who wish to speak.
5. Questions/statements are to be directed to the Presiding Member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a Council Member or City Employee.
6. Where the Presiding Member is of the opinion that a member of the public is making a statement at a Council meeting, that does not affect the City, he may ask the person speaking to promptly cease.
7. Questions/statements and any responses will be summarised and included in the Minutes of the Council meeting.
8. Where practicable, responses to questions will be provided at the meeting. Where the information is not available or the question cannot be answered, it will be *"taken on notice"* and a written response will be sent by the Chief Executive Officer to the person asking the question. A copy of the reply will be included in the Agenda of the next Ordinary meeting of the Council.
9. It is not intended that public speaking time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the Local Government Act 1995 or the Freedom of Information (FOI) Act 1992. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS

- All Ordinary and Special Council Meetings are electronically recorded except when the Council resolves to go behind closed doors;
- All recordings are retained as part of the City's records in accordance with the General Disposal Authority for Local Government Records produced by the Public Records Office;
- A copy of the recorded proceedings and/or a transcript of a particular section or all of a Council meeting is available in accordance with Policy No. 4.2.4 – Council Meetings – Recording and Web Streaming.
- Ordinary Meetings of Council and Council Briefings are streamed live on the internet in accordance with the City's Policy – 4.2.4 - Council Meetings Recording and Web Streaming. It is another way the City is striving for transparency and accountability in what we do.
- The live stream can be accessed from http://webcast.vincent.wa.gov.au/video.php
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns with the live streaming of meetings, please contact the City's Manager Governance and Risk on 08 9273 6538.

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1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging".

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

4 DECLARATIONS OF INTEREST

5 PLANNING AND PLACE

5.1 NO. 161 (LOT: 890; D/P: 413584) LOFTUS STREET, LEEDERVILLE - TEN MULTIPLE DWELLINGS (AMENDMENT TO APPROVAL)

TRIM Ref: D19/105970

Author: Karsen Reynolds, Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: North

Attachments:
1. Location Map
2. Minutes of the 9 September 2014 Council Meeting
3. Minutes of the 18 December 2016 Council Meeting
4. Previously Approved Development Plans

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Ten Multiple Dwellings (amendment to approval) at No. 161 (Lot: 890; D/P: 413584) Loftus Street, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on development approval 5.2014.311.1 and 5.2016.296.1 granted on 9 September 2019 and 13 December 2016 respectively continue to apply to this approval, except as follows:

1.1 Condition 7 of the development approval is deleted and replaced with the following condition:

7. <u>Public Art</u>

7.1 In accordance with City of Vincent Policy 7.5.13 Percent for Art the application is required to make a public art contribution of $25,000 being one percent of the $2,500,000 through one of the following options:

1. Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant
2.
3. Or
4.
5. Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 would receive a 15% discount on the Percent for Art contribution.

7.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent **Percent for Public Art Policy No. 7.5.13:**

6. (1) Option 1 –
7. Within 30 days of development approval, obtain approval for the Public Art Project and associated Artist; and
8.
9. Within 90 days of development approval, install the approved public art project, and thereafter maintain the art work;
10.
11. OR
12.
13. (2) Option 2 –
14. Within 30 days of development approval pay the above cash-in-lieu contribution amount.

PURPOSE OF REPORT:

To consider an application for development approval for an amendment to condition of development approval for ten Multiple Dwellings at No. 161 Loftus Street, Leederville (subject site).

PROPOSAL:

The subject site is located at No. 161 Loftus Street, Leederville, as shown on the location plan included as **Attachment 1**.

At its Ordinary Council Meeting held on 9 September 2014, Council approved an application for Demolition of Existing Single House Construction of Three Storey Multiple Dwelling Comprising 10 Multiple Dwellings and Associated Car Parking subject to conditions at the subject site. The Minutes of the 9 September 2014 Ordinary Council Meeting are included as **Attachment 2**.

A condition of the development approval required a public art contribution to be made in accordance with the City's Policy No. 7.5.13 – Percent for Public Art (Percent for Public Art Policy). The City's Percent for Public Art Policy prescribes a minimum of one percent of the total project cost to be allocated to the contribution of public art appurtenant to the development. This equated to a contribution of $29,568, being one percent of the $2,956,800 value of the development. On 17 October 2014 the applicant submitted a statutory declaration that advised the applicant had chosen to pay the cash-in-lieu Percent for Public Art contribution.

The development was not substantially commenced within two years of the development approval. A development application for an Extension of the Term of Approval was lodged with the City on 18 July 2016. As part of the application, the applicant advised the City that the cost of development had reduced to $2,500,000 as a result of a change in contractors.

The extension of the time development application was approved by Council at its Ordinary Council Meeting on 13 December 2016. As part of the approval, the Percent for Public Art contribution condition was not amended to reflect the reduced cost of development. The Minutes of the 13 December 2016 Ordinary Council Meeting are included as **Attachment 3**, and the development plans approved by Council are included as **Attachment 4**.

This development application proposes to amend the existing approval by amending Condition 7 that relates to the Percent for Public Art Contribution to reflect the reduced cost of development.

The application does not propose any changes to the overall design and built form outcome of the development.

BACKGROUND:

Landowner:	Patrick Doran-Wu
Applicant:	Patrick Doran-Wu
Date of Application:	1 July 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60
Built Form Area:	Transit Corridor
Existing Land Use:	Dwelling (Multiple)
Proposed Use Class:	Dwelling (Multiple)
Lot Area:	1011m²
Right of Way (ROW):	Yes – 5.0 metres
Heritage List:	No

The subject site is bound by Loftus Street to the east, Gawley Street to the north, a ROW to the west, and residential development to the south. A location plan is included in **Attachment 1**.

The subject site and adjoining northern, western and southern properties are zoned Residential R60 under the City's Local Planning Scheme No. 2 (LPS2) and are located within the Transit Corridor built form area under the City's Policy No. 7.1.1 – Built Form. The adjoining properties to the west of the subject site are zoned Residential R40 under LPS2 and are within the Residential built form area.

The construction of the ten multiple dwellings was completed in April 2019. The applicant has satisfied all other conditions of approval, and the occupancy permit was approved in May 2019.

DETAILS:

Not applicable.

CONSULTATION/ADVERTISING:

The application has been reviewed against the City's Policy No. 4.1.5 – Community Consultation (Community Consultation Policy) and it was determined that the proposal did not require advertising for the following reasons:

- There is no external changes to the built form of the existing multiple dwelling development previously approved by Council; and
- The proposed amendment would not have a significant impact on the community, or the economy, lifestyle, amenity and/or environment of any member of the community or community group.

Design Review Panel (DRP):

Referred to DRP: No

The amended development application was not referred to the DRP for comment as the amendments do not result in any built form changes.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.5.13 – Percent for Public Art.

Should Council refuse the application for development approval, the applicant would have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

Delegation to Determine Applications:

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development approval that was determined by Council.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

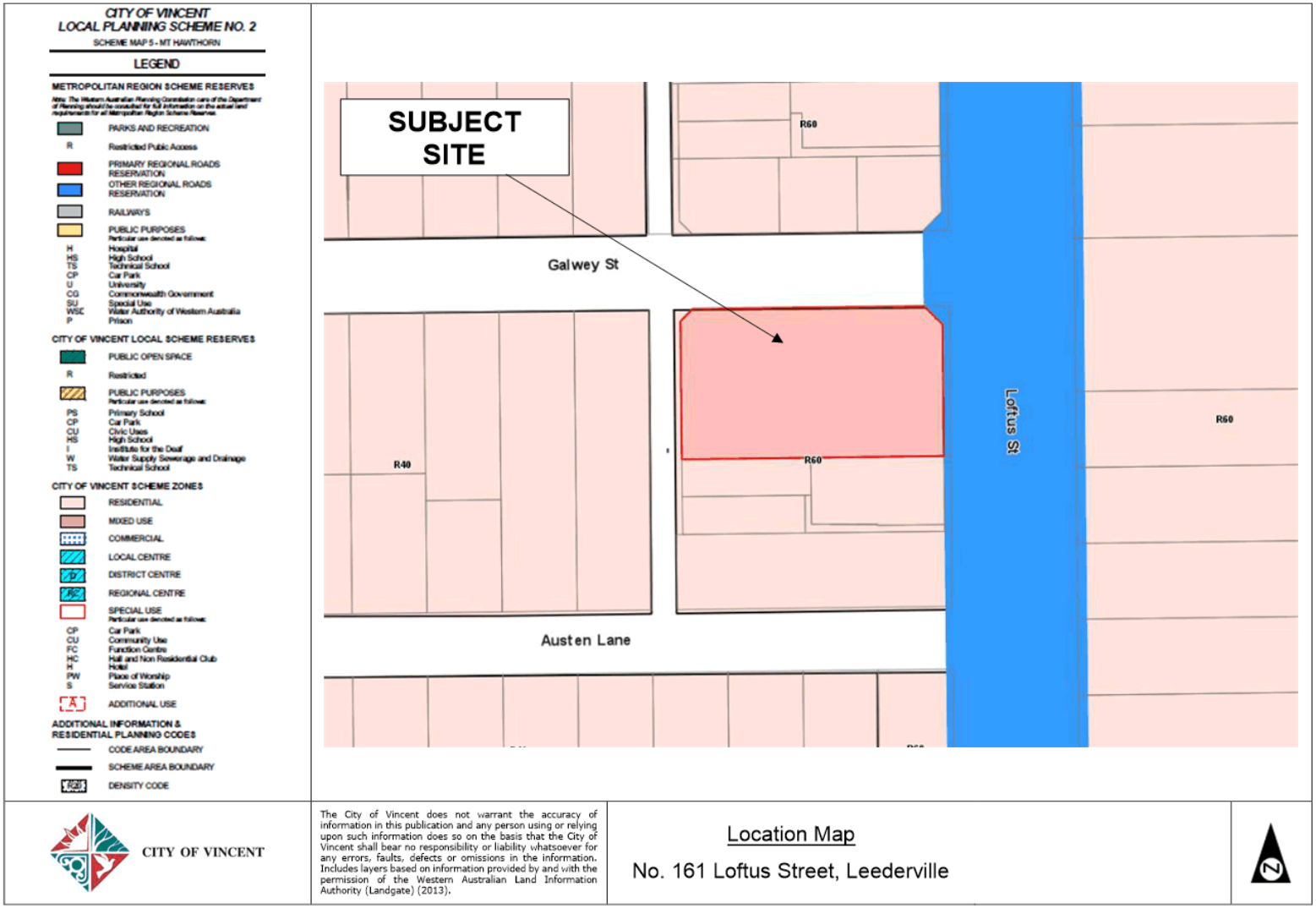
FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The proposal to amend the condition of approval relating to Public Art Contribution is consistent with the reduced cost of development. If approved, the percent for public art contribution would be reduced from $29,568 to $25,000, being 1 percent of the estimated total cost of the development of $2,500,000. The applicant has indicated that they wish to proceed with Option 2 (cash-in-lieu option). This option permits a 15 percent discount to be applied to the amount of $25,000 in accordance with the Percent for Public Art Policy. The resultant cash-in-lieu contribution would be $21,250. The amended condition however allows for either Option 1 or Option 2 of the Percent for Public Art Policy to be chosen by the applicant.

The proposal does not result in any external changes or increase to the existing building footprint. The amendment would not have any impact on the surrounding area. It is recommended that Council approves this amended development application.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R60 DENSITY CODE
SUBJECT SITE
R60
Galwey St
R40
R60
Loftus St
R60
Austen Lane
CITY OF VINCENT
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Location Map
No. 161 Loftus Street, Leederville
N


SUBJECT SITE
Galwey St
Loftus St
Austen Lane
161 Lot 15
163 Strata Lot 3
165 Lot 13
168 Lot 208
166 Lot 209
164 Lot 1
162 Lot 2
160 Lot 3
159 Lot 16
157 Lot 17
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
No. 161 Loftus Street, Leederville
N

9.1.3 No. 161 (Lots: 14 & 15 D/P: 1509) Loftus Street, Leederville – Proposed Demolition of Existing Single House Construction of Three Storey Multiple Dwelling Comprising Ten (10) Multiple Dwellings and Associated Car Parking

Ward:	North	**Date:**	29 August 2014
Precinct:	Leederville ; P3	**File Ref:**	PRO6241; 5.2014.311.1
Attachments:	001 – Property Information Report and Development Application Plans		
Tabled Items	Nil		
Reporting Officer:	P Stuart, Planning Officer (Statutory)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by GDD Design Group on behalf of the owner Patrick Doran-Wu, for the Proposed Demolition of an Existing Single House and Construction of a Three (3) Storey Multiple Dwelling Development Comprising Ten (10) Multiple Dwellings and Associated Car Parking at No. 161 (Lots 14 & 15; D/P 1509) Loftus Street, Leederville and as shown on amended plans date-stamped received 19 August 2014, included as Attachment 001, subject to the following conditions:

1. **Boundary Wall**

   The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 159 Loftus Street, Leederville in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork to the City's satisfaction;

2. **Car Parking and Accessways**

   2.1 A minimum of ten (10) residential car bays and two (2) visitor bays, are to be provided on site for the development;

   2.2 The car park shall be used only by residents and visitors directly associated with the development; and

   2.3 The car park area for visitors shall be shown as common property on any strata plan;

3. **All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Newcastle Street;**

4. **All the privacy screening shown on the floor and elevations plans shall comply with the requirements of the Residential Design Codes WA 2013;**

5. **No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;**

6. PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City;

6.1 Landscape and Reticulation Plan

A detailed landscape and reticulation plan in accordance with the requirements of the Multiple Dwelling Policy No. 7.4.8 for the development site and adjoining road verge shall be submitted to the City for assessment and approval;

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

6.1.1 The location and type of existing and proposed trees and plants;
6.1.2 All vegetation including lawns;
6.1.3 Areas to be irrigated or reticulated;
6.1.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
6.1.5 Separate soft and hard landscaping plans (indicating details of plant species and materials to be used);

The Council encourages landscaping methods and species selection which do not rely on reticulation;

6.2 Acoustic Report

An Acoustic Report shall be prepared and submitted to the City for approval, in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation. The recommended measures of the acoustic report shall be implemented and certification from an acoustic consultant that the measures have been undertaken, prior to the first occupation of the development;

6.3 Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

6.4 Sustainability

An ARCactive Abode report shall be prepared and submitted demonstrating the following sustainability performance outcomes:

6.4.1 That the final design achieves a minimum 8 Star ARCactive rating for Energy;
6.4.2 That the final design achieves a minimum 4 Star ARCactive rating for Water and incorporates the highest efficiency WELS rated tap ware, toilets, showers and fixed appliances throughout; and
6.4.3 That the final design achieves a minimum 5 Star ARCactive rating for Liveability.

The ARCactive report is to list the design features and sustainability measures incorporated into the final design in order to achieve the above ARCactive star ratings; and

6.5 Underground Power

In keeping with the City's Policy No. 2.2.2 relating to Undergrounding of Power, the power lines along the Loftus Street frontage of the development shall be placed underground at the Developer's full cost. The developer is required to liaise with both the City and Western Power to comply with their respective requirements;

7. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

7.1 Percent for Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

7.1.1 Elect to either obtain approval from the City for an Artist to undertake a Public Art Project (Option 1) or pay the Cash in Lieu Percent for Public Art Contribution, of $29,568 ~~$300,000~~ (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development $2,956,800 ~~$30,000,000~~; and

8. PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be completed to the satisfaction of the City;

8.1 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility to be incorporated into the development in accordance with the City's Policy No. 7.4.8 relating to Development Guidelines for Multiple Dwellings or the Residential Design Codes of WA 2013;

8.2 Car Parking

The car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;

8.3 Residential Bicycle Bays

A minimum of three (3) residential bicycle bays and one (1) visitor bay to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

8.4 Management Plan-Vehicular Entry Gates

Any proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the City;

8.5 Landscaping

With regard to condition 6.1, all works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s); and

8.6 Section 70A Notification under the Transfer of Land Act

A notification shall be lodged on the Certificate(s) of Title under Section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

8.6.1 The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units. The on-site car parking accords with the requirements of the Residential Design Codes of WA 2013 and the City's Policy No. 7.7.1 relating to Parking and Access;

9. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and

10. The development is to comply with all Building, Health and Engineering Services conditions and requirements to the satisfaction of the City.

ADVICE NOTES:

1. With regard to condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls; and

2. A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate.

3. With reference to condition 6.2 an acoustic report must satisfy all provisions of the relevant State Planning Policy.

Note: The above Officer Recommendation was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.

Moved Cr Topelberg, Seconded Cr Cole

That the recommendation be adopted.

Debate ensued.

AMENDMENT

Moved Cr Buckels, Seconded Cr Harley

That Condition 6.5 be deleted as follows:

"~~6.5 Underground Power~~

~~In keeping with the City's Policy No. 2.2.2 relating to Undergrounding of Power, the power lines along the Loftus Street frontage of the development shall be placed underground at the Developer's full cost. The developer is required to liaise with both the City and Western Power to comply with their respective requirements~~;"

AMENDMENT PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Pintabona and Cr McDonald were on approved leave of absence.)

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Pintabona and Cr McDonald were on approved leave of absence.)

COUNCIL DECISION ITEM 9.1.3

That Council:

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by GDD Design Group on behalf of the owner Patrick Doran-Wu, for the Proposed Demolition of an Existing Single House and Construction of a Three (3) Storey Multiple Dwelling Development Comprising Ten (10) Multiple Dwellings and Associated Car Parking at No. 161 (Lots 14 & 15; D/P 1509) Loftus Street, Leederville and as shown on amended plans date-stamped received 19 August 2014, included as Attachment 001, subject to the following conditions:

1. **Boundary Wall**

   The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 159 Loftus Street, Leederville in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork to the City's satisfaction;

2. **Car Parking and Accessways**

   2.1 A minimum of ten (10) residential car bays and two (2) visitor bays, are to be provided on site for the development;

   2.2 The car park shall be used only by residents and visitors directly associated with the development; and

   2.3 The car park area for visitors shall be shown as common property on any strata plan;

3. **All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Newcastle Street;**

4. **All the privacy screening shown on the floor and elevations plans shall comply with the requirements of the Residential Design Codes WA 2013;**

5. **No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;**

6. **PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City;**

   6.1 Landscape and Reticulation Plan

   A detailed landscape and reticulation plan in accordance with the requirements of the Multiple Dwelling Policy No. 7.4.8 for the development site and adjoining road verge shall be submitted to the City for assessment and approval;

   For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

   6.1.1 The location and type of existing and proposed trees and plants;
   6.1.2 All vegetation including lawns;
   6.1.3 Areas to be irrigated or reticulated;
   6.1.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
   6.1.5 Separate soft and hard landscaping plans (indicating details of plant species and materials to be used);

   The Council encourages landscaping methods and species selection which do not rely on reticulation;

6.2 Acoustic Report

An Acoustic Report shall be prepared and submitted to the City for approval, in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation. The recommended measures of the acoustic report shall be implemented and certification from an acoustic consultant that the measures have been undertaken, prior to the first occupation of the development;

6.3 Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

6.4 Sustainability

An ARCactive Abode report shall be prepared and submitted demonstrating the following sustainability performance outcomes:

6.4.1 That the final design achieves a minimum 8 Star ARCactive rating for Energy;
6.4.2 That the final design achieves a minimum 4 Star ARCactive rating for Water and incorporates the highest efficiency WELS rated tap ware, toilets, showers and fixed appliances throughout; and
6.4.3 That the final design achieves a minimum 5 Star ARCactive rating for Liveability.

The ARCactive report is to list the design features and sustainability measures incorporated into the final design in order to achieve the above ARCactive star ratings; and

7. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

7.1 Percent for Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

7.1.1 Elect to either obtain approval from the City for an Artist to undertake a Public Art Project (Option 1) or pay the Cash in Lieu Percent for Public Art Contribution, of $29,568 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development $2,956,800; and

8. PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be completed to the satisfaction of the City;

8.1 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility to be incorporated into the development in accordance with the City's Policy No. 7.4.8 relating to Development Guidelines for Multiple Dwellings or the Residential Design Codes of WA 2013;

8.2 Car Parking

The car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;

8.3 Residential Bicycle Bays

A minimum of three (3) residential bicycle bays and one (1) visitor bay to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

8.4 Management Plan-Vehicular Entry Gates

Any proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the City;

8.5 Landscaping

With regard to condition 6.1, all works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s); and

8.6 Section 70A Notification under the Transfer of Land Act

A notification shall be lodged on the Certificate(s) of Title under Section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

8.6.1 The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units. The on-site car parking accords with the requirements of the Residential Design Codes of WA 2013 and the City's Policy No. 7.7.1 relating to Parking and Access;

9. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and

10. The development is to comply with all Building, Health and Engineering Services conditions and requirements to the satisfaction of the City.

ADVICE NOTES:

1. With regard to condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls; and

2. A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate.

3. With reference to condition 6.2 an acoustic report must satisfy all provisions of the relevant State Planning Policy.

9.1.6 No. 161 (Lots: 14 and 15; D/P: 1509) Loftus Street, Leederville – Extension of the Term of Approval: Ten Multiple Dwellings

Ward:	North	**Date:**	30 November 2016
Precinct:	Precinct 3 – Leederville	**File Ref:**	5.2016.296.1
Attachments:	1 – Consultation and Location Map 2 – Previous Approval and Plans 3 – Summary of Submissions		
Tabled Items:	Nil		
Reporting Officer:	A Groom, Statutory Planning Officer		
Responsible Officer:	J Corbellini, Director Development Services		

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, APPROVES the application to extend the period within which the development approval 5.2014.311.1 granted on 9 September 2014 for a Three Storey Multiple Dwelling Development consisting of 10 multiple dwellings and associated car parking at No. 161 (Lots: 14 and 15; D/P: 1509) Loftus Street, Leederville, must be substantially commenced, subject to the following conditions:

1. **All conditions and advice notes detailed on development approval 5.2014.311.1 granted on 9 September 2014 and included in Attachment 2 continue to apply to this approval, except as follows:**

   a) **Condition 6.1 of the development approval is deleted and replaced with the following condition:**

      "6.1 A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

         6.1.1 The location and type of existing and proposed trees and plants;
         6.1.2 A minimum of 7 mature trees (minimum 500 litres) are to be provided onsite;
         6.1.3 Areas to be irrigated or reticulated;
         6.1.4 The removal of redundant crossovers; and
         6.1.5 Deep Soil Zones;

      6.2 All works shown in the plans as identified in Condition 6.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City;"

2. **Additional condition 6.5 is included on the development approval as follows:**

   "6.5 Amalgamation

   Lots 14 and 15 shall be amalgamated into one lot on a certificate of Title to the satisfaction of the City prior to the occupation or use of the development;"

3. **Additional condition 11 is included on the development approval as follows:**

   "11. The development must be substantially commenced within two years from the date of this approval;"; and

4. Additional condition 12 is included on the development approval as follows:

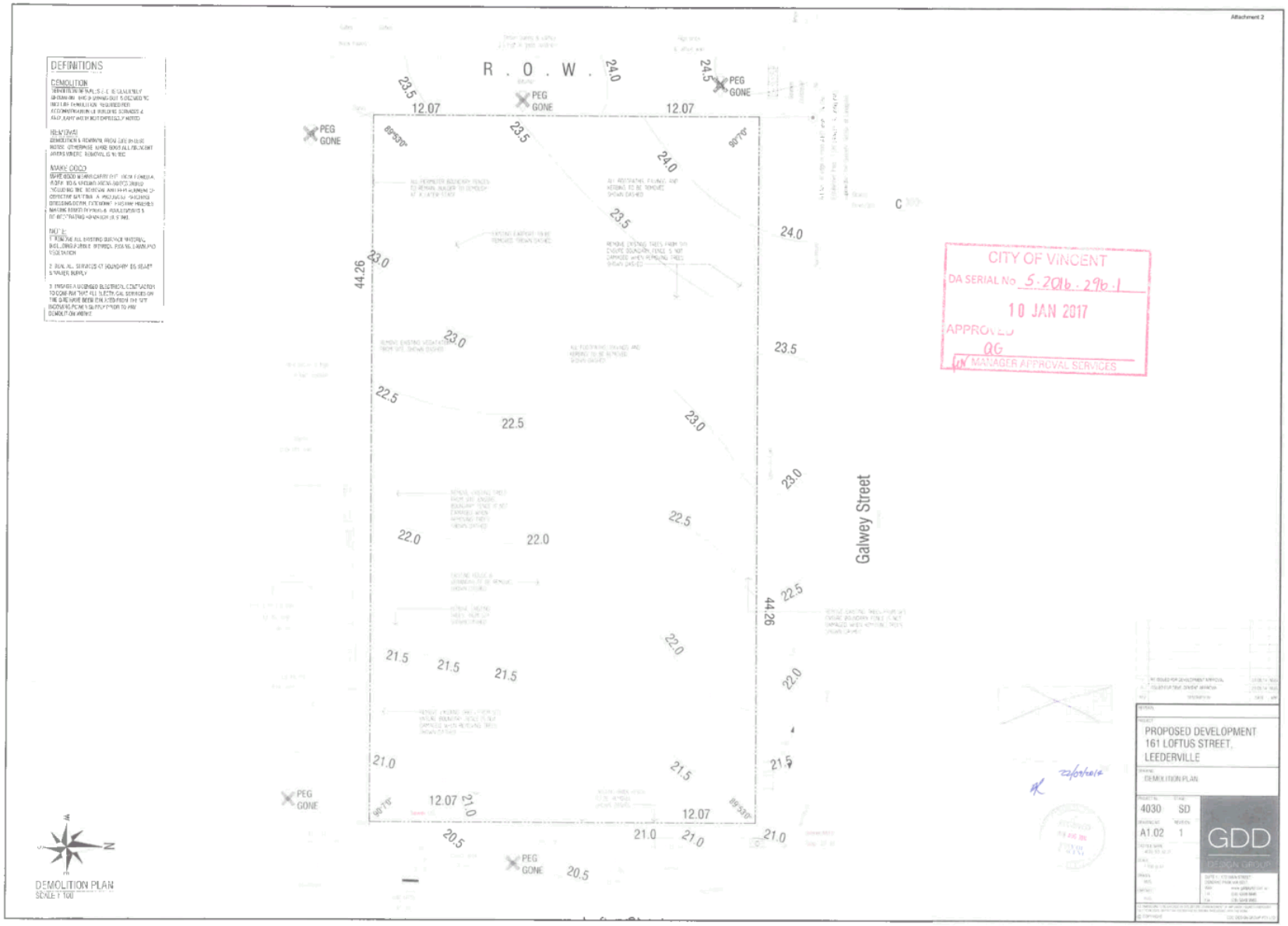
"12. Prior to the occupation of the dwelling, a screening device be installed to the balcony of Unit 10 to the satisfaction of the City, to accord with the requirements of the State Planning Policy 3.1: Residential Design Codes.

COUNCIL DECISION ITEM 9.1.6

Moved Cr Loden , Seconded Cr Cole

That the recommendation be adopted.

MOTION PUT AND CARRIED (8-0)


DEFINITIONS
DEMOLITION
REMOVAL
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NOTE:
R . O . W .
PEG GONE
Galway Street
CITY OF VINCENT
DA SERIAL No 5.2016.296.1
10 JAN 2017
APPROVED
MANAGER APPROVAL SERVICES
PROPOSED DEVELOPMENT
161 LOFTUS STREET,
LEEDERVILLE
DEMOLITION PLAN
4030 SD
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DEMOLITION PLAN
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BINS BELOW
CAR PARK
PROPOSED DEVELOPMENT
Galway Street
Loftus Street
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44.26
CITY OF VINCENT
DA SERIAL No 5.2016.296.1
10 JAN 2017
APPROVED
MANAGER APPROVAL SERVICES
PROPOSED DEVELOPMENT
161 LOFTUS STREET,
LEEDERVILLE
SITE PLAN
4030 SD
A1.01 1
GDD
SITE PLAN


R . O . W .
Galwey Street
Loftus Street
CITY OF VINCENT
DA SERIAL No 5.2016.296.1
10 JAN 2017
APPROVED
MANAGER APPROVAL SERVICES
PROPOSED DEVELOPMENT
161 LOFTUS STREET,
LEEDERVILLE
GROUND FLOOR PLAN
FLOOR PLAN
4030 SD
A2.01 1
GDD
GROUND FLOOR PLAN


R . O . W .
Galwey Street
Loftus Street
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STAIRS 1
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APARTMENT 2
APARTMENT 3
APARTMENT 4
APARTMENT 5
APARTMENT 8
PEG GONE
CITY OF VINCENT
DA SERIAL No 5.2016.296.1
10 JAN 2017
APPROVAL
FOR MANAGER APPROVAL SERVICES
PROPOSED DEVELOPMENT
161 LOFTUS STREET,
LEEDERVILLE
FIRST FLOOR PLAN
FLOOR PLAN
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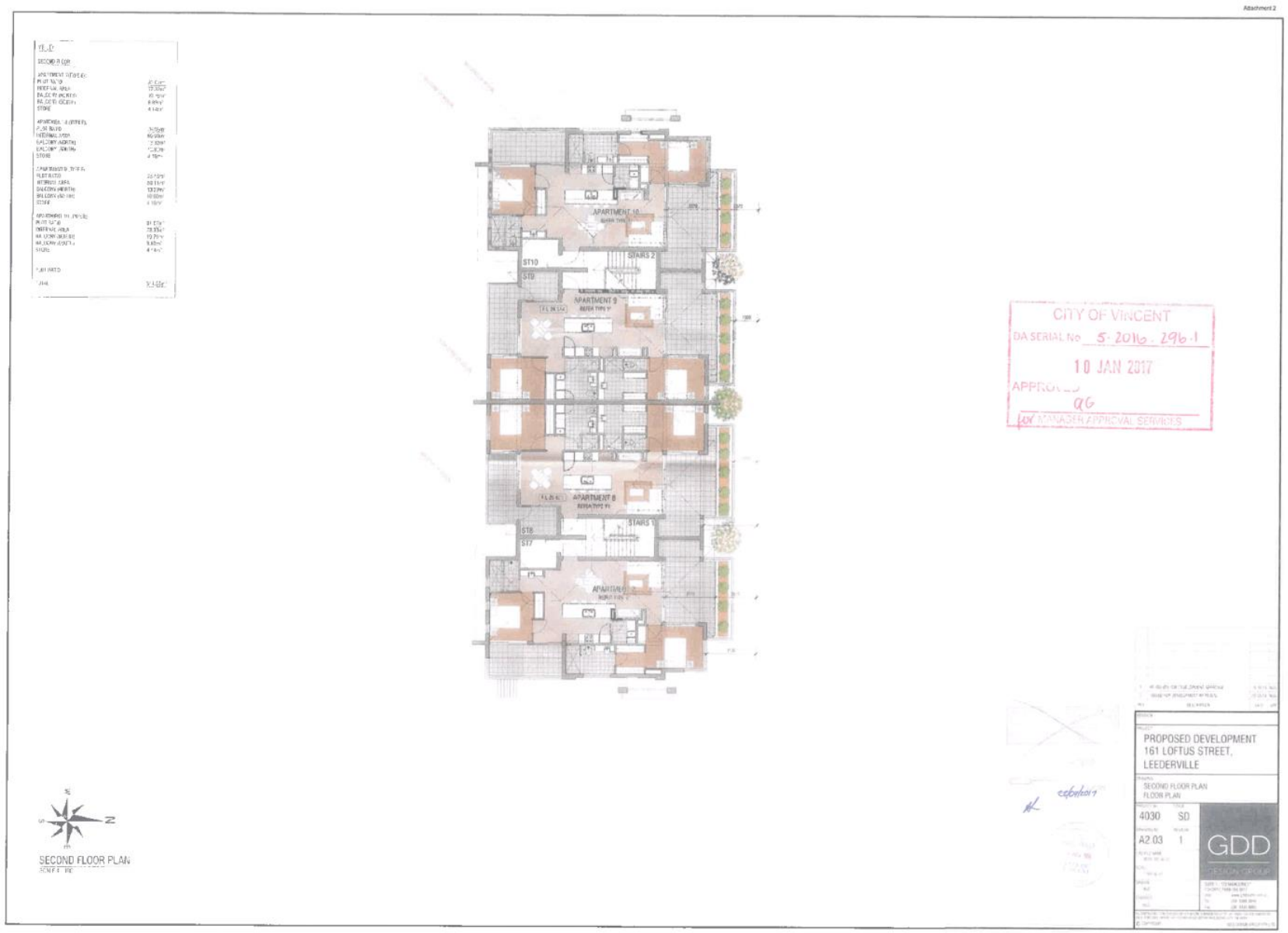
FIRST FLOOR PLAN


Attachment 2
APARTMENT 10
STAIRS 2
ST10
ST9
APARTMENT 9
APARTMENT 8
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APARTMENT 7
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DA SERIAL No 5.2016.296.1
10 JAN 2017
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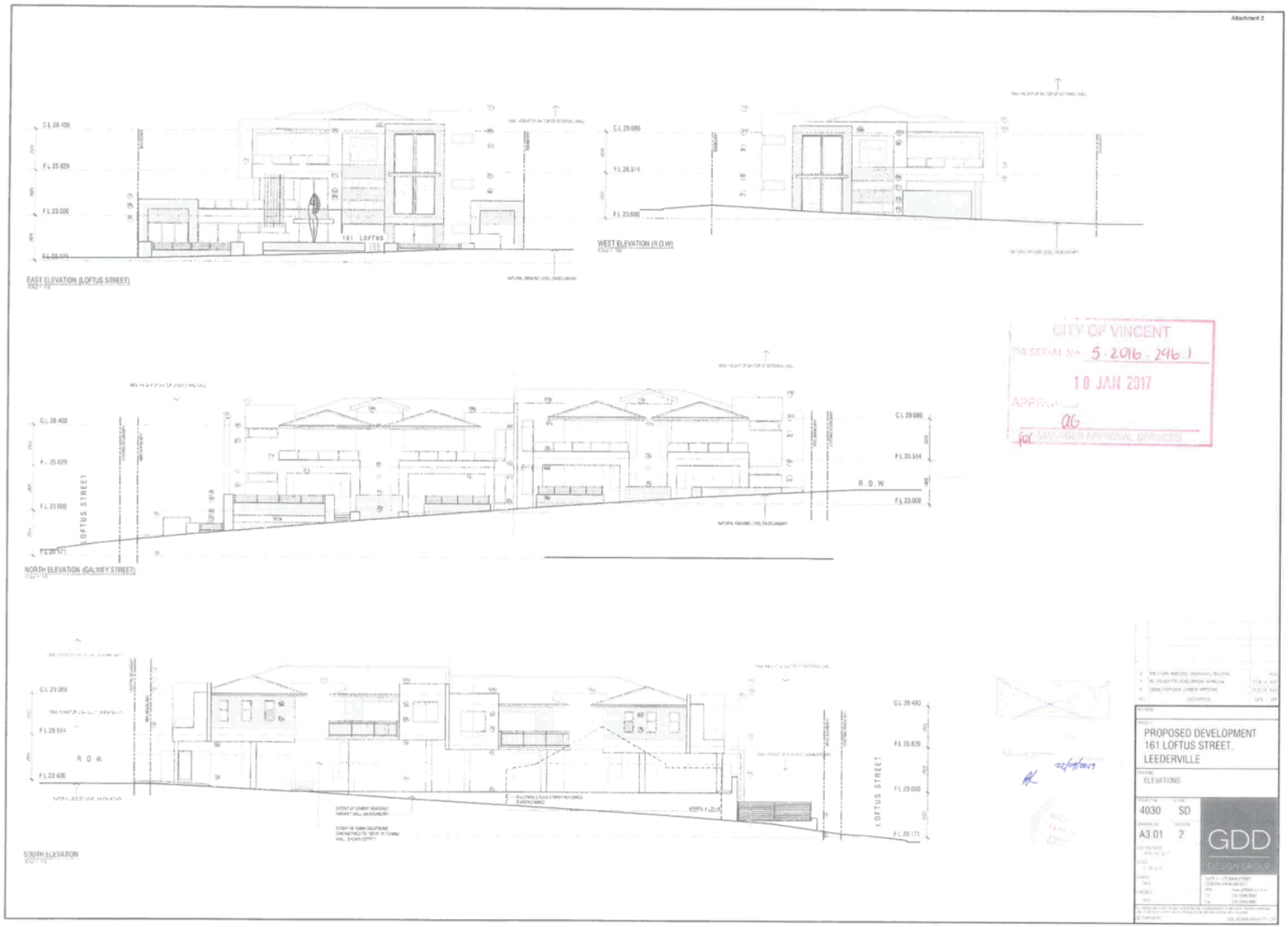
Attachment 2
EAST ELEVATION (LOFTUS STREET)
WEST ELEVATION (R.O.W)
NORTH ELEVATION (GALWEY STREET)
SOUTH ELEVATION
LOFTUS STREET
R.O.W
CITY OF VINCENT
10 JAN 2017
PROPOSED DEVELOPMENT
161 LOFTUS STREET,
LEEDERVILLE
ELEVATIONS
4030
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DESIGN GROUP

5.2 NO. 12 (LOT: 4, S/P: 78266) NOVA LANE, NORTH PERTH - SINGLE DWELLING

TRIM Ref: D19/94233

Author: Natasha Trefry, Urban Planning Advisor

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: North

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Streetscape Analysis
4. Applicant Justification
5. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES, the development application for Single Dwelling at No. 12 (Lot: 4; S/P78266) Nova Lane, North Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 5:

1. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary walls facing No. 12A Nova Lane and No. 10A Nova Lane in a good and clean condition prior to the practical completion of the development and thereafter maintained to the satisfaction of the City. The finish of the walls are to be fully rendered or facebrick to the satisfaction of the City;

2. Landscaping Plan

2.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:

- **The location and type of proposed trees and plants;**
- **Areas to be irrigated or reticulated;**
- **The provision of 15 percent of the site area as deep soil zone and 30 percent canopy cover at maturity; and**

2.2 All works shown in the plans as identified in Condition 2.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

3. Sight Lines

No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

3.1 walls, letterboxes or fences adjoin vehicular access points to the site; or

3.2 a driveway meets a public street; or

3.3 two streets intersect; unless otherwise approved by the City of Vincent;

4. Stormwater

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

5. Car Parking and Access

5.1 The car parking and access areas shall be sealed, drained and paved in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to occupancy or use of the development;

5.2 Vehicle access points are required to match into existing right of way levels; and

5.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

6. Visual Privacy

Prior to occupancy or use of the development, all windows from the Master Suite, Kitchen and Family/Dining area shall be glazed in an obscure material and permanently fixed to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed-to-comply provisions, to the satisfaction of the City;

7. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennaes, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive; and

8. Detailed Schedule of External Finishes

Prior to the commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.

PURPOSE OF REPORT:

To consider an application for development approval for a single dwelling at 12 Nova Lane, North Perth (subject site).

PROPOSAL:

The application proposes a three storey dwelling to a vacant survey strata lot which has been subdivided. The third storey element of the dwelling compromises a covered stairwell and bathroom, as well as a centrally located terrace with a pergola.

BACKGROUND:

Landowner:	Graeme and Janice Davis
Applicant:	Dorian Morelli
Date of Application:	12 April 2019
Zoning:	MRS: Urban LPS2: Residential R30/40 R Code: R30/40
Built Form Area:	Residential
Existing Land Use:	Vacant Land
Proposed Use Class:	Single Dwelling
Lot Area:	241m²
Right of Way (ROW):	Yes Nova Lane to the south – 6.8 metre wide, drained and sealed
Heritage List:	No

The subject site is bound by Nova Lane to the south, a single storey single house to the north, a two storey dwelling to the east and a vacant lot to the west. Administration notes an application for a three storey dwelling has been submitted for No. 12A Nova Lane (western property) which forms part of the parent lot and is currently vacant. A location plan is included as **Attachment 1**.

The subject site is zoned Residential R30/40 and is affected by Clause 26(1) of City's Local Planning Scheme No. 2 (LPS2) which states: *development will only be permitted to R40 standards where the existing house is retained*. The subject site was created through a survey strata subdivision which retained the existing house at No. 11 Mabel Street, North Perth. The application has been assessed against the development requirements of R40.

The subject site and surrounding properties are zoned Residential R30/40. The subject site forms part of the Residential Built Form area in accordance with the City's Policy No. 7.7.1 – Built Form.

The application proposes a three storey dwelling, inclusive of an open roof terrace, which addresses Nova Lane. The development plans have been included as **Attachment 2**. A streetscape analysis of the adjacent and neighbouring dwellings is included, as **Attachment 3**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Roof Form	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping	✓	
Privacy	✓	
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

The deemed-to-comply assessment of the elements that require the discretion of Council are as follows:

Lot Boundary Setbacks	
Deemed-to-Comply Standard	**Proposal**
Clause 5.3 of Built Form Policy Roof Terrace (East): 1.4m <u>Lot Boundary Walls</u> Maximum Height – 3.5m Average Height – 3.0m Permitted Length – 15.2m	 Roof Terrace (East): 1.3m <u>Lot Boundary Walls (East)</u> Maximum Height – 6.9m Average Height – 6.6m Proposed Length – 9.9m *(2 storey boundary wall proposed)*

	Lot Boundary Walls (West) *Garage* Maximum Height – 3.9m Average Height – 3.8m Proposed Length – 6.2m *Bed 2 – Bed 3* Maximum Height – 3.6m Average Height – 2.65m Proposed Length – 9.9m *Western boundary total length: 16.1m*
Building Height	
Deemed-to-Comply Standard	**Proposal**
Clause 5.6 of Built Form Policy Permitted Concealed Roof: 7.0 metres	 Proposed Concealed Roof: 9.0 metres
Setback Garages & Carports	
Deemed-to-Comply Standard	**Proposal**
Clause 5.7 of Built Form Policy Garage 0.5m behind building line of dwelling	 Garage 0.3m forward of building line of the dwelling

The above elements of the proposal do not meet the specified deemed-to-comply standards and are discussed in the comments section below.

CONSULTATION/ADVERTISING:

Community Consultation was undertaken in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015, for a period of 14 days commencing on 28 June 2019 – 12 July 2019. Community consultation was undertaken by means of written notifications with 18 letters sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website. At the conclusion of the community consultation period, no submissions were received from the adjacent dwellings who were consulted regarding the proposal.

It is noted a variation to the street setback was advertised in error during the 14 day consultation period. Following the advertising period the applicant amended the development proposal by modifying the design and materials of the façade, reducing the size of the roof terrace and providing additional landscaping. The additional justification provided with the amended plans in regards to the visual privacy from the roof terrace are noted in **Attachment 4**.

Design Review Panel (DRP):

Referred to DRP: Yes

As the proposal sought variations to building height, the proposal was referred to the Chair of the DRP for comment. The comments received in regards to the proposal noted:

- The proposed design would be suitable, in the context of the surrounding streetscape providing the top level terrace would either:
  - Have open flat pergola (or a louvered/ operable flat pergola);
  - Have a flat (max 3deg) translucent roof;
- Once the terrace roof and portion of stair enclosure (above 1m balustrade level) are treated in any of the above manners, the design and form would be consistent with the adjacent properties.

The open nature of the pergola and its flat (concealed) roof form, are measures employed in the design of the third storey element which mitigate bulk and scale in accordance with the DRP Chair comments above and facilitate a built form outcome which is cognisant of the existing streetscape.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

Delegation to Determine Applications:

The matter is being referred to Council as the application proposes a height of three storeys or more, which does not meet the deemed-to-comply building height.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Lot Boundary Setbacks

Eastern Boundary

The application proposes a 1.3 metre setback to the eastern boundary of the roof terrace in lieu of the 1.4 metre deemed-to-comply standard.

The proposed eastern setback is considered to satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is considered acceptable for the following reasons:

- The third storey component of the dwelling is located centrally, and stepped away from the parapet wall to the ground and first floor of the dwelling. The stepped approach reduces the vertical massing of the eastern elevation and alleviates the visual impact of the third storey element of the proposal to the abutting eastern property.
- The eastern elevation incorporates white render, facebrick detailing and a contrasting grey Colorbond roof to ameliorate the actual and perceived bulk of the roof terrace and third storey element. The large glazed openings on the ground floor and the obscured openings to the kitchen and dining on the first floor presents as an open and interactive elevation void of blank solid walls, further assisting reducing the bulk and scale impacts to the eastern lot boundary.
- The favourable orientation of the site results in no overshadowing and subsequent loss of direct sunlight to the adjacent dwellings.
- The development does not result in any departures from the deemed-to-comply visual privacy requirements of the R Codes in relation to visual privacy for the adjacent property.
- The departure to the lot boundary setback is considered very minor in nature and does not impact on the adjacent neighbouring properties in terms of bulk and scale given the scale of the terrace element.

- Landscaping via canopy and deep soil areas, is incorporated to the roof terrace of the property which helps to soften the building edge when viewed from adjacent properties and Nova Lane.

Lot Boundary Walls

The application proposes boundary walls to two side boundaries of the lot. The deemed-to-comply provisions permits a boundary wall length of 15.2 metres for the subject lot with an average height of 3 metres and a maximum height of 3.5 metres.

The following boundary walls are proposed:

Western Boundary

The proposal incorporates two sections of boundary wall on the western boundary that are 16.1 metres in lieu of the deemed-to-comply 15.2 metres. The first portion of boundary wall being the garage proposes departures to the average wall height of 3.8 metres in lieu of the deemed-to-comply 3.0 metre average wall height, and a 3.9-metre maximum wall height in lieu of the deemed-to-comply 3.5 metres. The second portion of the boundary wall bed 2 to bed 3 seeks variations to the maximum wall height 3.6 metres in lieu of the 3.5 metres.

The lot boundary walls proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The proposed boundary wall is located behind the street setback line of the dwelling, with a large concentration of the boundary bulk located to the rear of the site, not visible from the street. The boundary walls are of a single storey nature and do not generate or exacerbate mass from the street or adjacent properties.
- The proposed walls located on the western boundary do not compromise access to direct sunlight for the subject dwelling and do not adversely impact adjoining properties with respect to overshadowing
- The boundary wall does not incorporate major openings and would not result in overlooking to the adjoining site.
- Two storey boundary walls are a prevalent built form outcome within the Nova Lane established streetscape. The scale and materials of the boundary walls – face brick and render finish are consistent with colours and materials of other dwellings within the established street. As visible from the streetscape analysis in **Attachment** 3.
- The remainder of the dwelling is articulated and incorporates varying materials, to reduce the bulk of the development to the adjacent property.

Eastern boundary

The application proposes a 9.9 metre lot boundary wall with a maximum height of 6.9 metres and an average maximum height of 6.6 metres in lieu of the deemed to comply 3.5 metres and 3 metres respectively.

The lot boundary walls proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The two storey boundary wall is setback 3 metres from the ROW on the eastern boundary and abuts a boundary wall on No. 10A Nova Lane which is setback 2 metres from the ROW is 6.9 metres in length and 4 metres in height.
- The proposed boundary wall would largely screen the existing blank boundary wall at No. 10A Nova Lane with the proposed wall reducing the impact of bulk on the streetscape and providing a better amenity outcome for the occupants of proposed dwelling.
- The boundary wall extends 3.3 metres longer than the abutting existing parapet wall of No. 10A Nova Lane. The additional length abuts a paved access leg along the boundary of the property with a swimming pool located adjacent to the access leg. The proposed boundary wall does not incorporate any major openings and would not disrupt or diminish the amenity of the neighbouring property.
- The proposed boundary when viewed from the street would largely be obscured by the existing double storey dwelling with a boundary wall at No. 10A Nova Lane.
- The proposed boundary wall is proposed to be constructed of a facebrick material, consistent with built form outcomes of the Nova Lane streetscape, and blends in well with the brick finish of the existing boundary wall.
- The development meets the solar access deemed-to-comply requirements.

- The remainder of the eastern boundary incorporates a large number of obscured openings which reduces the scale of blank and solid walls to adjacent properties.

Building Height

The application proposes a height of three storeys with a maximum height of 9.0 metres to the top of the concealed roof in lieu of the two storey and maximum concealed roof height of 7.0 metres set as a deemed-to-comply standard in the City's Built Form Policy.

The building height departure relates only to the centrally located stairwell on the third floor of the dwelling. The building height proposed satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is acceptable for the following reasons:

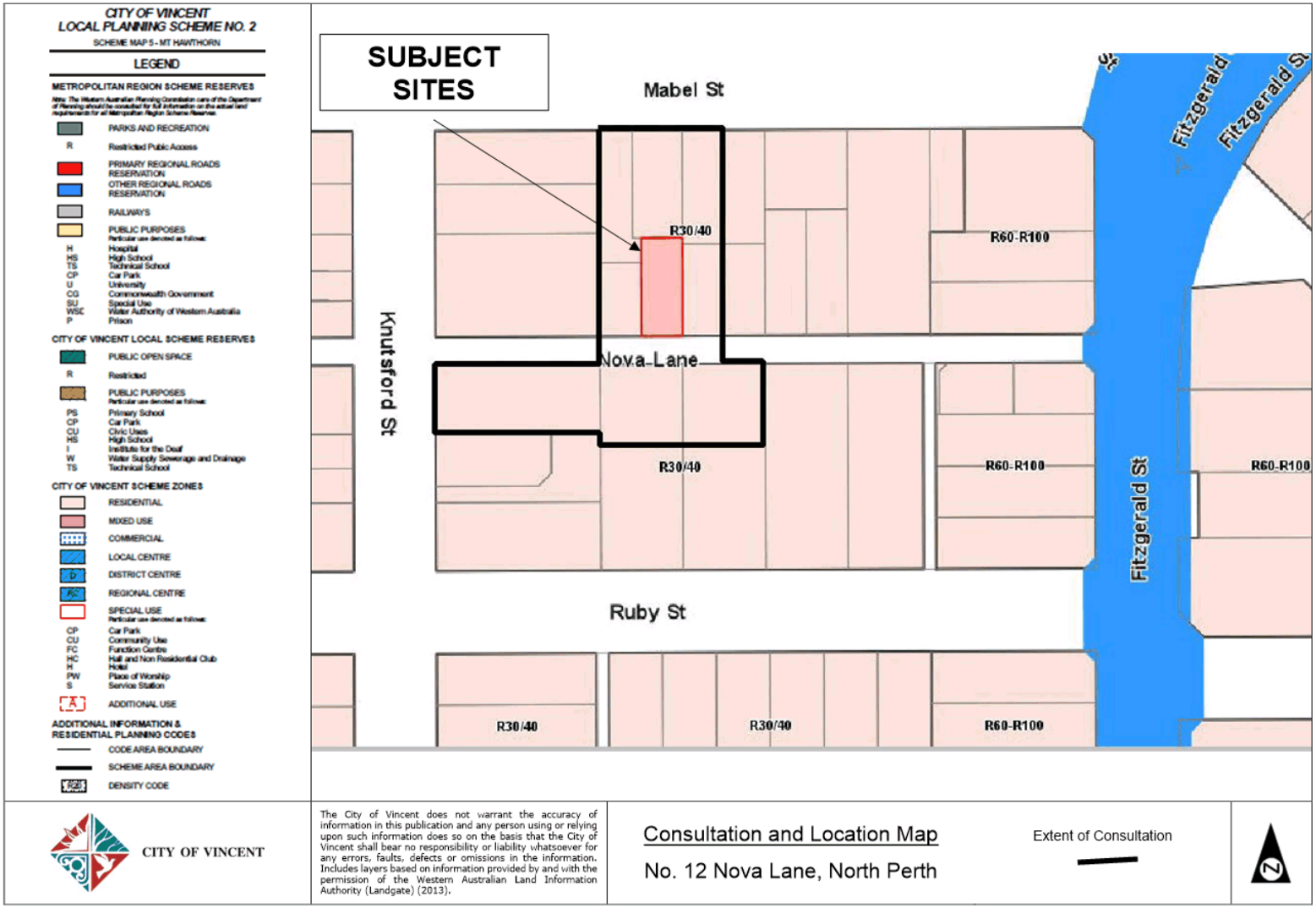
- The third storey and maximum height of 9 metres relates only to the centrally located stairwell roof, which provides access to the roof terrace.
- The central location of the stairwell means that the portion of the stairwell roof is largely not visible from neighbouring properties or adjacent Nova Lane and does not result in additional bulk to the development.
- The third storey element of the dwelling is setback 5.2 metres from Nova Lane, resulting in a built form that is generally not visible from the street.
- Screening to the western side of the third storey roof terrace area ensures that development meets the visual privacy deemed-to-comply aspects of the proposal. This screening provides a level of privacy and amenity to the subject site, as well as the neighbouring properties.
- The slope of the lot from north to south (front to rear) means the proposed dwelling to the rear sits lower than the retained dwelling and does not impact on the established character of the Mabel Street streetscape.
- The central location of the stairwell means that this third storey does not result in additional overshadowing of adjoining properties. The overshadowing proposed meets the deemed-to-comply standards of the R Codes.
- The finished floor levels proposed have been stepped in line with the natural ground levels of the site, to ensure a reduced overall height for the building. The development considers and responds to the natural slope with minimal fill and excavation required.

Setback of Garages and Carports

The application proposes a garage 300 millimetres (0.3 metres) set forward of the main building line of the dwelling in lieu of 500mm (0.5 metres) setback behind the main dwelling line, as per the deemed-to-comply requirements of the Built Form Policy.

The proposed garage setback is considered to satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is considered acceptable for the following reasons:

- The proposal meets the deemed-to-comply requirements in regards to sight lines, and the projection of the garage forward of the main building line does not obscure views.
- The dwelling provides a clear delineation and visibility of the entrance to the dwelling, which is considered to mitigate the impacts of the garage.
- The façade of the dwelling incorporates mixed materials – cladding, render and facebrick – as well as articulations to break up the scale and bulk of the proposal.
- The garage does not obstruct views of dwellings from the street and vice versa.
- Carports and garages forward of the main dwelling is a common built form outcome to the adjacent properties. As a result the minor projection of the garage is not considered to exacerbate the built form outcome and its presentation to the street.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R60 DENSITY CODE
SUBJECT SITES
Mabel St
Nova Lane
Knutsford St
Ruby St
Fitzgerald St
R30/40
R60-R100
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
Consultation and Location Map
No. 12 Nova Lane, North Perth
Extent of Consultation
N



CITY OF VINCENT

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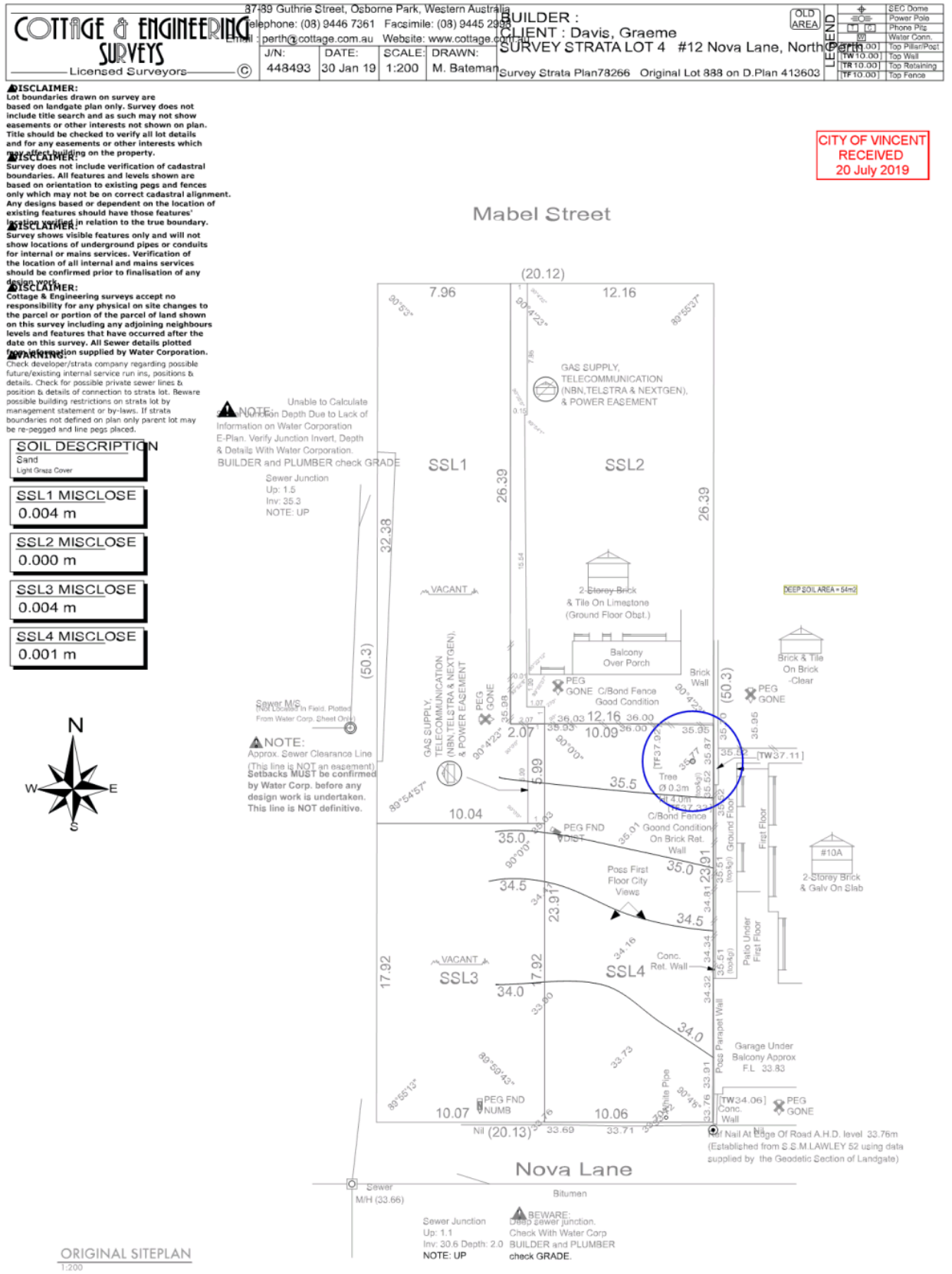
No. 12 Nova Lane, North Perth

N


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au
J/N: 448493
DATE: 30 Jan 19
SCALE: 1:200
DRAWN: M. Bateman
BUILDER :
CLIENT : Davis, Graeme
SURVEY STRATA LOT 4 #12 Nova Lane, North Perth
Survey Strata Plan78266 Original Lot 888 on D.Plan 413603
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
Top Pillar/Post
Top Wall
Top Retaining
Top Fence
DISCLAIMER:
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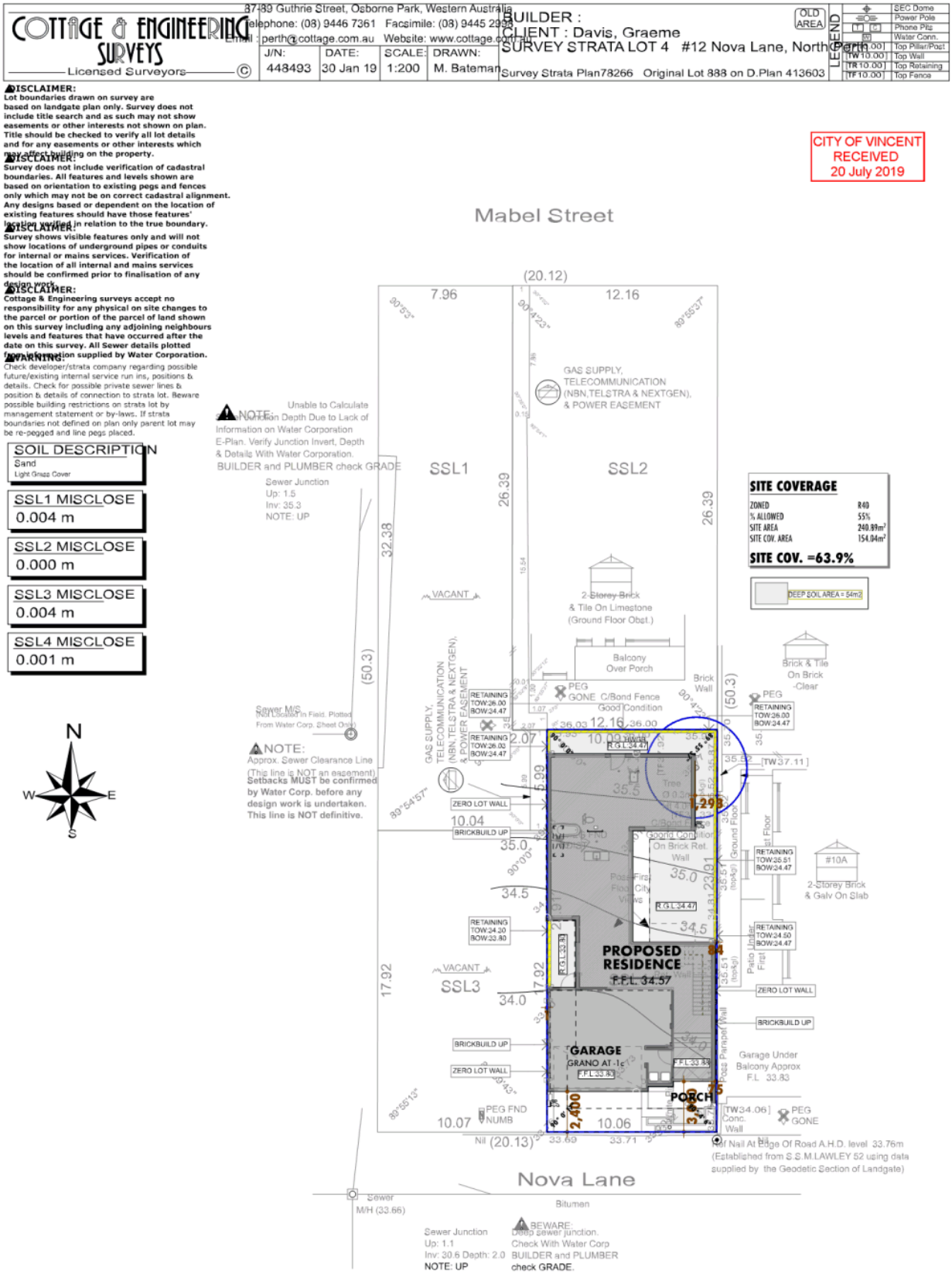
SOIL DESCRIPTION
Sand
Light Grass Cover
SSL1 MISCLOSE
0.004 m
SSL2 MISCLOSE
0.000 m
SSL3 MISCLOSE
0.004 m
SSL4 MISCLOSE
0.001 m
CITY OF VINCENT
RECEIVED
20 July 2019
Mabel Street
(20.12)
7.96
12.16
GAS SUPPLY, TELECOMMUNICATION (NBN,TELSTRA & NEXTGEN), & POWER EASEMENT
NOTE: Unable to Calculate Sewer Junction Depth Due to Lack of Information on Water Corporation E-Plan. Verify Junction Invert, Depth & Details With Water Corporation. BUILDER and PLUMBER check GRADE
Sewer Junction
Up: 1.5
Inv: 35.3
NOTE: UP
SSL1
SSL2
26.39
32.38
VACANT
2-Storey Brick & Tile On Limestone (Ground Floor Obst.)
DEEP SOIL AREA = 54m2
Balcony Over Porch
Brick & Tile On Brick -Clear
Brick Wall
PEG GONE
C/Bond Fence Good Condition
(50.3)
Sewer M/S (Not Located In Field. Plotted From Water Corp. Sheet Only)
NOTE: Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.
12.16
10.09
2.07
5.99
35.5
10.04
Tree Ø 0.3m
C/Bond Fence Goond Condition On Brick Ret. Wall
PEG FND DIST
35.0
34.5
Poss First Floor City Views
23.91
Ground Floor
First Floor
#10A
2-Storey Brick & Galv On Slab
Patio Under First Floor
Conc. Ret. Wall
17.92
SSL3
SSL4
34.0
Poss Parapet Wall
Garage Under Balcony Approx F.L. 33.83
PEG FND NUMB
10.07
10.06
Nil (20.13)
Conc. Wall
Ref Nail At Edge Of Road A.H.D. level 33.76m (Established from S.S.M.LAWLEY 52 using data supplied by the Geodetic Section of Landgate)
Nova Lane
Bitumen
Sewer M/H (33.66)
Sewer Junction
Up: 1.1
Inv: 30.6 Depth: 2.0
NOTE: UP
BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
N
W
E
S
ORIGINAL SITEPLAN
1:200
NOTE
dorianmorellidesigns
DESIGNERS OF CONTEMPORARY BUILDINGS
RevID
ChID
Change Name
Date
DRAWING TITLE :
WORKING DRAWINGS
ORIGINAL SITE PLAN
PROJECT NAME :
ONE OFF
DRAWING NO.
.2


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 448493
DATE: 30 Jan 19
SCALE: 1:200
DRAWN: M. Bateman
BUILDER :
CLIENT : Davis, Graeme
SURVEY STRATA LOT 4 #12 Nova Lane, North Perth
Survey Strata Plan78266 Original Lot 888 on D.Plan 413603
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
Top Pillar/Post
Top Wall
Top Retaining
Top Fence
DISCLAIMER:
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SOIL DESCRIPTION
Sand
Light Grass Cover
SSL1 MISCLOSE
0.004 m
SSL2 MISCLOSE
0.000 m
SSL3 MISCLOSE
0.004 m
SSL4 MISCLOSE
0.001 m
N
W
E
S
CITY OF VINCENT
RECEIVED
20 July 2019
Mabel Street
(20.12)
7.96
12.16
GAS SUPPLY, TELECOMMUNICATION (NBN,TELSTRA & NEXTGEN), & POWER EASEMENT
NOTE: Unable to Calculate Junction Depth Due to Lack of Information on Water Corporation E-Plan. Verify Junction Invert, Depth & Details With Water Corporation. BUILDER and PLUMBER check GRADE
Sewer Junction
Up: 1.5
Inv: 35.3
NOTE: UP
SSL1
SSL2
SITE COVERAGE
ZONED R40
% ALLOWED 55%
SITE AREA 240.89m²
SITE COV. AREA 154.04m²
SITE COV. =63.9%
DEEP SOIL AREA = 54m2
VACANT
2-Storey Brick & Tile On Limestone (Ground Floor Obst.)
Balcony Over Porch
Brick & Tile On Brick -Clear
Brick Wall
PEG GONE C/Bond Fence Good Condition
Sewer M/S (Not Located In Field. Plotted From Water Corp. Sheet Only)
NOTE: Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.
RETAINING TOW:36.00 BOW:34.47
RETAINING TOW:36.03 BOW:34.47
RETAINING TOW:36.00 BOW:34.47
RETAINING TOW:35.51 BOW:34.47
RETAINING TOW:34.30 BOW:33.80
RETAINING TOW:34.50 BOW:34.47
ZERO LOT WALL
BRICKBUILD UP
PROPOSED RESIDENCE
F.F.L. 34.57
GARAGE
GRAND AT -1c
PORCH
#10A
2-Storey Brick & Galv On Slab
Garage Under Balcony Approx F.L. 33.83
PEG FND NUMB
PEG GONE
Nil (20.13)
Ref Nail At Edge Of Road A.H.D. level 33.76m (Established from S.S.M.LAWLEY 52 using data supplied by the Geodetic Section of Landgate)
Nova Lane
Bitumen
Sewer M/H (33.66)
Sewer Junction
Up: 1.1
Inv: 30.6 Depth: 2.0
NOTE: UP
BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
NOTE
dorianmorellidesigns
DESIGNERS OF CONTEMPORARY BUILDINGS
RevID
ChID
Change Name
Date
DRAWING TITLE :
WORKING DRAWINGS
SITE PLAN
PROJECT NAME :
ONE OFF
DRAWING NO.
.5

COTTAGE & ENGINEERING SURVEYS
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87B9 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2938
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
448493	30 Jan 19	1:200	M. Bateman

BUILDER :
CLIENT : Davis, Graeme
SURVEY STRATA LOT 4 #12 Nova Lane, North Perth
Survey Strata Plan78266 Original Lot 888 on D.Plan 413603

OLD AREA

LEGEND

	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
[TW 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

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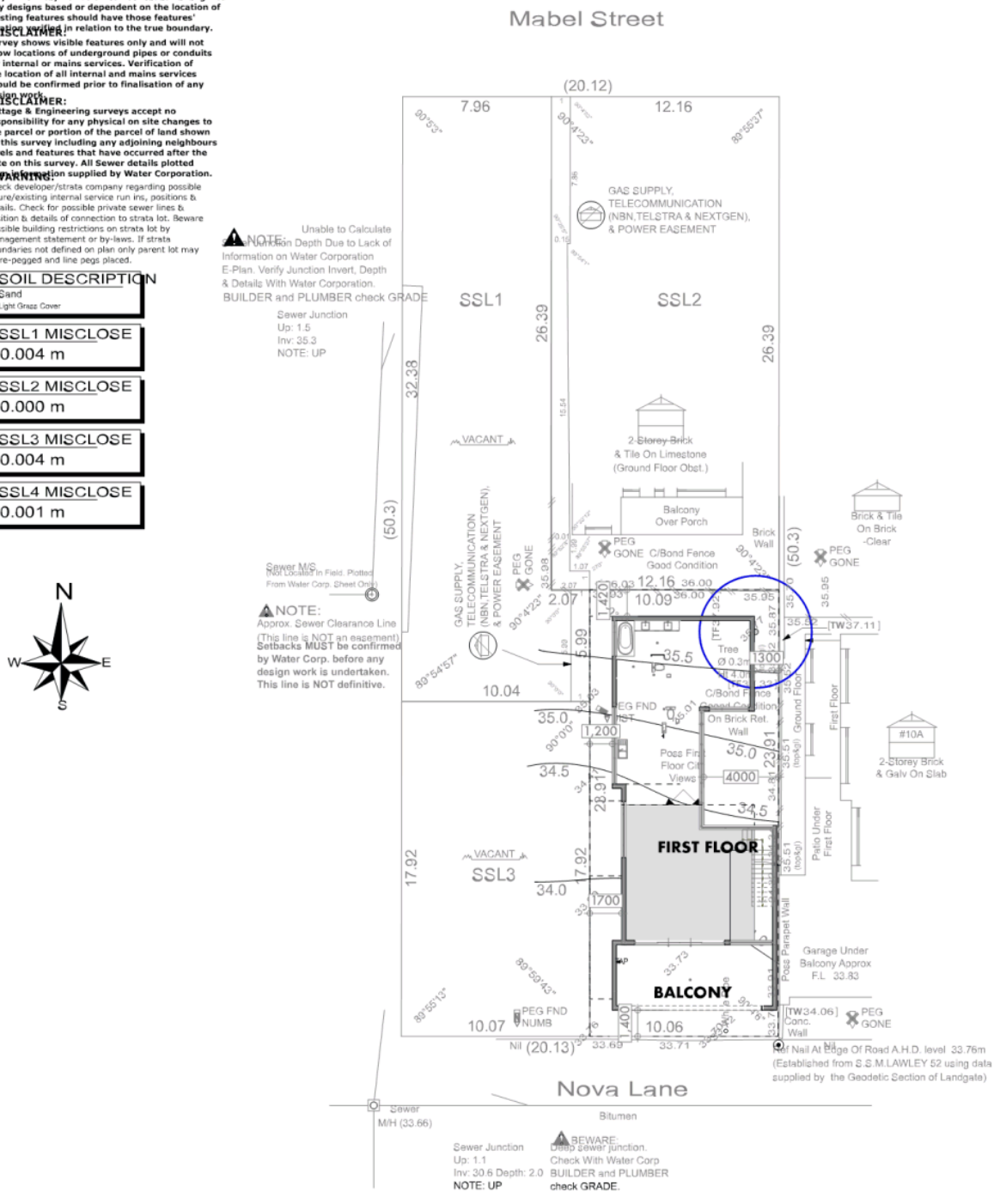
SOIL DESCRIPTION
Sand
Light Grass Cover

SSL1 MISCLOSE	0.004 m
SSL2 MISCLOSE	0.000 m
SSL3 MISCLOSE	0.004 m
SSL4 MISCLOSE	0.001 m

CITY OF VINCENT
RECEIVED
20 July 2019



RevID	ChID	Change Name	Date

DRAWING TITLE : WORKING DRAWINGS
SITEPLAN UPPER FLOOR
PROJECT NAME : ONE OFF
DRAWING NO. .6

COTTAGE & ENGINEERING SURVEYS
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37-39 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2958
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
448493	30 Jan 19	1:200	M. Bateman

BUILDER :
CLIENT : Davis, Graeme
SURVEY STRATA LOT 4 #12 Nova Lane, North Perth
Survey Strata Plan78266 Original Lot 888 on D.Plan 413603

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T	Phone Pits
W	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

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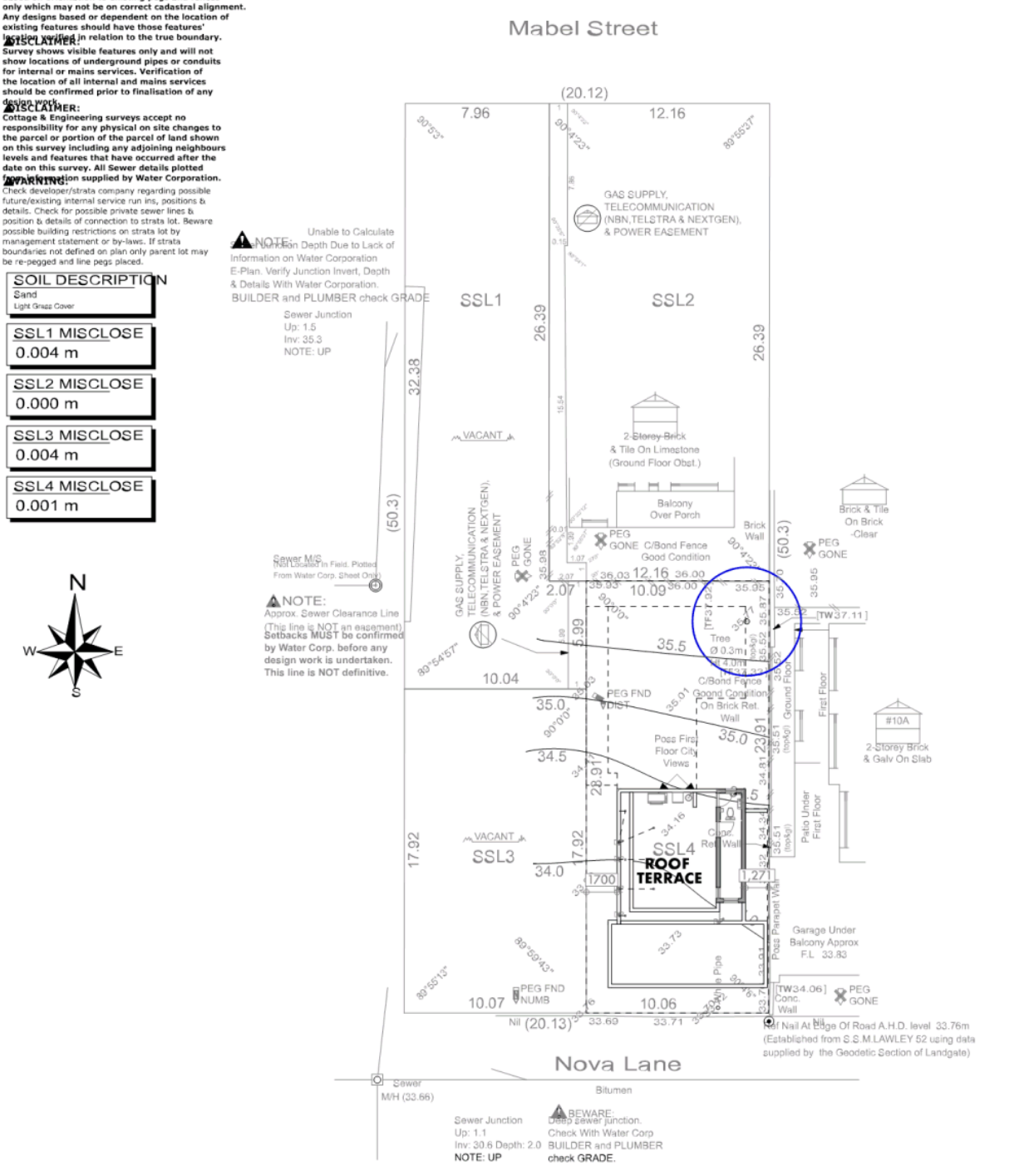
SOIL DESCRIPTION
Sand Light Grass Cover

SSL1 MISCLOSE	0.004 m
SSL2 MISCLOSE	0.000 m
SSL3 MISCLOSE	0.004 m
SSL4 MISCLOSE	0.001 m

CITY OF VINCENT
RECEIVED
20 July 2019



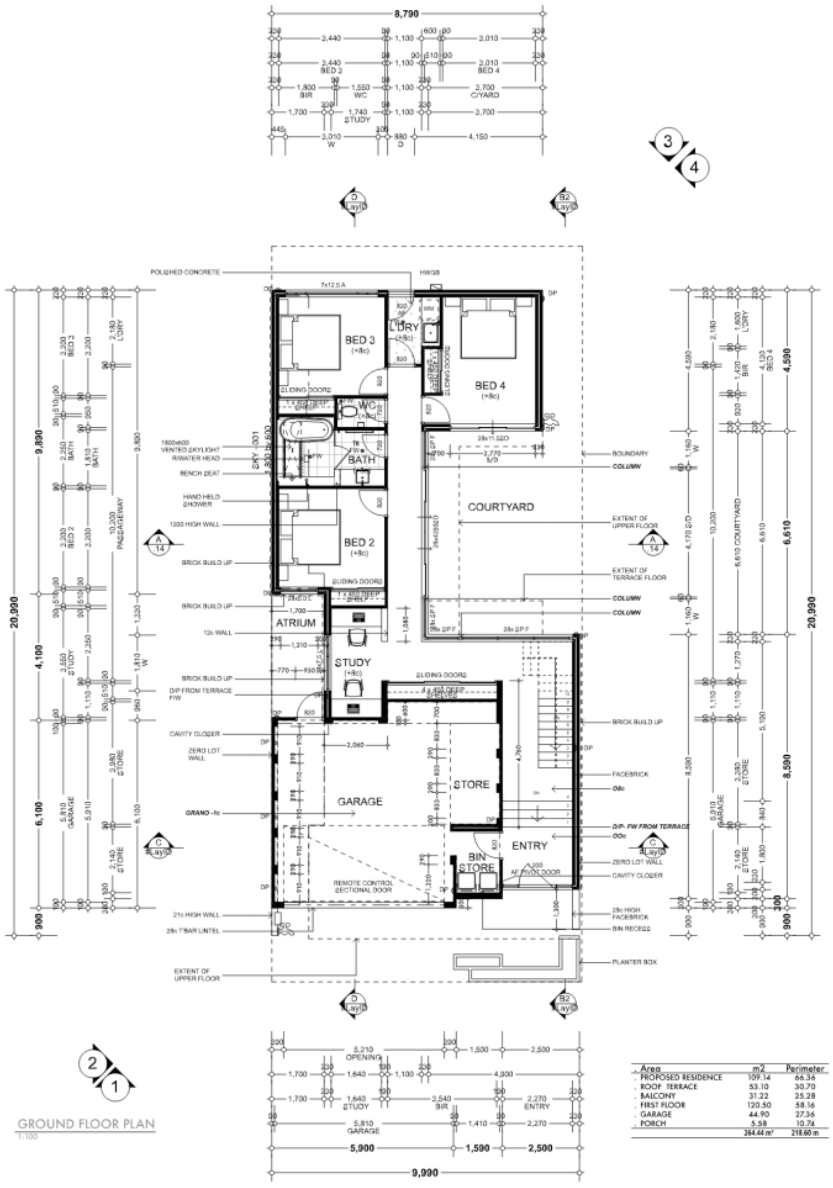
NOTE
Scale - 1:200

dorienmorellidesigns

RevID	ChID	Change Name	Date

DRAWING TITLE : WORKING DRAWINGS
SITEPLAN ROOF TERRACE
PROJECT NAME : ONE OFF
REVISION NO.
DRAWING NO. .7

CITY OF VINCENT
RECEIVED
20 July 2019



Area	m2	Perimeter
PROPOSED RESIDENCE	199.14	66.36
ROOF TERRACE	53.10	30.70
BALCONY	31.22	25.28
FIRST FLOOR	120.50	58.16
GARAGE	44.90	27.36
PORCH	5.58	10.74
	364.44 m²	218.60 m

NOTE

Project Partners

dorianmorelliidesigns

DRAWING TITLE : WORKING DRAWINGS
GROUND FLOOR PLAN

PROJECT NAME :
ONE OFF

REVISION NO.

DRAWING NO.
.9

CITY OF VINCENT
RECEIVED
20 July 2019



FIRST FLOOR PLAN
1:100

Area	m2	Perimeter
PROPOSED RESIDENCE	109.19	66.36
ROOF TERRACE	53.19	30.76
BALCONY	31.22	25.28
FIRST FLOOR	120.50	58.16
GARAGE	44.81	27.16
PORCH	5.61	10.74
	364.52 m²	218.46 m

NOTE

Project Partners

dorianmorellidesigns

Drawn | Checked
Plan Date
Project NO
Project Status
Client
Site
Wind Region

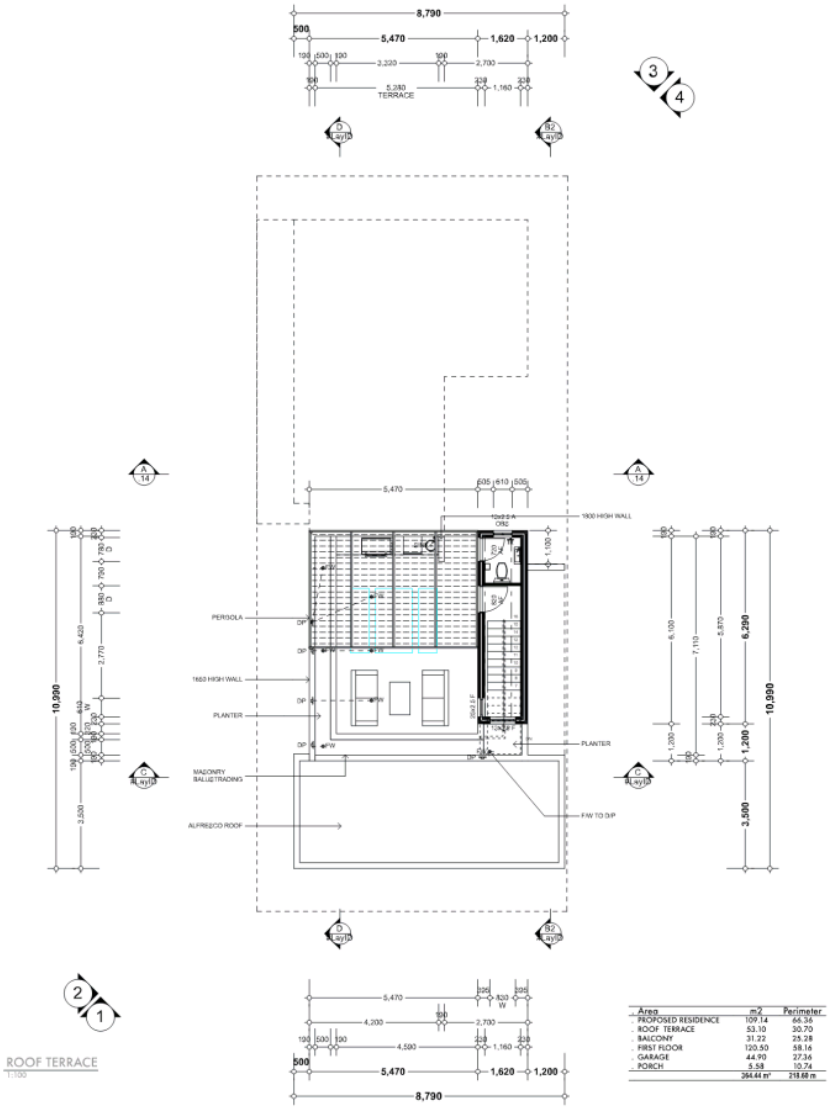
DRAWING TITLE :
WORKING DRAWINGS
FIRST FLOOR PLAN

PROJECT NAME :
ONE OFF

REVISION NO.

DRAWING NO.
.11

CITY OF VINCENT
RECEIVED
20 July 2019



ROOF TERRACE
1:100

Area	m2	Perimeter
PROPOSED RESIDENCE	109.14	66.36
ROOF TERRACE	53.10	30.70
BALCONY	31.22	25.28
FIRST FLOOR	120.50	58.16
GARAGE	44.90	27.36
PORCH	5.58	10.74
	364.44 m²	218.60 m

NOTE

Project Partners

dorianmorelli designs

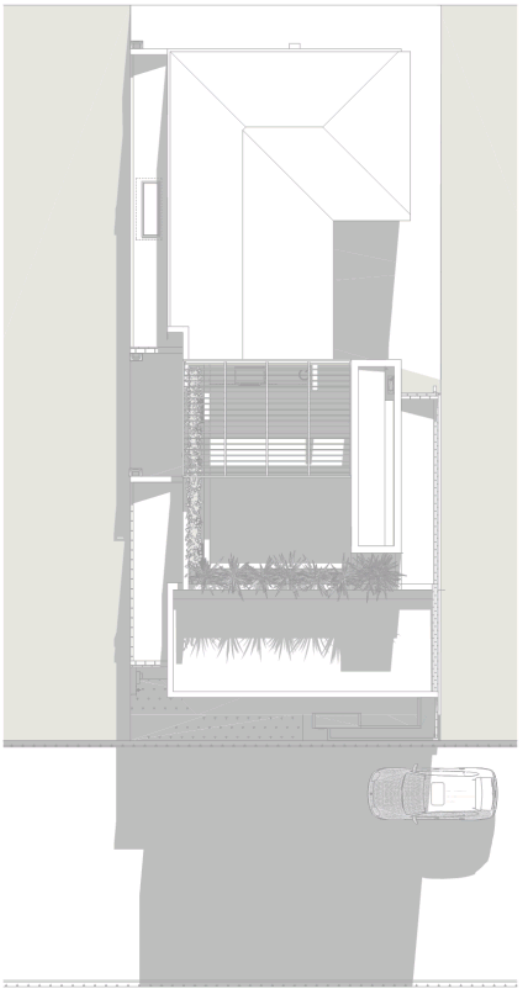
DRAWING TITLE : WORKING DRAWINGS
ROOF TERRACE

PROJECT NAME :
ONE OFF

REVISION NO.

DRAWING NO.
.11

CITY OF VINCENT
RECEIVED
20 July 2019



Sun study 21st of June 12pm
1:100

NOTE

Project Partners

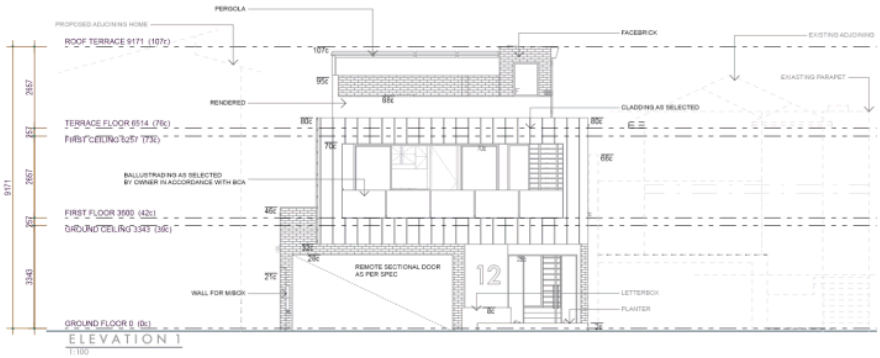
dorianmorellidesigns

DRAWING TITLE : WORKING DRAWINGS
SUN STUDY 21st of June
12pm

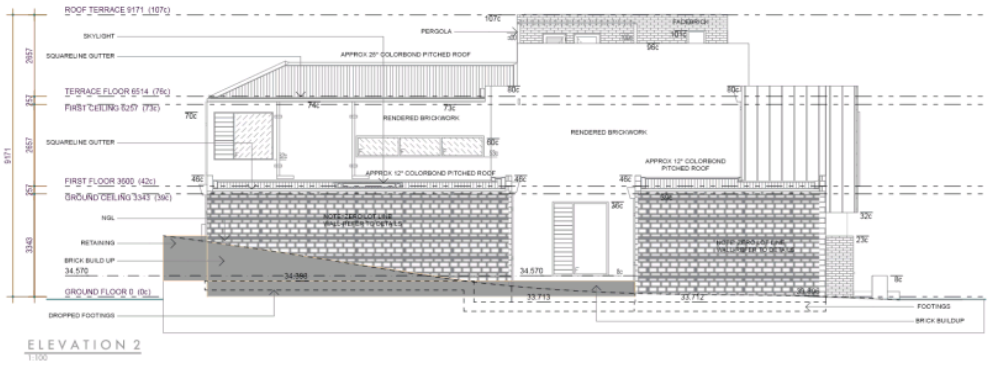
PROJECT NAME :
ONE OFF

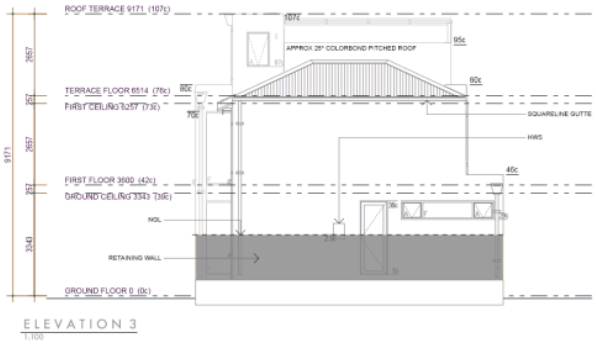
REVISION NO

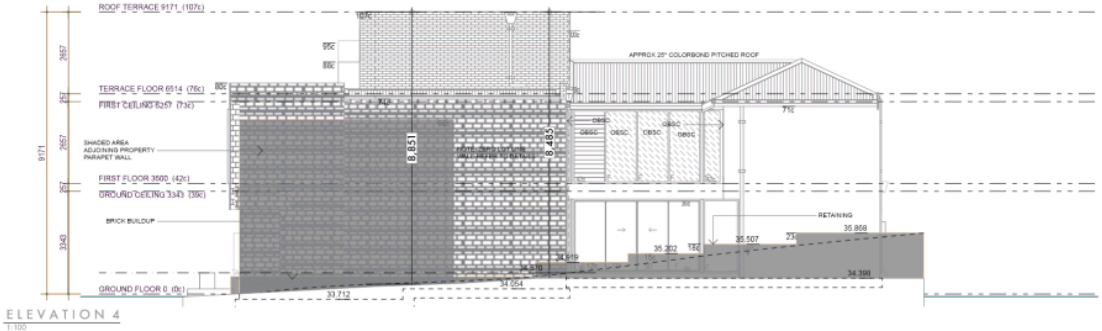
DRAWING NO
.12



CITY OF VINCENT
RECEIVED
20 July 2019







NOTE

Project Partners

dorianmorellidesigns

DRAWING TITLE : WORKING DRAWINGS ELEVATIONS

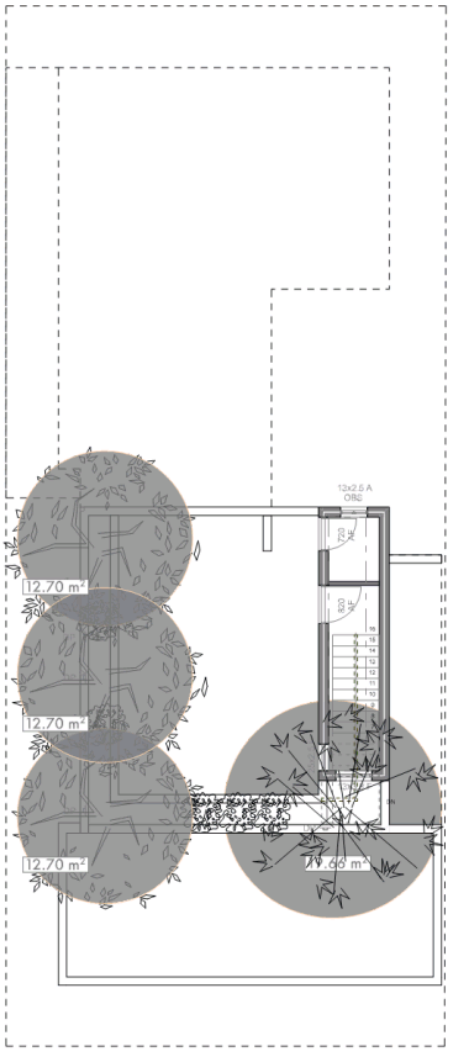
PROJECT NAME : ONE OFF

REVISION NO.

DRAWING NO. .14

CITY OF VINCENT
RECEIVED
20 July 2019

PLANT LEGEND	
GROUND COVERS (0 - 1m) SPACINGS 1 - 2m	
	DIANELLA LITTLE REV
	GREVILLEA CRITHMIFOLIA
LOW SHRUBS (1 -2m) SPACINGS 2m	
	DRYANDRA PRAEMORSA
	AGONIS FLEXUOSA "NANA"
	MELALEUCA HUEGELII
	BEAUFORTIA SQUARROSA
TREES	
	CORAL GUM
	RED FLOWERING GUM
	CALLISTEMON KINGS PARK SPECIAL
TREES	
	DRYANDRA PRAEMORSA
	AGONIS FLEXUOSA "NANA"
MEDIUM - TALL TREES	
	JUDAS TREE (CERCIS SILIQUASTUM)
	HONEY LOCUST (GLEDITSIA TRICANTHOS)



4. TERRACE FLOOR LANDSCAPING
1:100

NOTE

dorianmorellidesigns
DESIGNERS OF CONTEMPORARY BUILDINGS

RevID	ChID	Change Name	Date

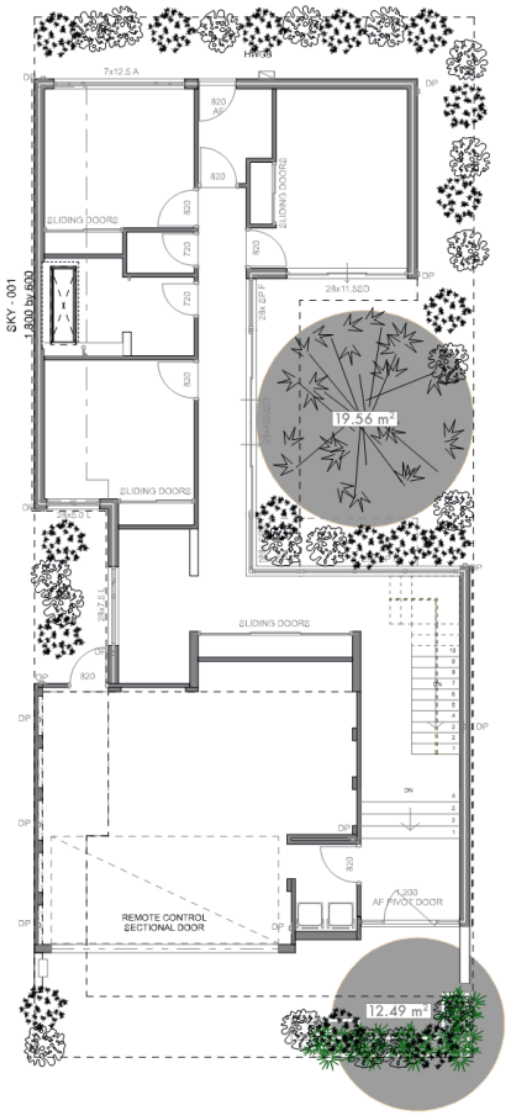
DRAWING TITLE : WORKING DRAWINGS
Landscaping GF

PROJECT NAME : ONE OFF

DRAWING NO. .3

CITY OF VINCENT
RECEIVED
20 July 2019

PLANT LEGEND
GROUND COVERS (0 - 1m) SPACINGS 1 - 2m
DIANELLA LITTLE REV
GREVILLEA CRITHMIFOLIA
LOW SHRUBS (1 -2m) SPACINGS 2m
DRYANDRA PRAEMORSA
AGONIS FLEXUOSA "NANA"
MELALEUCA HUEGELII
BEAUFORTIA SQUARROSA
TREES
CORAL GUM
RED FLOWERING GUM
CALLISTEMON KINGS PARK SPECIAL
TREES
DRYANDRA PRAEMORSA
AGONIS FLEXUOSA "NANA"
MEDIUM - TALL TREES
JUDAS TREE (CERCIS SILIQUASTUM)
HONEY LOCUST (GLEDITSIA TRICANTHOS)



0. GROUND FLOOR LANDSCAPING PLN
1:100

NOTE

dorienmorellidesigns

RevID	ChID	Change Name	Date

DRAWING TITLE : WORKING DRAWINGS
Landscaping Terrace

PROJECT NAME : ONE OFF

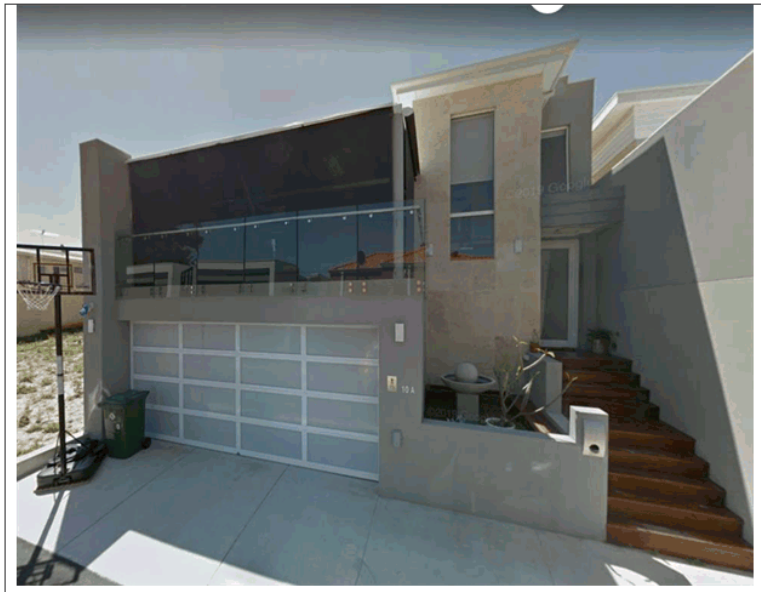
REVISION NO.

DRAWING NO. .4

DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis

Site Photo	***Address and Comments***
	*10A Nova Lane (adjacent property)* • Garage and stepped 2 storey dwelling • 2 storey parapet wall • Red brick and tiled pitch roof dwelling *11 Mabel Street (rear)* • 2 storey development addresses Mabel Street • Former dwelling and lot subdivided to create subject lot • Brick and render finish • Pitch roof and gable details

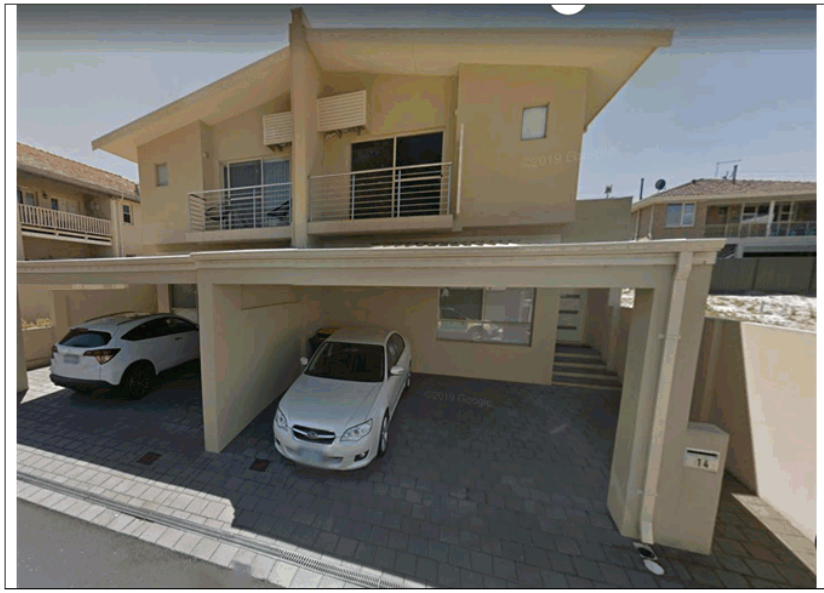
DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis



DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis

	*18 Knutsford Street* • Two storey dwelling • Render detail with limited articulation to street and secondary street (Nova Lane) • Pitch Roof

DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis



14A, 14B Nova Lane

- Grouped dwellings
- Double Carports in front setback area (Colorbond)
- Dwelling setback from street
- Skillion roof form
- Yellow render detail

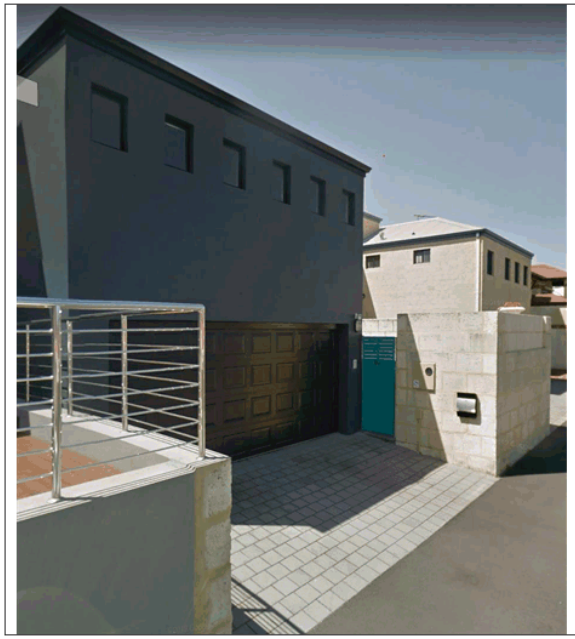
DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis



9 Nova Lane

- 4 grouped dwellings
- 2 storey dwellings
- Upper floor (balcony) slightly articulated to street
- Grey render details and finish
- Concealed roof form

DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis

	*10B Nova Lane* • 2 storey dwelling • Limited articulation to street • Highlight windows to street • Frontage dominated by carport

DA 5.2019.138.1
12 Nova Lane – Streetscape Analysis



8B Nova Lane

- 2 storey dwelling
- Limited articulation to street
- Highlight windows to street
- Frontage dominated by carport
- Render and limestone façade
- Shallow pitch roof

Outlined below are justifications for the residential design codes and on areas that do not comply strictly with the relevant policies / guidelines deemed to satisfy.
Defined below are strong justifications that highlight how the new proposed residence will complement the existing streetscape.

Justification:
Due to the minimal size of the property, the required setbacks as per the Build form policy/R-codes, and the amenities that the client requires we are providing justification on ***7.1.1, 5.3, 5.1.4, 5.6, 5.1.4, 5.4.4, 5.3.7***, of the ***" Built form policy/Residential Design Codes "***

7.1.1 Built Form Policy
The plans have now been amended slightly to help achieve the required averaging, the proposed residence is and has always been in keeping with the general setback, and does not inhibit reversing sight or surveillance lines along the lane and more than preserves the visual character of the existing laneway appearance.

5.3 Lot boundary Setbacks
The design has been carefully designed as not to overshadow the adjoining property from solar access and to maintain privacy for the effected adjoining lots. The adjoining neighbour on the Eastern side has a 66c parapet wall, which would be classified as a "double storey parapet" (a double parapet would be a min of 58c) so the fact that our application has been held up due to the same r code variation, is unreasonable, and furthermore as the included pictures show, the majority of properties within 100m of the property in question have all double storey parapets that are in fact higher than our proposed wall. In addition, and as an example of a precedent set within the same street, the boundary wall on #10 Nova Lane has been approved at a greater height than the existing boundary wall on the boundary of #8a Nova Lane. The wall does extend further forward of the existing boundary wall and is 14c higher, but it does not impact on the access to Northern light or privacy and in fact provides better privacy to the neighbour's pool area which is located behind the proposed parapet wall.

Clause 5.14 Landscaping
The plans have been updated to indicate approx. 40m2 of canopy, and this does not include plants that are not on your list but will be planted on the terrace which will provide another 10-20m2 of canopy. In addition, my client will be sourcing the most mature plants possible.
Considering that the existing properties cover at least 70% of the site (minimum) it is unfair to impose such a large percentage of landscaping for the last two remaining sites on the laneway.
Even though we are proposing the above m2 of landscaping my clients should not be penalised for building last on the Laneway.

Clause 5.6 Building Height
As discussed at our meeting we have amended the Terrace in question to remove the concealed roof and only provide a Pergola, also as per the perspective provided, the Terrace cannot be seen from the Laneway, and does not reduce any access to natural light to the adjoining property.
Also, the Terrace is only 1.6m higher than the allowed 7m, 2 storey requirement rather than 2.1m, measured from the natural ground level.

Clause 5.1.4 Open Space
The Vergola, Terrace, Garage and Store have now been amended, to increase the open space and now comply with the codes.

Clause 5.4.4 Utilities and Facilities
The Bin store has now been indicated on the plan.

Clause 5.3.7 Clause 5.3.8 Retaining walls and Site Works
As discussed at our meeting the retaining has been shown correctly on the plans and is within the R-code requirements, as we are below the natural ground level.

If you require any further justifications or detailed information on the proposed carport, please don't hesitate to contact the below.

Regards

- W: dorianmorellidesigns.com.au Page

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

2. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.

3. With reference to Condition 2, the City encourages landscaping methods and species selection which do not rely on reticulation.

4. With reference to Condition 4, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

5. With reference to Condition 5, all new crossovers to the development site are subject to a separate application to be approved by the City.

6. In reference to condition 6, visually impermeable refers to screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking to any adjoining property.

7. A Road and Verge security bond for the sum of $2,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.

8. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.

9. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.

5.3 NOS. 17-39 (LOT: 38-44; D/P: 613) ROBINSON AVENUE, PERTH - ALTERATIONS AND ADDITIONS TO HOTEL (AMENDMENT TO APPROVED - UNAUTHORISED EXISTING DEVELOPMENT)

TRIM Ref: D19/104296

Author: Mitchell Hoad, Senior Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: South

Attachments:
1. Location Map
2. Development Plans
3. Minutes of the 28 June 2016 Council Meeting
4. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Alterations and Additions to Hotel (Amendment to Approved - Unauthorised Existing Development) at Nos. 17-39 (Lot: 38-44; D/P: 613) Robinson Avenue, Perth, in accordance with the plans shown in Attachment 2 dated 22 July 2019, subject to the following conditions and Advice Notes contained in Attachment 4:

Conditions

1. **This approval is for Alterations and Additions to Hotel (Amendment to Approved – Unauthorised Existing Development) as shown on the plans dated 22 July 2019. No other development forms part of this approval; and**

2. **All conditions and advice notes detailed on development approval 5.2016.86.1 granted on 28 June 2016 continue to apply to this approval.**

PURPOSE OF REPORT:

To consider an application for an amendment to a previous development approval for alterations and additions to a Hotel (unauthorised existing development) at Nos. 17-39 Robinson Avenue, Perth (the subject site). A location plan is included in **Attachment 1**.

PROPOSAL:

The application seeks approval for modifications to the existing Hotel to increase the number of rooms from 121 rooms to 127 rooms. The modifications to the Hotel to accommodate the additional six rooms includes:

- The conversion of the Night Manager room on the ground floor into one additional room (Suite 213);
- The conversion of a family suite on the ground floor into two separate rooms, resulting in one additional room (Suite 214); and
- The conversion of the Maids Room on the first floor into four additional rooms.

Plans of the development with the additional rooms indicated are included in **Attachment 2**. The modifications are internal only and do not result in any external changes to the existing façade of the Hotel.

BACKGROUND:

Landowner:	GPR Hotels Pty Ltd
Applicant:	Michael Dryka Architects
Date of Application:	26 June 2019
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R80

Built Form Area:	Mixed Use
Existing Land Use:	Hotel
Proposed Use Class:	Hotel
Lot Area:	3,106m²
Right of Way (ROW):	No
Heritage List:	No

The subject site is bound by Robinson Avenue to the north-east, single storey commercial development to the north-west, single and two-storey residential development to the south-west and two storey residential development to the south-east.

The subject site and surrounding land is zoned Mixed Use R80 under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Mixed Use built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy), with the exception of the land to the north-west. This land is zoned District Centre under LPS2 and is within the Town Centre built form area.

The subject site currently consists of the Great Southern Hotel, which is two to three-storeys in height and has 25 parking bays located on site. The Hotel was approved by Council at its Ordinary Meeting on 9 May 2001. The most recent amendment to the Hotel was approved by Council at its Ordinary Meeting on 28 June 2016. This approval increased the number of rooms from 94 rooms to 121 rooms, and included some modifications to the external façade. The Minutes from this Ordinary Council Meeting, including a copy of the determination notice and plans, are included in **Attachment 3**.

The applicant submitted a request for a Section 40 Certificate of land use approval which is required by the Department of Racing Gaming and Liquor to accompany a Liquor License application. This request included plans which proposed to increase the licensed area from 94 rooms to 127 as shown in the plans in **Attachment 2**. Administration advised the applicant that approval only exists for 121 rooms on the subject site in accordance with the previous determination by Council, and an amended development application seeking approval for the additional rooms was required to be submitted. Should the development application be approved, the applicant would also be required to submit an application for a retrospective Occupancy Permit with the City for the unauthorised works.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, Built Form Policy and the City's policies. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Previously approved	Requires further Discretion
Land Use (only where required)		✓	
Car Parking	✓		

CONSULTATION/ADVERTISING:

Community Consultation was undertaken by the City for a period of 14 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* from 18 July 2019 to 1 August 2019. The method of advertising included a sign being erected on-site, a newspaper advertisement and a notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the consultation period, no submissions were received.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

The application to amend an approval can be considered in accordance with Schedule 2, Clause 77(1) (a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Clause 77(2) (b) allows the application to be made during or after the period within which the development must be substantially commenced. Clause 77(4) provides the local government the ability to approve the application with or without conditions or refuse the application.

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005,* the applicant would have the right to apply to the State Administrative Tribunal for a review of the Council's determination.

Delegation to Determine Applications:

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development approval that was determined by Council.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

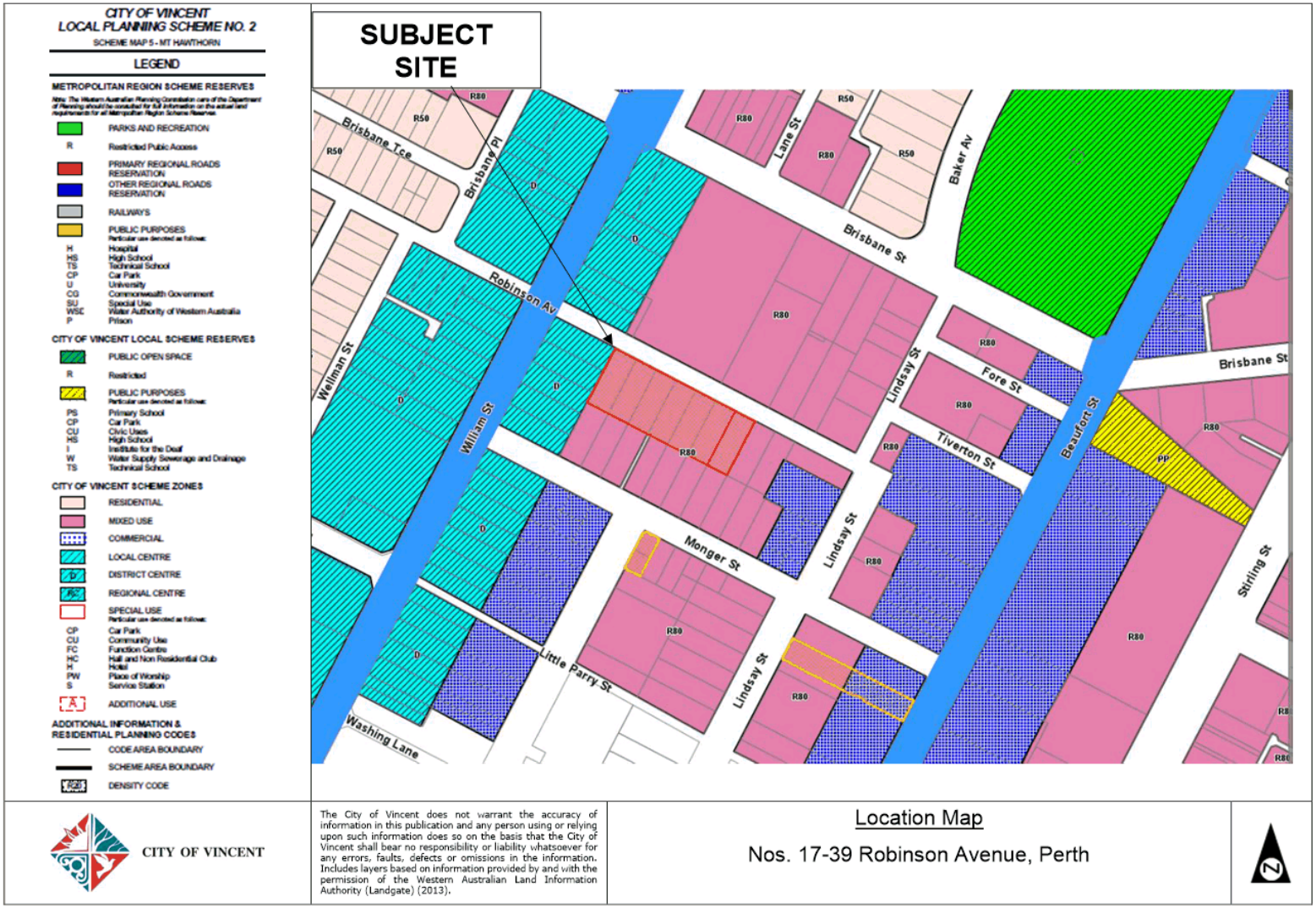
Nil.

COMMENTS:

The application for alterations and additions to the existing Hotel proposes the conversion of existing internal spaces to create an additional six rooms. This increases the total number of rooms from 121 previously approved by Council at its Ordinary Meeting on 28 June 2016 to 127. The proposal does not result in any external changes or increase to the existing building footprint. There are no exemptions for this type of development.

The existing Hotel currently has 25 on-site parking bays. The most recent application approved by Council in 2016 required 21.08 bays, resulting in a surplus of 3.95 bays. Under the current Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy), the subject application requires three parking bays for the six additional rooms proposed, at a rate of 0.5 bays per room. This results in a surplus of 0.95 parking bays on the subject site.

As a result of there being no external changes to the existing building and car parking satisfying the requirements of the Parking Policy, the proposal will not have any impact on the surrounding area. The proposal will continue to contribute towards the supply of tourist accommodation within Perth. It is recommended that Council approves this development application.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R80 DENSITY CODE
SUBJECT SITE
Brisbane Tce
Brisbane Pl
Robinson Av
Wellman St
William St
Lane St
Baker Av
Brisbane St
Lindsay St
Fore St
Tiverton St
Beaufort St
Monger St
Little Parry St
Washing Lane
Stirling St
R80
R50
D
PP
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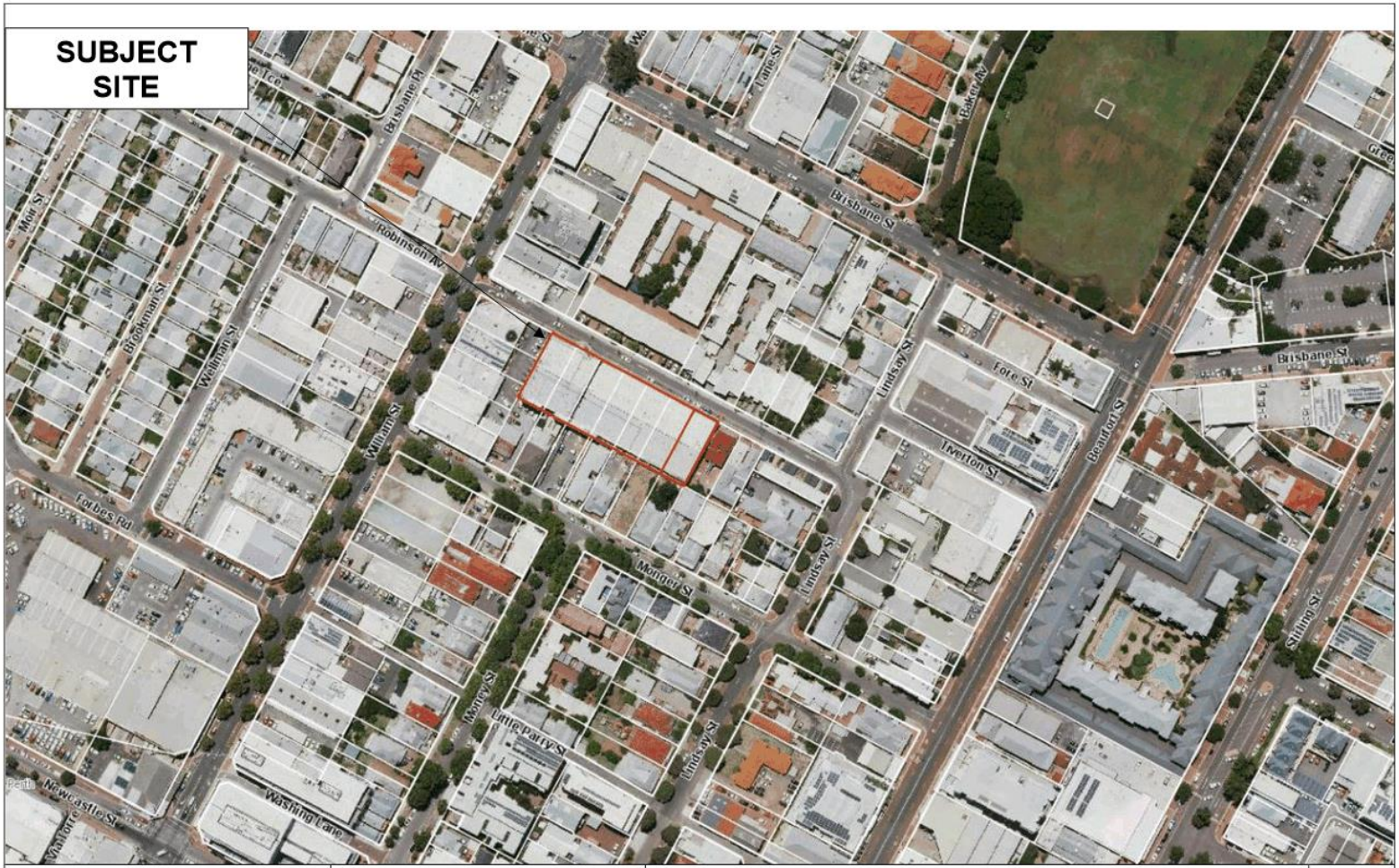
Location Map
Nos. 17-39 Robinson Avenue, Perth
N



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Nos. 17-39 Robinson Avenue, Perth

CITY OF VINCENT
RECEIVED
22 July 2019

Rooms added in 2016



1 01_Ground Floor Full
1 : 200

Additional rooms the subject of this application



2 02_First Floor Full
1 : 200

GENERAL NOTES
THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE PRIOR TO COMMENCEMENT OF ANY WORK OR PREPARATION OF SHOP DRAWINGS
WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. LARGE SCAL DRAWINGS SHALL TAKE PREFERENCE OVER SMALL SCALED DRAWINGS.
RL'S ARE TAKEN FROM TOP OF STRUCTURE ie. TOP OF SLAB

DATE	REV	DESCRIPTION	BY

CLIENT
GPR HOTELS Pty Ltd

PROJECT
Great Southern Hotel, Robinson Ave Northbridge

Designer
LIQUOR LICENSING ACT, NOTICES OF INTERNAL AMENDMENTS

Michael Dryka
architects
project managers
interior designers
Suite 8 / 9 Cleaver Street
West Perth W.A. 6005
telephone (08) 9328 6157 Facsimile (08) 9328 4966

DATE	SCALE	DRAWING NO
04/20/17		E101
DRAWN: GD	APPROVED: MD	
CHECKED: JS	JOB NO: 1512	REV E

COPYRIGHT © THIS DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF MICHAEL DRYKA ARCHITECTS

9.1.7 Nos. 17-39 (Lot: 40; D/P 613) Robinson Avenue, Perth – Amendment to Existing Approval: Alterations and Additions to Existing Hotel

Ward:	South	**Date:**	10 June 2016
Precinct:	Precinct 13 – Beaufort	**File Ref:**	PR25159; 5.2016.86.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Management Plan 4 – Applicant's Response 5 – Car Parking and Bicycle Tables 6 – Copy of Original Planning Approval and Plans granted on 20 November 2001		
Tabled Items:	Nil		
Reporting Officer:	R Narroo, Senior Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

RECOMMENDATION:

That Council, in accordance with Schedule 2, Part 9, Clause 77(4)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, APPROVES the application to amend the existing planning approval granted on 20 November 2001 numbered 00/33/0727 for proposed alterations and additions to existing hotel at Nos. 17-39 (Lot: 40; D/P: 613) Robinson Avenue, Perth in accordance with plans date stamped 8 June 2016, as shown on Attachment 2, subject to the following conditions:

1. **Management Plan**

   The hotel shall operate in accordance with the approved Management Plan submitted with this application, dated 8 June 2016;

2. **External Fixtures**

   All external fixtures shall not be visually obtrusive from Robinson Avenue and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

3. **Interactive Front**

   Windows, doors and adjacent areas fronting Robinson Street shall maintain an active and interactive relationship with the street;

4. **Verge Trees**

   No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

5. **Within 28 days of the issue date of this approval, the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:**

   5.1 **Percent for Public Art**

   Advise the City how the proposed development will comply with the City's Policy No. 7.5.13 – Public Art. A value of $18,000 being the equivalent value of 1% of the estimated total cost of the development ($1,800,000), is to be allocated towards the public art;

6. **The following is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development:**

   6.1 **Construction Management Plan**

   A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

   6.2 **Waste Management**

   6.2.1 **A Waste Management Plan prepared to the satisfaction of the City detailing:**

   (a) **that waste collection is taken from the Monger Street at the rear of the property; and**

   (b) **an increase of the number of bins to accommodate the City's specified bin requirement; and**

   6.2.2 **Waste management for the development shall thereafter comply with the approved Waste Management Plan;**

7. **Prior to occupancy or use of the development, the following shall be completed to the satisfaction of the City:**

   7.1 **Stormwater**

   All storm water collected on the subject land shall be retained onsite, by suitable means to the satisfaction of the City; and

   7.2 **Installation of Public Art**

   With reference to Condition 5.1, the approved public art work shall be installed and thereafter maintained by the owner/occupiers. All costs associated with this condition shall be borne by the applicant/owners; and

8. **Where any of the above conditions have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.**

ADVICE NOTES:

1. **All pedestrian access and vehicle driveway/crossover levels shall match into the existing verge, footpath and road levels to the satisfaction of the City;**

2. **A Road and Verge security bond for the sum of $3,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;**

3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;

4. With reference to Condition 7.1, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;

5. With reference to Condition 5.1 relating to Public Art the applicant has the following options:

   5.1 Option 1

   Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; or

   5.2 Option 2

   Provide cash-in-lieu of an art project. This option allows for a 15% reduction in the required payment. The payment must be made prior to the submission of a Building Permit for the development or a date agreed with the City;

6. A demolition permit shall be obtained from the City prior to commencement of any demolition works onsite;

7. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted and approved prior to the erection of the signage; and

8. An Occupancy Permit is required prior to the occupation of the building.

COUNCIL DECISION ITEM 9.1.7

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be adopted.

MOTION PUT AND CARRIED UNANIMOUSLY (9-0)

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 17-39 Robinson Avenue, PERTH

Lot, Plan/Diagram: Lot: 40 D/P: 613

Vol. No: 1755 Folio No: 453

Application date: 23 February 2016 Received on: 9 March 2016

Serial No: 5.2016.86.1

Description of proposed development: Amendment to Existing Approval: Alterations and Additions to Existing Hotel

Plans dated: 8 June 2016

This application for development approval is subject to the following conditions:

1. Management Plan

   The hotel shall operate in accordance with the approved Management Plan submitted with this application, dated 8 June 2016;

2. External Fixtures

   All external fixtures shall not be visually obtrusive from Robinson Avenue and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

3. Interactive Front

   Windows, doors and adjacent areas fronting Robinson Street shall maintain an active and interactive relationship with the street;

4. Verge Trees

   No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

5. Within 28 days of the issue date of this approval, the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

   5.1 Percent for Public Art

   Advise the City how the proposed development will comply with the City's Policy No. 7.5.13 – Public Art. A value of $18,000 being the equivalent value of 1% of the estimated total cost of the development ($1,800,000), is to be allocated towards the public art;

6. The following is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development:

   6.1 Construction Management Plan

   A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

   6.2 Waste Management

   6.2.1 A Waste Management Plan prepared to the satisfaction of the City detailing:

   (a) that waste collection is taken from the Monger Street at the rear of the property; and

   (b) an increase of the number of bins to accommodate the City's specified bin requirement; and

   6.2.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan;

7. Prior to occupancy or use of the development, the following shall be completed to the satisfaction of the City:

   7.1 Stormwater

   All storm water collected on the subject land shall be retained onsite, by suitable means to the satisfaction of the City; and

   7.2 Installation of Public Art

   With reference to Condition 5.1, the approved public art work shall be installed and thereafter maintained by the owner/occupiers. All costs associated with this condition shall be borne by the applicant/owners; and

8. Where any of the above conditions have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

ADVICE NOTES:

1. All pedestrian access and vehicle driveway/crossover levels shall match into the existing verge, footpath and road levels to the satisfaction of the City;

2. A Road and Verge security bond for the sum of $3,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;

3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a

result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;

4. With reference to Condition 7.1, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;

5. With reference to Condition 5.1 relating to Public Art the applicant has the following options:

   5.1 Option 1

   Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; or

   5.2 Option 2

   Provide cash-in-lieu of an art project. This option allows for a 15% reduction in the required payment. The payment must be made prior to the submission of a Building Permit for the development or a date agreed with the City;

6. A demolition permit shall be obtained from the City prior to commencement of any demolition works onsite;

7. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted and approved prior to the erection of the signage; and

8. An Occupancy Permit is required prior to the occupation of the building.

NOTES:

Any additional property numbering to the abovementioned address, which is resultant from this application, is to be allocated by the City of Vincent and no other parties. It is recommended that you liaise with the City's Planning Department on the above matter, during the Building Permit issue stage.

Date of determination: - 28 June 2016

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

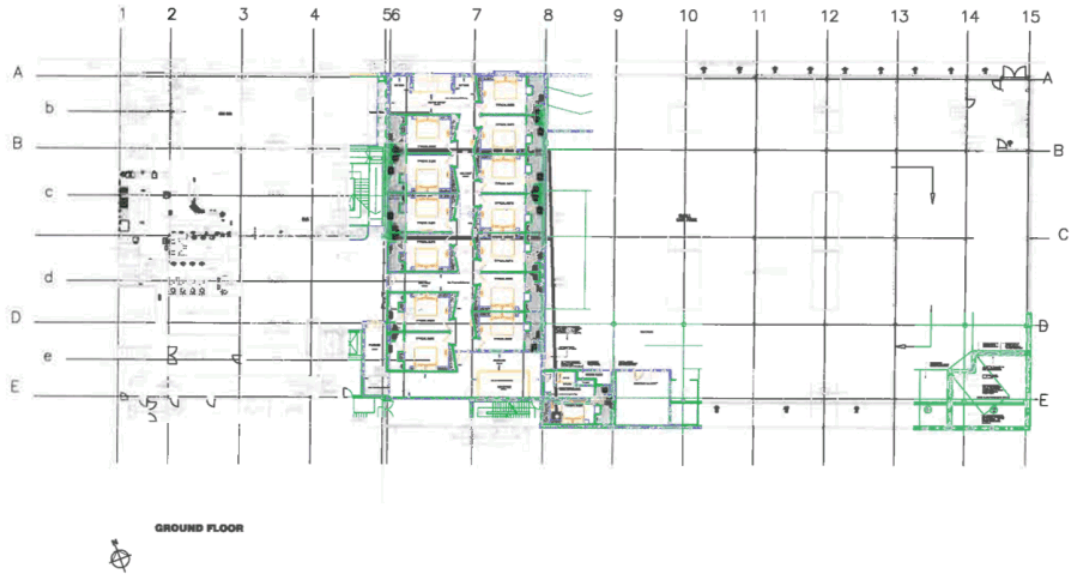
Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: AGroom Dated: 15/07/16

for Paola Di Perna
MANAGER APPROVAL SERVICES

for and on behalf of the City of Vincent

Attachment 2



CITY OF VINCENT
DA SERIAL No 5.2016.86.1
15 JUL 2016
APPROVED
MANAGER APPROVAL SERVICES

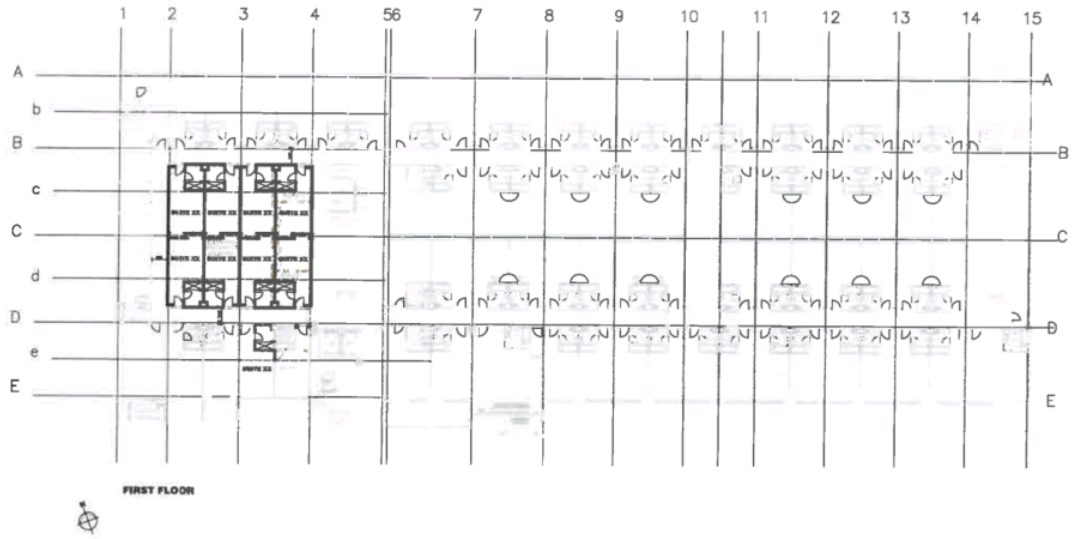
PROJECT
GREAT SOUTHERN HOTEL
SUBJECT
GROUND FLOOR

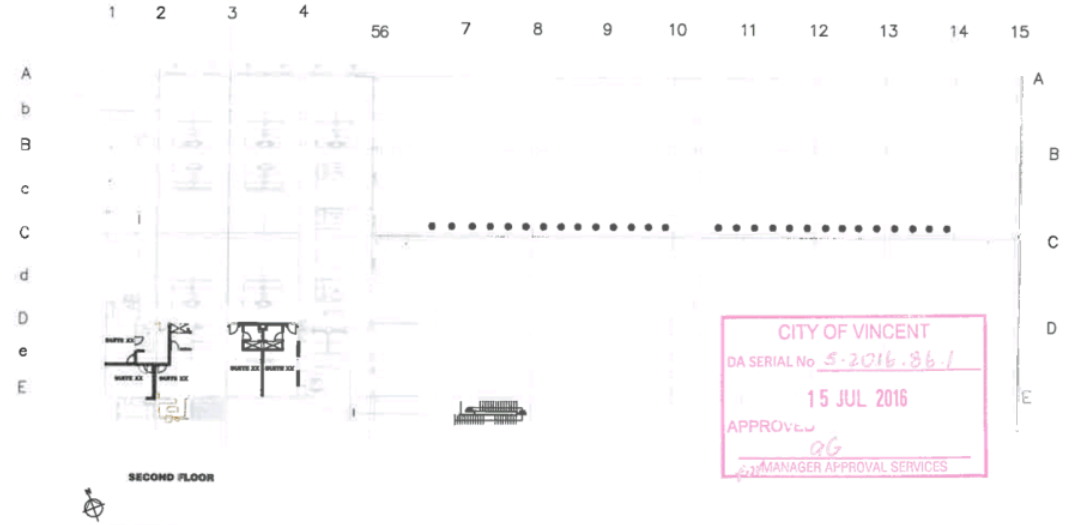
DRYKA ARCHITECTS
architects
project managers
interior designers.
Suite 8 / 9
Cleaver Street West Perth W.A. 6005
Telephone (08) 9328 8179 Facsimile (08) 9328 4990

date 05/12/2015	design MD	job no. 1512
drawn GD	checked MD	drawing no. A01
scale 1:100	approved	

MICHAEL J. DRYKA BLAND ARCHITECT

Attachment 2





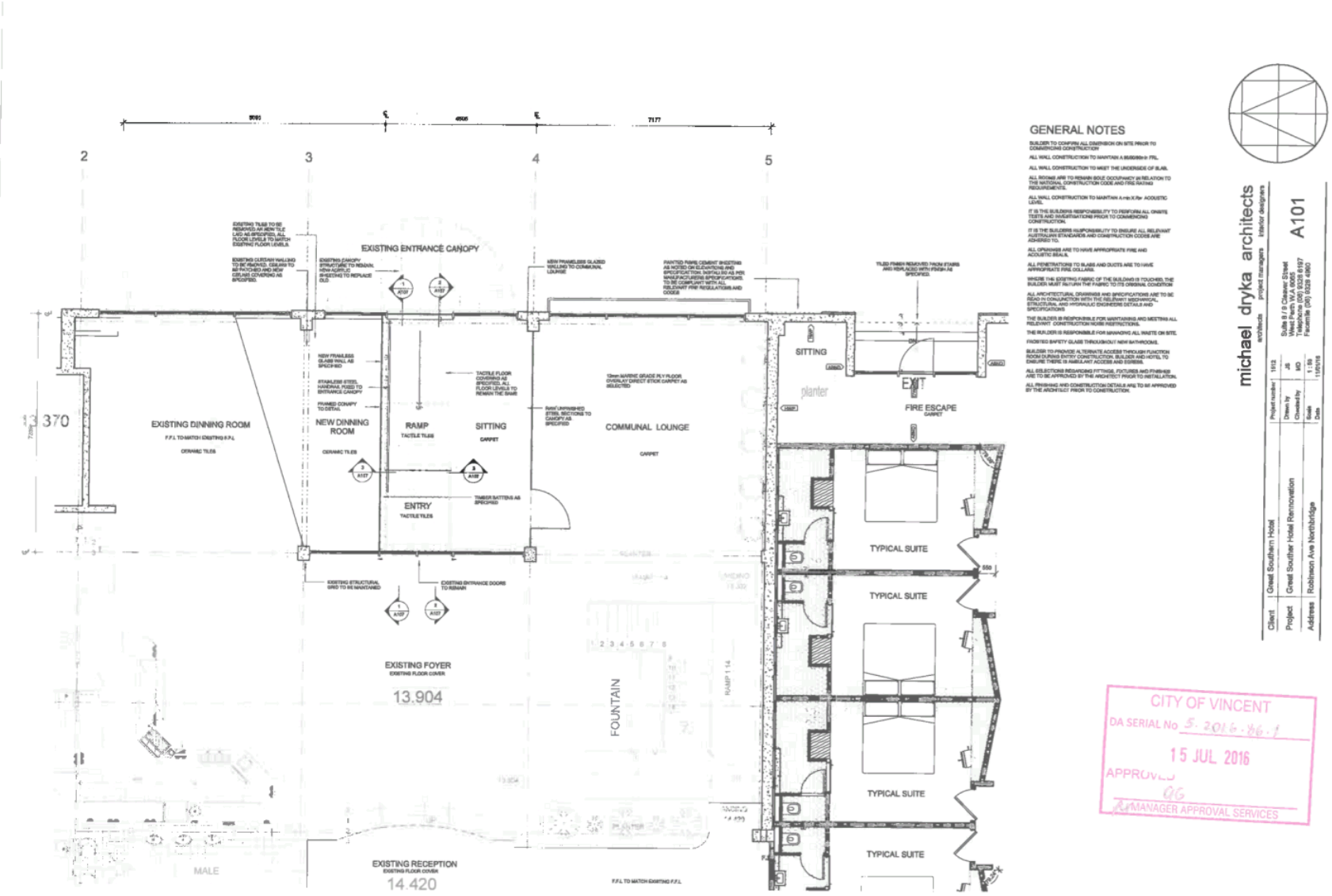
CITY OF VINCENT
DA SERIAL No 5.2016.86.1
15 JUL 2016
APPROVED
MANAGER APPROVAL SERVICES

PROJECT
GREAT SOUTHERN HOTEL

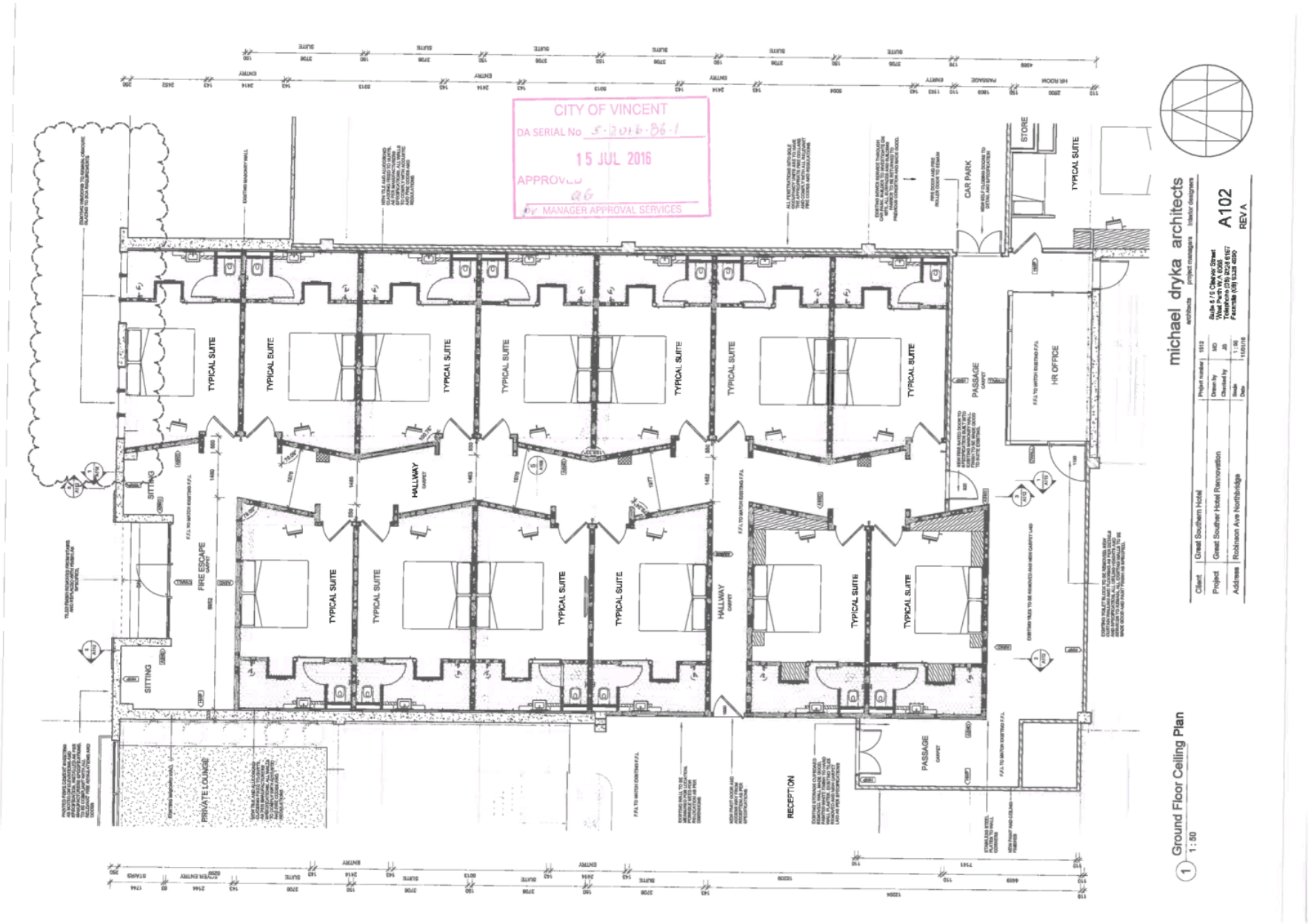
SUBJECT
FIRST & SECOND FLOORS

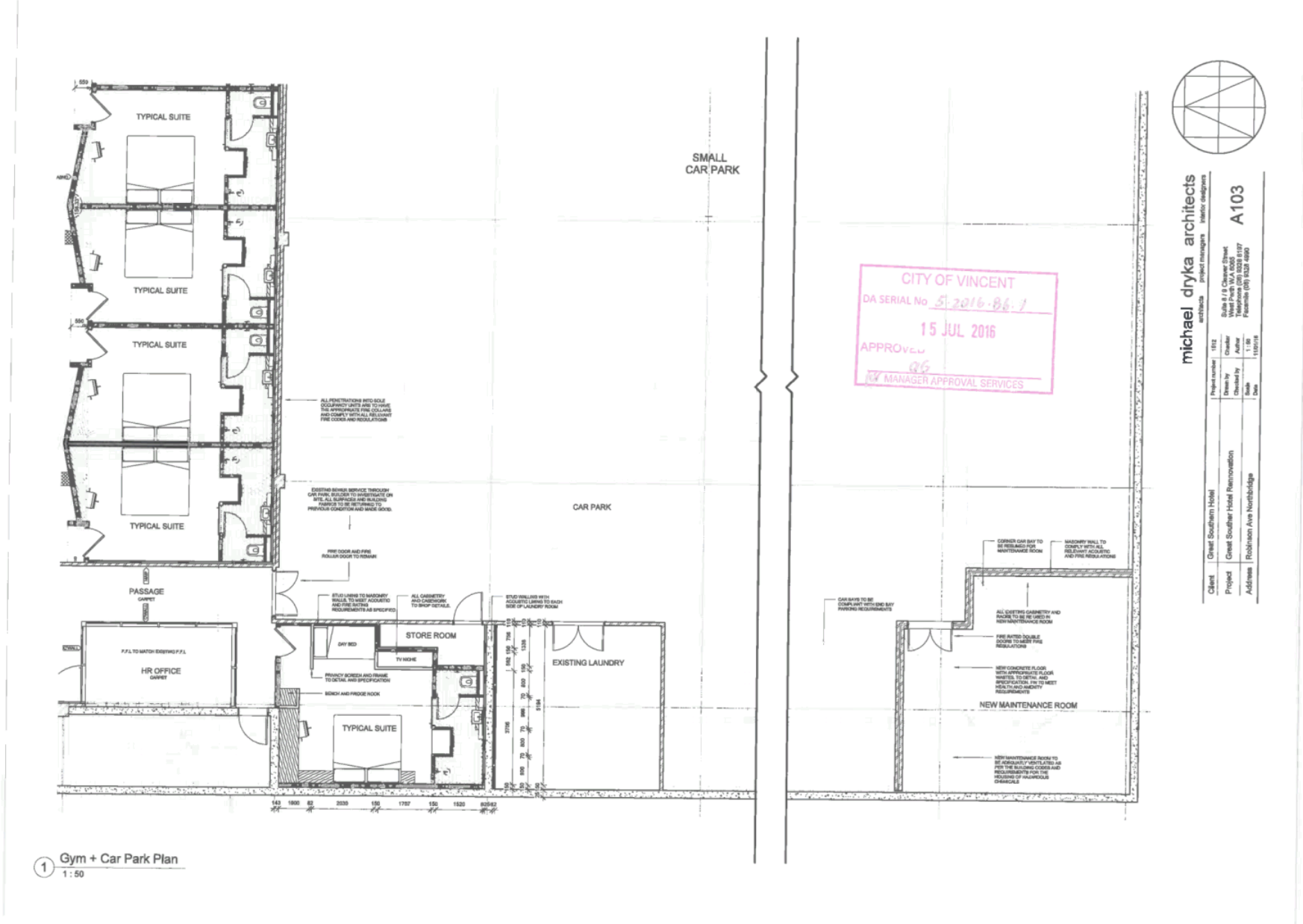
DRYKA ARCHITECTS
architects
project managers
interior designers.

date 05/12/2003	design MD	job no. 1512
drawn MD	checked MD	drawing no. A02
scale 1:100	approved	

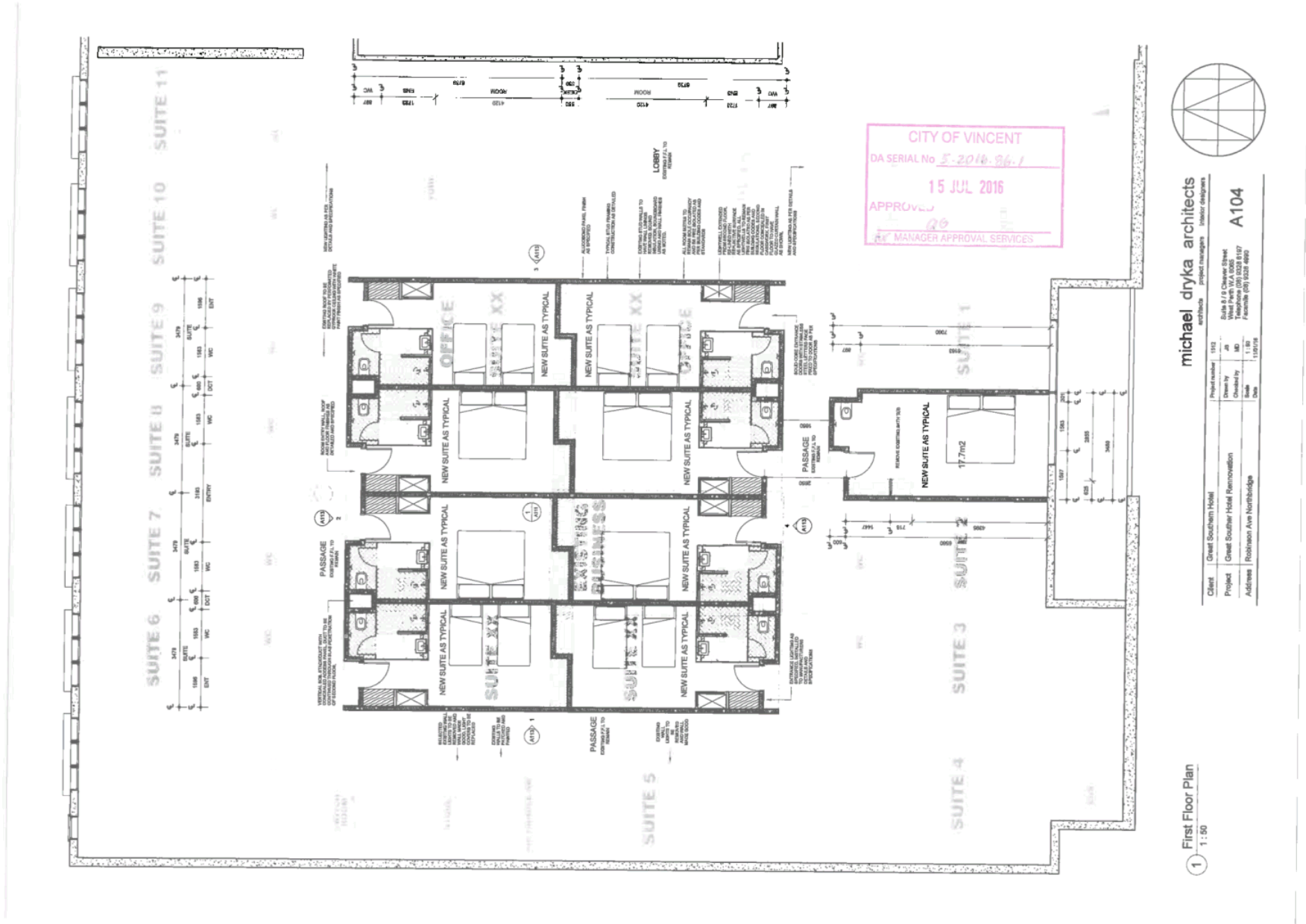


1 Entrance Floor Plan
1 : 50


CITY OF VINCENT
DA SERIAL No 5-2016-86-1
15 JUL 2016
APPROVED
By MANAGER APPROVAL SERVICES
TYPICAL SUITE
HALLWAY
SITTING
FIRE ESCAPE
PRIVATE LOUNGE
RECEPTION
PASSAGE
CAR PARK
STORE
HR OFFICE
michael dryka architects
A102
REV A
Ground Floor Ceiling Plan
1 : 50



1 Gym + Car Park Plan
1 : 50


CITY OF VINCENT
DA SERIAL No 5-2016.86.1
15 JUL 2016
APPROVED
MANAGER APPROVAL SERVICES
SUITE 6
SUITE 7
SUITE 8
SUITE 9
SUITE 10
SUITE 11
SUITE 5
SUITE 4
SUITE 3
SUITE 2
SUITE 1
OFFICE
NEW SUITE AS TYPICAL
PASSAGE
LOBBY
17.7m2
michael dryka architects
A104
First Floor Plan
1 : 50



CITY OF VINCENT
DA SERIAL No: 5.2016.256.1
15 JUL 2016
APPROVED
MANAGER APPROVAL SERVICES

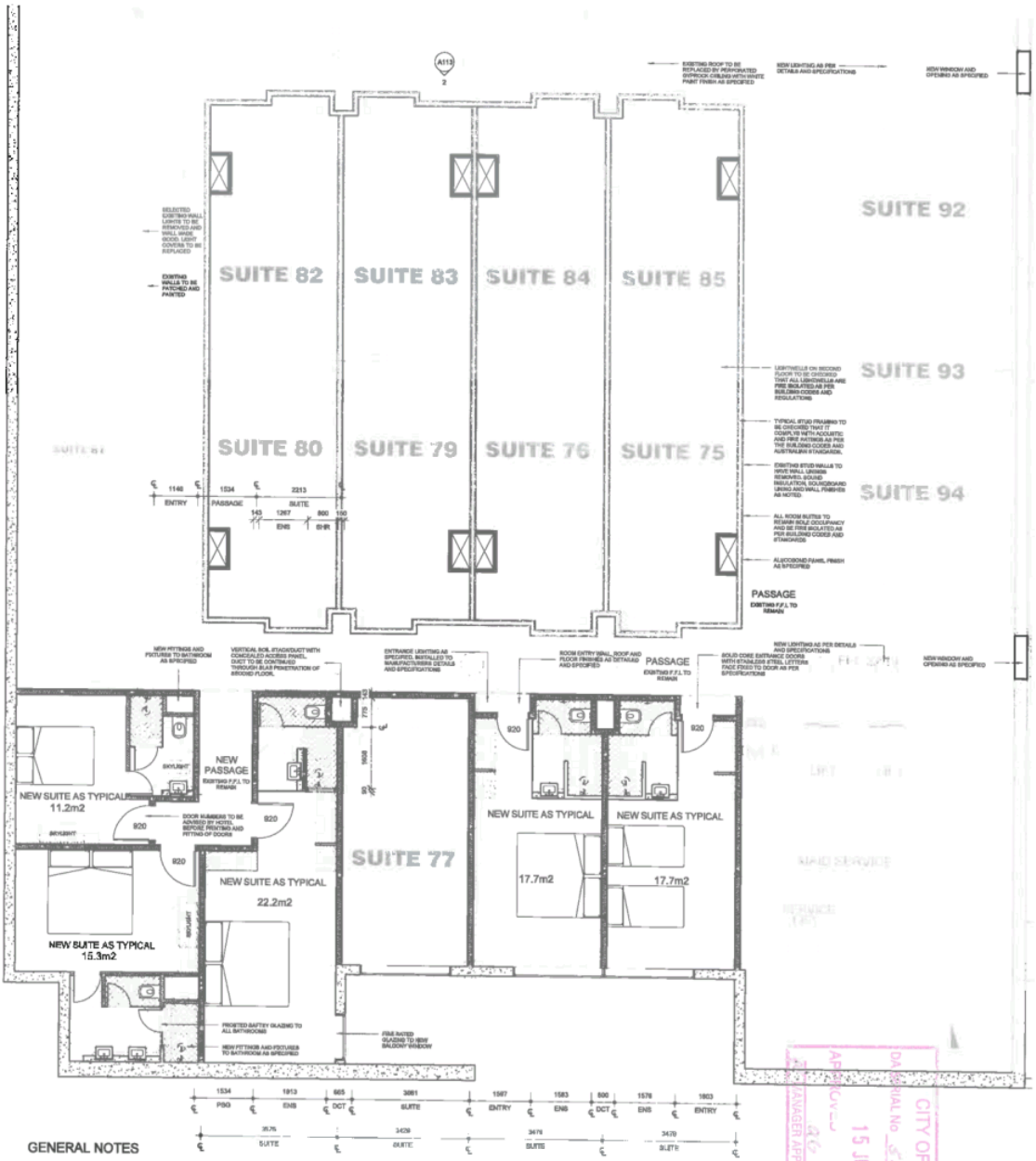
1 First Floor Duct Plan
1 : 50

michael dryka architects
architects project managers interior designers

Client	Great Southern Hotel	Project number	1912
Project	Great Souther Hotel Rennovation	Drawn by / Checked by	Checker / Author
Address	Robinson Ave Northbridge	Scale / Date	1 : 50 / 11/01/16

Suite 6 / 9 Observer Street
West Perth W.A 6005
Telephone (08) 9328 8167
Facsimile (08) 9328 4890

A105



1 Second Floor Plan
1 : 50

GENERAL NOTES

BUILDER TO CONFIRM ALL DIMENSION ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL WALL CONSTRUCTION TO MAINTAIN A 90/90/90 min FRL.

ALL WALL CONSTRUCTION TO MEET THE UNDERSIDE OF SLAB.

ALL ROOMS ARE TO REMAIN SOLE OCCUPANCY IN RELATION TO THE MATERIAL CONSTRUCTION CODE AND FIRE RATING REQUIREMENTS.

ALL WALL CONSTRUCTION TO MAINTAIN A min X Rw ACOUSTIC LEVEL.

IT IS THE BUILDERS RESPONSIBILITY TO PERFORM ALL ONSITE TESTS AND INVESTIGATIONS PRIOR TO COMMENCING CONSTRUCTION.

IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL RELEVANT AUSTRALIAN STANDARDS AND CONSTRUCTION CODES ARE ADHERED TO.

ALL OPENINGS ARE TO HAVE APPROPRIATE FIRE AND ACOUSTIC SEALS.

ALL PENETRATIONS TO SLABS AND DUCTS ARE TO HAVE APPROPRIATE FIRE COLLARS.

WHERE THE EXISTING FABRIC OF THE BUILDING IS TOUCHED, THE BUILDER MUST RETURN THE FABRIC TO ITS ORIGINAL CONDITION

ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT MECHANICAL, STRUCTURAL AND HYDRAULIC ENGINEERS DETAILS AND SPECIFICATIONS

THE BUILDER IS RESPONSIBLE FOR MAINTAINING AND MEETING ALL RELEVANT CONSTRUCTION NOISE RESTRICTIONS.

THE BUILDER IS RESPONSIBLE FOR MANAGING ALL WASTE ON SITE.

FROSTED SAFETY GLASS THROUGHOUT NEW BATHROOMS.

BUILDER TO PROVIDE ALTERNATE ACCESS THROUGH FUNCTION ROOM CUSSES ENTRY CONSTRUCTION. BUILDER AND HOTEL TO ENSURE THERE IS AMBULANT ACCESS AND EGRESS.

ALL SELECTIONS REGARDING FITTINGS, FIXTURES AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

ALL FINISHING AND CONSTRUCTION DETAILS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

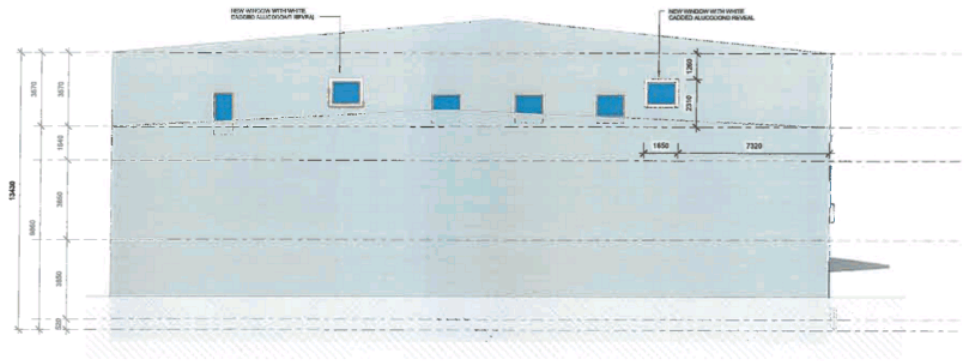
CITY OF VINCENT
DA APPROVAL No 5.2016.86.1
15 JUL 2016
APPROVED
A/MANAGER APPROVAL SERVICES

michael dryka architects
architects project managers interior designers

Client	Great Southern Hotel	Project number	1512
Project	Great Souther Hotel Rennovation	Drawn by	JB
		Checked by	MD
Address	Robinson Ave Northbridge	Scale	1 : 50
		Date	11/01/16

Suite 8 / 9 Cleaver Street
West Perth WA 6005
Telephone (08) 9328 5197
Facsimile (08) 9328 4980

A106



1 East
1 : 100

GENERAL NOTES

BUILDER TO CONFIRM ALL DIMENSION ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL WALL CONSTRUCTION TO MAINTAIN A R0.6/0.6m Rw.

ALL WALL CONSTRUCTION TO MEET THE UNDERSIDE OF SLAB.

ALL ROOMS ARE TO REMAIN SOLE OCCUPANCY IN RELATION TO THE NATIONAL CONSTRUCTION CODE AND FIRE RATING REQUIREMENTS.

ALL WALL CONSTRUCTION TO MAINTAIN A min X Rw ACOUSTIC LEVEL.

IT IS THE BUILDERS RESPONSIBILITY TO PERFORM ALL ONSITE TESTS AND INVESTIGATIONS PRIOR TO COMMENCING CONSTRUCTION.

IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL RELEVANT AUSTRALIAN STANDARDS AND CONSTRUCTION CODES ARE ADHERED TO.

ALL OPENINGS ARE TO HAVE APPROPRIATE FIRE AND ACOUSTIC SEALS.

ALL PENETRATIONS TO SLABS AND DUCTS ARE TO HAVE APPROPRIATE FIRE COLLARS.

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THE BUILDER IS RESPONSIBLE FOR MAINTAINING AND MEETING ALL RELEVANT CONSTRUCTION NOISE RESTRICTIONS.

THE BUILDER IS RESPONSIBLE FOR MANAGING ALL WASTE ON SITE.

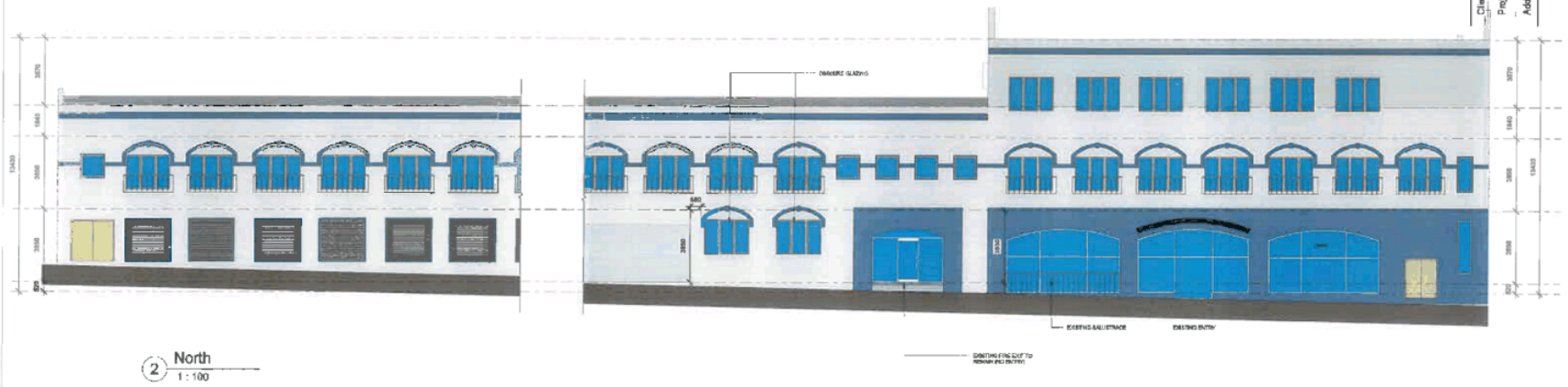
CITY OF VINCENT
DA SERIAL No 5.2016.86.1
15 JUL 2016
APPROVED
FOR MANAGER APPROVAL SERVICES

michael dryka architects
architects + project managers + interior designers

Sub B / 3 Chesser Street
West Perth W.A 6005
Telephone (08) 9328 9187
Facsimile (08) 9328 4690

A114
REV A

Project number	1302
Drawn by	JK
Checked by	MD
Scale	1 : 100
Date	11/04/16
Client	Great Southern Hotel
Project	Great Southern Hotel Rennovation
Address	Robinson Ave Northbridge



2 North
1 : 100

Determination Advice Notes:

1. **Within 30 days of the Development Approval the applicant/landowner is required to submit an Application for Occupancy Permit (BA9). A Certificate of Building Compliance (BA18) must accompany this application and must be certified by a Private Independent Registered Building Surveyor. Should alterations be required to achieve structural integrity or compliance with the BCA, a subsequent building permit application will also be required to be submitted.**

5.4 NO. 377 (LOT: 162; D/P: 2630) WALCOTT STREET, COOLBINIA - PROPOSED FOUR MULTIPLE DWELLINGS (AMENDMENT TO APPROVED)

TRIM Ref: D19/100058

Author: Dan McCluggage, Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: North

Attachments:
1. **Location and Consultation Plan**
2. **Previously Approved Development Plans**
3. **Minutes of 30 April 2019 Council Meeting**
4. **Proposed Development Plans**
5. **Summary of Submissions - Administration's Comments**
6. **Summary of Submissions - Applicant's Response**

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application to amend a development approval for Four Multiple Dwellings at No. 377 (Lot: 162; D/P: 2630) Walcott Street, Coolbinia, in accordance with the plans shown in Attachment 4 dated 30 May 2019, subject to the following conditions:

1. **All conditions and advice notes detailed on the development approval 5.2018.423.1 granted on 30 April 2019 continue to apply to this approval.**

PURPOSE OF REPORT:

To consider an application for development approval for an amendment to the previous approval for four Multiple Dwellings at No. 377 Walcott Street, Coolbinia (subject site).

PROPOSAL:

Council at its Ordinary Council Meeting 30 April 2019, approved a development application for four Multiple Dwellings subject to conditions at the subject site. The development plans approved by Council are included as **Attachment 2**.

The current application proposes to make the following amendments to the previously approved development plans:

- A communal roof terrace area has been added. This roof terrace would be universally accessible from the lift and provided with a 1.6 metre high privacy screen on all sides;
- The lift roof height has been increased from 10.1 metres to 10.5 metres to cater for the lift head mechanical access. The proposed building height remains compliant with the 11.2 metre deemed-to-comply standards of the City's Policy No. 7.1.1 – Built Form (Built Form Policy);
- The setback of the lift wall to the north western lot boundary has been reduced by 0.2 metres;
- The ground floor Unit 1 and upper floor Unit 4 kitchen wall lengths have been reduced by 0.2 metres;
- Two windows on the north western elevation have increased in size. These windows remain obscured and fixed and would not result in any departures from visual privacy standards; and
- One additional tree has been added to unit 1 and the proposed tree species has been changed from Bradford Pear to WA Weeping Peppermint in order to satisfy Condition 2 of the previous development approval.

The proposed development plans are included as **Attachment 4**.

BACKGROUND:

Landowner:	Building Development Group Pty Ltd
Applicant:	Building Development Group Pty Ltd
Date of Application:	30 May 2019
Zoning:	MRS: Urban/Other Regional Roads LPS2: Zone: Residential R Code: R60
Built Form Area:	Transit Corridor
Existing Land Use:	Single House
Proposed Use Class:	Multiple Dwellings
Lot Area:	455m²
Right of Way (ROW):	Yes, 5.0 metres wide, drained and sealed
Heritage List:	No

The subject site is located at No. 377 Walcott Street, Coolbinia, as shown on the location plan included as **Attachment 1**. There is an existing Single House on the subject site.

The subject site has frontages to Walcott Street to the north-east and a right of way (ROW) to the southwest. The site is adjoining a Single House to the south-east and a Single House to the north-west. The property to the north-west has a current development approval for the construction of a two-storey Grouped Dwelling. The broader area is generally characterised by single storey Single Dwellings.

The subject site is zoned Residential with a density coding of R60 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and adjoining properties along Walcott Street are within the Transit Corridor built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). Walcott Street is reserved as an Other Regional Road (ORR) under the Metropolitan Region Scheme (MRS). The subject site is affected by 1.5 metres of road widening to Walcott Street as per the Department of Planning, Lands and Heritage (DPLH) Land Requirement Plan. The subject site is also subject to the City's requirement for 0.5 metres of ROW widening.

DETAILS:

Summary Assessment

The previous development application was assessed against the standards of the City's Built Form Policy and Part 6 of State Planning Policy 3.1: Residential Design Codes (R Codes). The previous development application was approved with departures to the plot ratio, lot boundary setbacks and sight line standards set our under Part 6 of State Planning Policy 3.1 Residential Design Codes.

On 18 February 2019, the Western Australian Planning Commission (WAPC) released the documentation for Design WA including State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (R Codes Volume 2 - Apartments) which replaced Part 6 of the former R Codes on 24 May 2019. Whilst the R Codes Volume 2 - Apartments did not come into effect until after the previous approval was granted on 30 April 2019, this policy was given due regard during the assessment of the previously approved plans in accordance with clause 67(b) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Consideration of Element Objectives and Acceptable Outcomes

The R Codes Volume 2 – Apartments includes Element Objectives and Acceptable Outcomes for each design element. Proposals are required to demonstrate that the design achieves the Element Objectives for each design element. While addressing the Acceptable Outcomes is likely to achieve the relevant Element Objectives, they are not a deemed-to-comply pathway and the proposal is still to be assessed against the relevant Element Objectives. Where Acceptable Outcomes are not met, proposals may still satisfy the Element Objective via alternative means or solutions.

The Element Objectives and/or Acceptable Outcomes that are not achieved in the proposal are as follows:

Lot Boundary Setback	
Acceptable Outcome	**Proposal**
R Codes Volume 2 – Clause 2.4 Side and Rear Setbacks **A 2.4.1** Minimum Side Setback – 3.0m	<u>Previously Approved</u> • Proposed roof common store/lift wall minimum setback of 3.0m to the north western lot boundary. <u>Proposed</u> • Proposed roof common store/lift wall minimum setback of 2.8m to the north western lot boundary.

An assessment of how the proposal meets the Element Objectives of the R Codes Volume 2 – Apartments is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 14 days commencing on 09 July 2019 and concluding on 23 July 2019. The method of consultation being 11 letters mailed to all owners and occupiers immediately adjacent to the subject site (as shown in **Attachment 1**) and a notice on the City's website, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the consultation period, a total of four submissions were received, all in objection to the proposal. The submissions received raised a number of objections relating to aspects of the development which were previously approved and are not proposed to be changed under the current application. The main objections raised in the submissions which were not addressed though the previous application relate to the following matters:

- The impact of the proposed roof terrace on the amenity of the adjoining properties with regard to visual privacy and noise;
- The visual impact of the proposed roof terrace;
- Overdevelopment and building size;
- Parking;
- Landscaping; and
- Management of the Communal Roof Terrace.

A summary of the submissions received and Administration's comment is provided in **Attachment 5**. The applicant's response to the summary of submissions is provided in **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: No

The previous application was referred to the DRP prior to lodgement and referred to the DRP Chairperson after lodgement. The current application was not referred to the DRP as the proposed changes to the previously approved plans would not result in a fundamental change to the building design.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 2 - Apartments;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

Should Council refuse the application for development approval, the applicant would have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R Codes Volume 2 – Apartments

The R Codes Volume 2 – Apartments provides comprehensive guidance for the development of multiple dwellings and mixed use development and focuses on improved design outcomes for apartments that are responsive and appropriate to the context and character of the site and locality. This is a performance based assessment and applicants are required to demonstrate that the design achieves the objectives of each design element as well as the overall objectives of the R Codes Volume 2 – Apartments.

Delegation to Determine Applications:

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development approval that was determined by Council.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Setback to the North Western Side Boundary

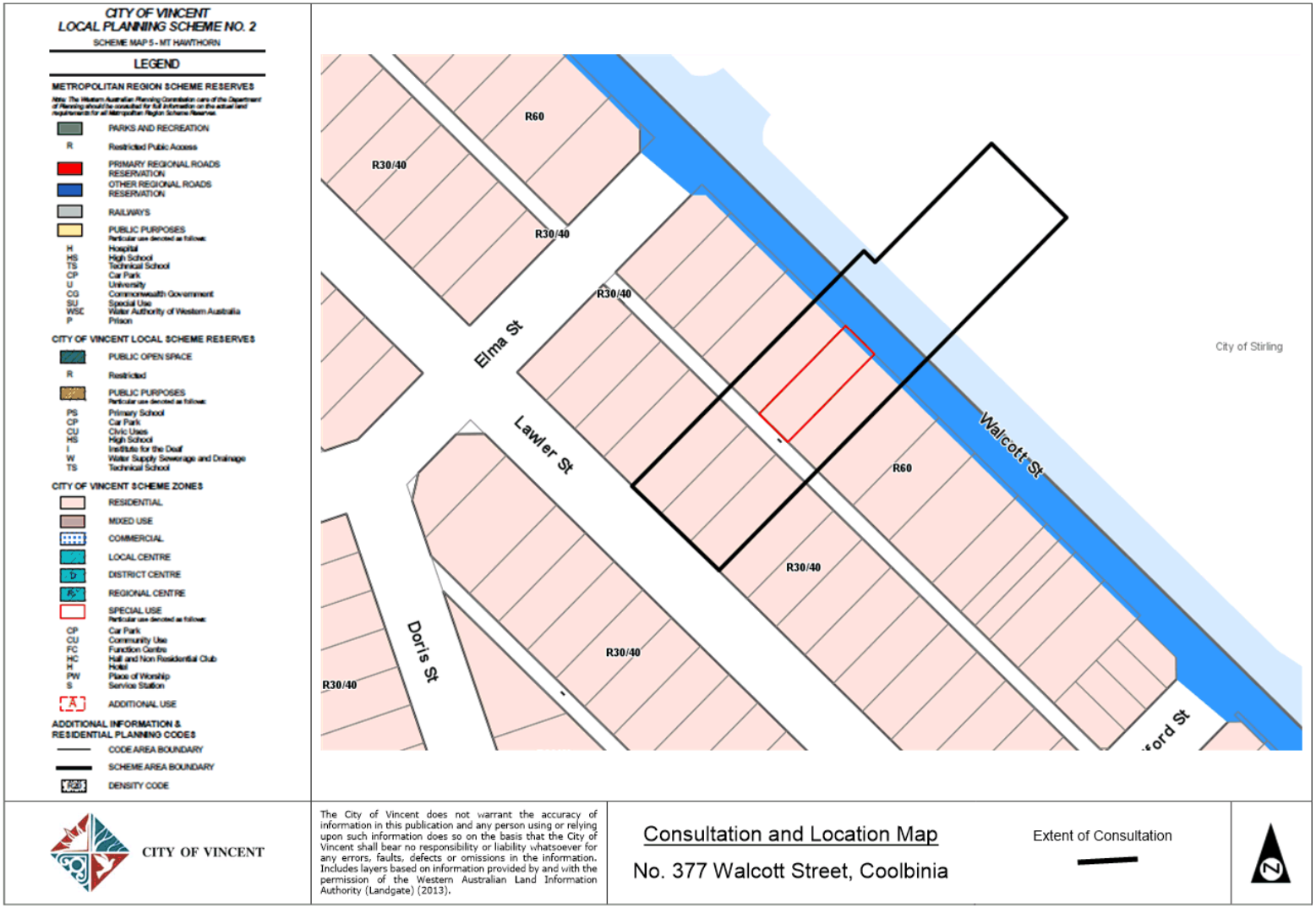
The previous application was approved with departures to the R Codes standards in relation to lot boundary setbacks to the north western and south eastern side boundaries. The Acceptable Outcomes of the R Codes Volume 2 – Apartments Clause 2.4 sets a minimum side setback of 3.0 metres.

The previous development approval plans provided a 3.0 metre minimum setback from the roof lift/lobby wall to the north western lot boundary. The current proposal would reduce the minimum setback of this wall from the north western lot boundary to 2.8 metres.

The proposed setbacks to the north western side boundary would be consistent with the Element Objectives of the R Codes Volume 2 – Apartments Clause 2.4 Side and Rear Setbacks and would remain acceptable for the following reasons:

- The proposed change to the minimum side setback would not result in a substantive change to the overall aesthetic or appearance of the development.
- The 2.8 metre setback of the lift/lobby wall to the north western lot boundary would still provide adequate separation between the development and the neighbouring property;
- The development would still provide adequate articulation in the building façade through stepping in sections of the building in order to reduce the overall bulk of the development as viewed from the adjoining property to the north west and from the street;

- The development would provide deep soil areas and canopy coverage in accordance with the City's Built Form Policy; and
- The proposed roof/lobby wall would be setback 1.9 metres from the north western edge of the roof and would sit centrally within the overall building envelope.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R60 DENSITY CODE
R60
R30/40
R30/40
R30/40
Elma St
Lawler St
Doris St
R30/40
R30/40
R30/40
R60
Walcott St
City of Stirling
CITY OF VINCENT
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Consultation and Location Map
No. 377 Walcott Street, Coolbinia
Extent of Consultation
N



CITY OF VINCENT

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No. 377 Walcott Street, Coolbinia

CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

PROPOSED 4 x MULTIPLE DWELLINGS

LOT 162 (#377) WALCOTT STREET COOLBINIA

ROOF SHEETING - COLOUR: COLORBOND BASALT

NOTE:
MATERIAL SHOWN ARE INDICATIVE ONLY. REFER TO MATERIALS SCHEDULE PROVIDED AS PER DAC APPLICATION



DRAWINGS LIST	
A-00	COVER (MATERIAL SELECTIONS)
A-01	EXISTING SITE PLAN (AHD LEVELS)
A-02	U/CROFT SITE
A-03	SITE
A-04	LANDSCAPE PLAN
A-05	CANOPY COVER
A-06	UNDERCROFT
A-07	GROUND FLOOR
A-08	FIRST FLOOR
A-09	ROOF PLAN
A-10	ELEVATION 1
A-11	ELEVATION 2
A-12	ELEVATION 3
A-13	ELEVATION 4
A-14	SECTION A-A (UNDERCROFT NGL)
A-15	SECTION A-A CONT.
A-16	3D VIEWS
A-17	SECTION (VIEW FROM FOOTPATH)

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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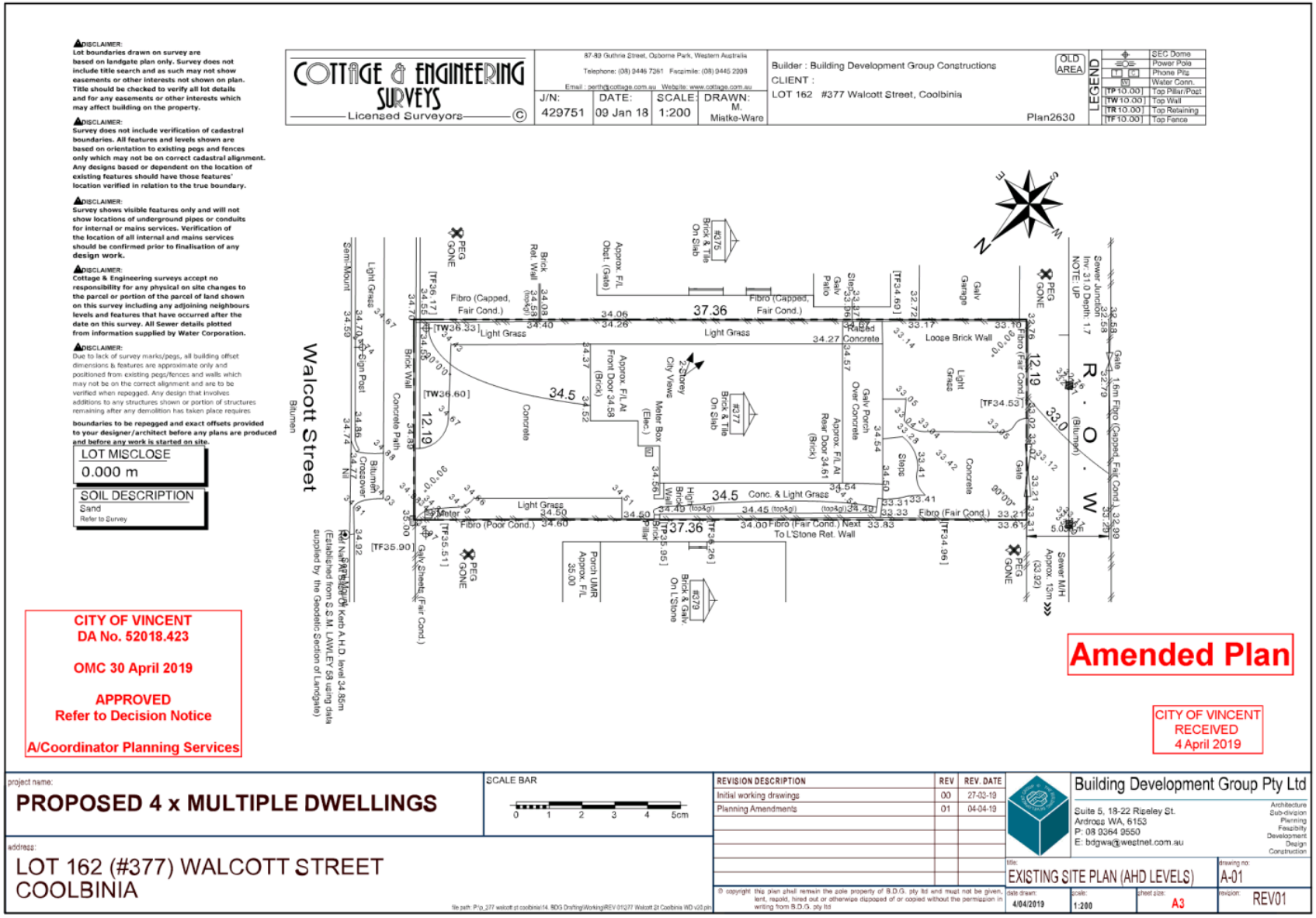
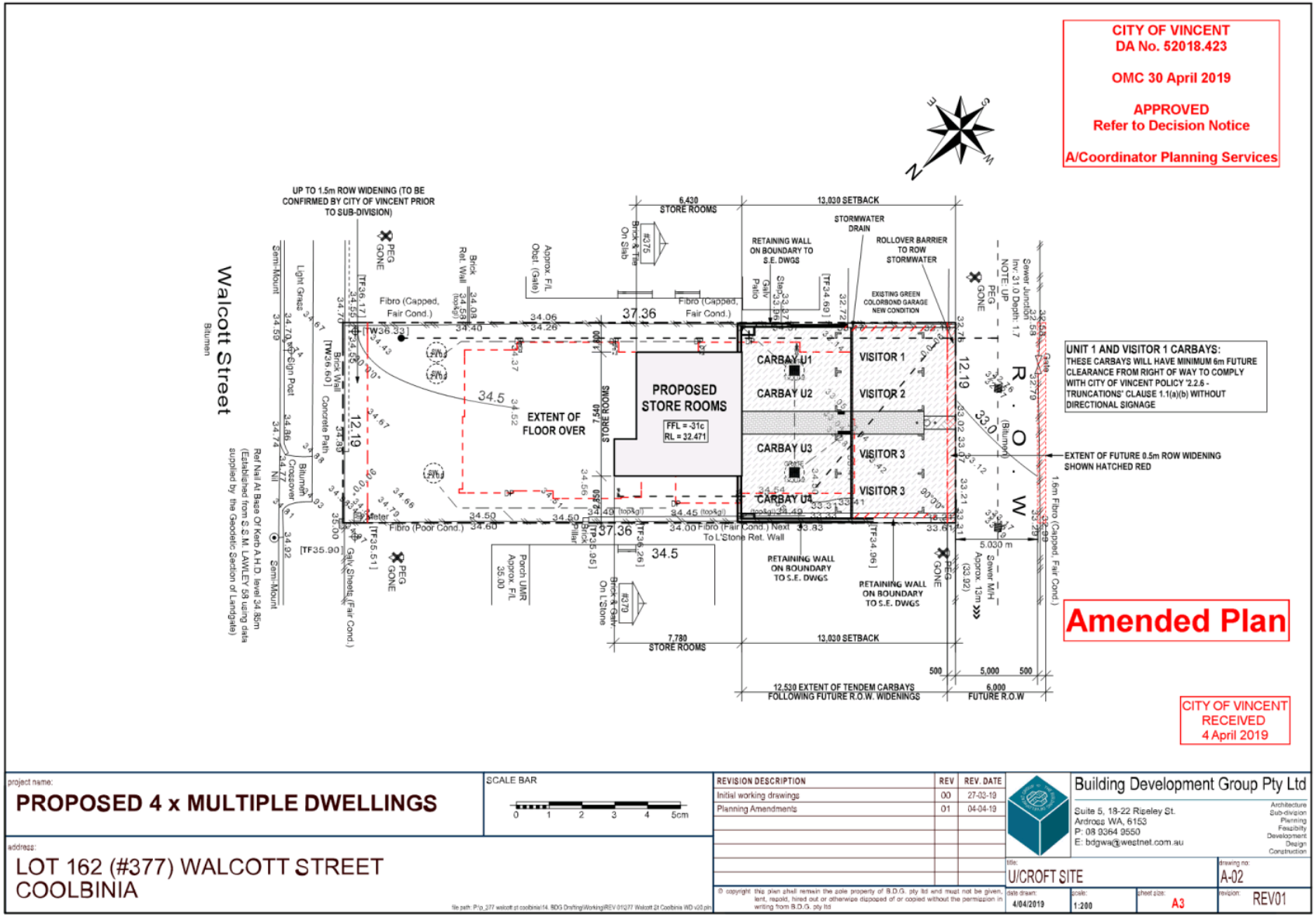
file path: P:\p_377 walcott st coolbinia\14. BDG Drafting\Working\REV 01\377 Walcott St Coolbinia WD v20.pln

Building Development Group Pty Ltd
Suite 5, 18-22 Ripsley St.
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction

title: COVER (MATERIAL SELECTIONS)
drawing no: A-00
date drawn: 4/04/2019
scale:
sheet size: A3
revision: REV01


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 429751
DATE: 09 Jan 18
SCALE: 1:200
DRAWN: M. Miatke-Ware
Builder : Building Development Group Constructions
CLIENT :
LOT 162 #377 Walcott Street, Coolbinia
Plan2630
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
Top Pillar/Post
Top Wall
Top Retaining
Top Fence
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey
Walcott Street
Bitumen
R.O.W.
Amended Plan
CITY OF VINCENT
DA No. 52018.423
OMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
CITY OF VINCENT
RECEIVED
4 April 2019
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION
REV
REV. DATE
Initial working drawings
00
27-03-19
Planning Amendments
01
04-04-19
Building Development Group Pty Ltd
Suite 5, 18-22 Riseley St.
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title:
EXISTING SITE PLAN (AHD LEVELS)
drawing no:
A-01
date drawn:
4/04/2019
scale:
1:200
sheet size:
A3
revision:
REV01


CITY OF VINCENT
DA No. 52018.423
OMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
UP TO 1.5m ROW WIDENING (TO BE CONFIRMED BY CITY OF VINCENT PRIOR TO SUB-DIVISION)
Walcott Street
Bitumen
PROPOSED STORE ROOMS
FFL = -31c
RL = 32.471
EXTENT OF FLOOR OVER
CARBAY U1
CARBAY U2
CARBAY U3
CARBAY U4
VISITOR 1
VISITOR 2
VISITOR 3
VISITOR 3
6,430 STORE ROOMS
13,030 SETBACK
7,780 STORE ROOMS
12,530 EXTENT OF TENDEM CARBAYS FOLLOWING FUTURE R.O.W. WIDENINGS
6,000 FUTURE R.O.W
STORMWATER DRAIN
ROLLOVER BARRIER TO ROW STORMWATER
RETAINING WALL ON BOUNDARY TO S.E. DWGS
EXISTING GREEN COLORBOND GARAGE NEW CONDITION
UNIT 1 AND VISITOR 1 CARBAYS:
THESE CARBAYS WILL HAVE MINIMUM 6m FUTURE CLEARANCE FROM RIGHT OF WAY TO COMPLY WITH CITY OF VINCENT POLICY '2.2.6 - TRUNCATIONS' CLAUSE 1.1(a)(b) WITHOUT DIRECTIONAL SIGNAGE
EXTENT OF FUTURE 0.5m ROW WIDENING SHOWN HATCHED RED
Amended Plan
CITY OF VINCENT
RECEIVED
4 April 2019
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION | REV | REV. DATE
Initial working drawings | 00 | 27-03-19
Planning Amendments | 01 | 04-04-19
Building Development Group Pty Ltd
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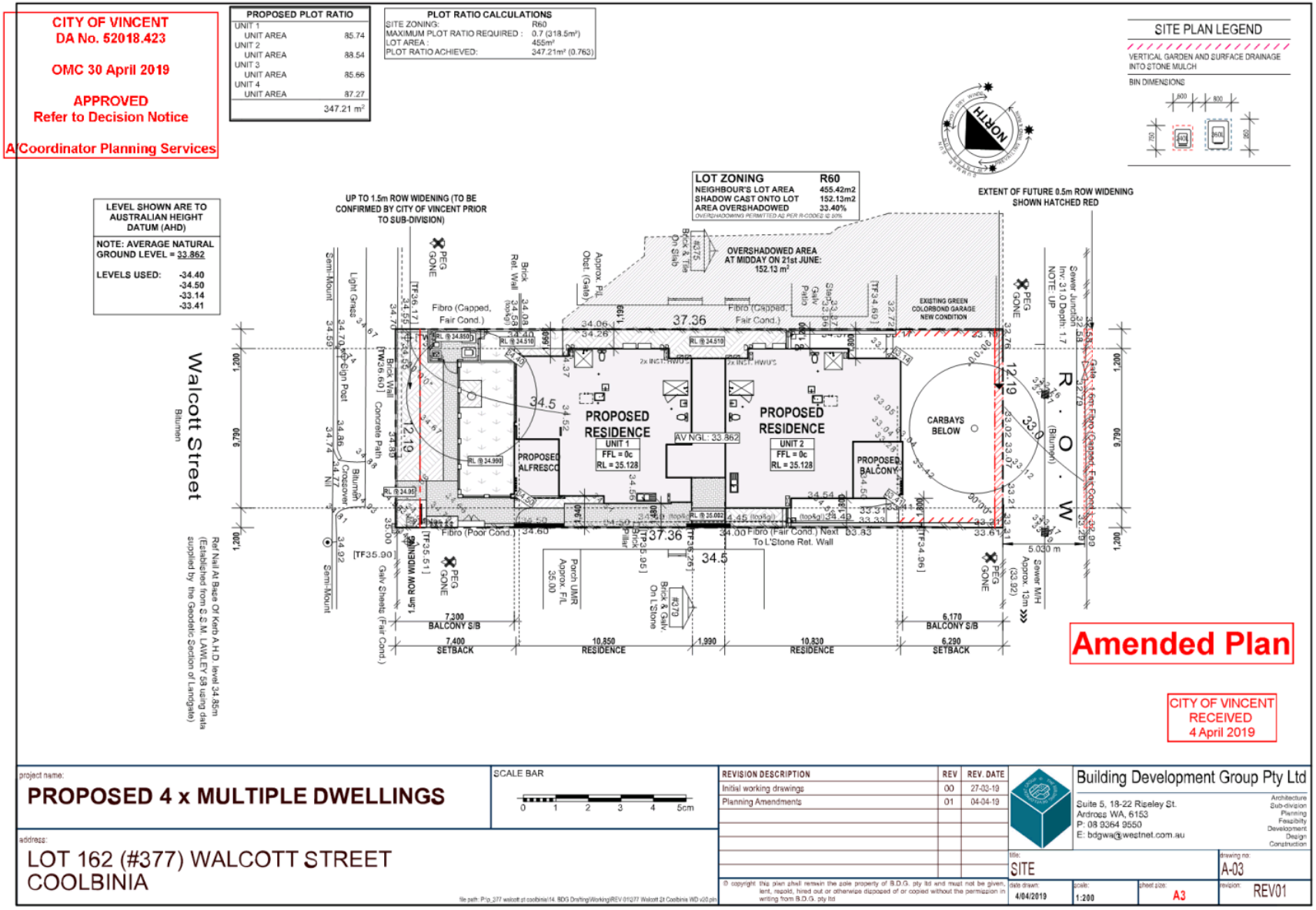
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title: U/CROFT SITE
drawing no: A-02
date drawn: 4/04/2019
scale: 1:200
sheet size: A3
revision: REV01


CITY OF VINCENT
DA No. 52018.423
OMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
PROPOSED PLOT RATIO
UNIT 1
UNIT AREA 85.74
UNIT 2
UNIT AREA 88.54
UNIT 3
UNIT AREA 85.66
UNIT 4
UNIT AREA 87.27
347.21 m²
PLOT RATIO CALCULATIONS
SITE ZONING: R60
MAXIMUM PLOT RATIO REQUIRED : 0.7 (318.5m²)
LOT AREA : 455m²
PLOT RATIO ACHIEVED: 347.21m² (0.763)
SITE PLAN LEGEND
VERTICAL GARDEN AND SURFACE DRAINAGE INTO STONE MULCH
BIN DIMENSIONS
LOT ZONING R60
NEIGHBOUR'S LOT AREA 455.42m2
SHADOW CAST ONTO LOT 152.13m2
AREA OVERSHADOWED 33.40%
LEVEL SHOWN ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
NOTE: AVERAGE NATURAL GROUND LEVEL = 33.862
LEVELS USED: -34.40 -34.50 -33.14 -33.41
UP TO 1.5m ROW WIDENING (TO BE CONFIRMED BY CITY OF VINCENT PRIOR TO SUB-DIVISION)
EXTENT OF FUTURE 0.5m ROW WIDENING SHOWN HATCHED RED
OVERSHADOWED AREA AT MIDDAY ON 21st JUNE: 152.13 m²
EXISTING GREEN COLORBOND GARAGE NEW CONDITION
Walcott Street
Bitumen
PROPOSED RESIDENCE
UNIT 1
FFL = 0c
RL = 35.128
PROPOSED RESIDENCE
UNIT 2
FFL = 0c
RL = 35.128
PROPOSED ALFRESCO
PROPOSED BALCONY
CARBAYS BELOW
AV NGL: 33.862
Fibro (Capped, Fair Cond.)
Fibro (Poor Cond.)
Fibro (Fair Cond.) Next To L'Stone Ret. Wall
Porch UMR Approx. F/L 35.00
Ref Nail At Base Of Kerb A.H.D. level 34.85m (Established from S.S.M. LAWLEY 58 using data supplied by the Geodetic Section of Landgate)
7,300 BALCONY S/B
7,400 SETBACK
10,850 RESIDENCE
1,990
10,830 RESIDENCE
6,170 BALCONY S/B
6,290 SETBACK
Amended Plan
CITY OF VINCENT RECEIVED 4 April 2019
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION REV REV. DATE
Initial working drawings 00 27-03-19
Planning Amendments 01 04-04-19
Building Development Group Pty Ltd
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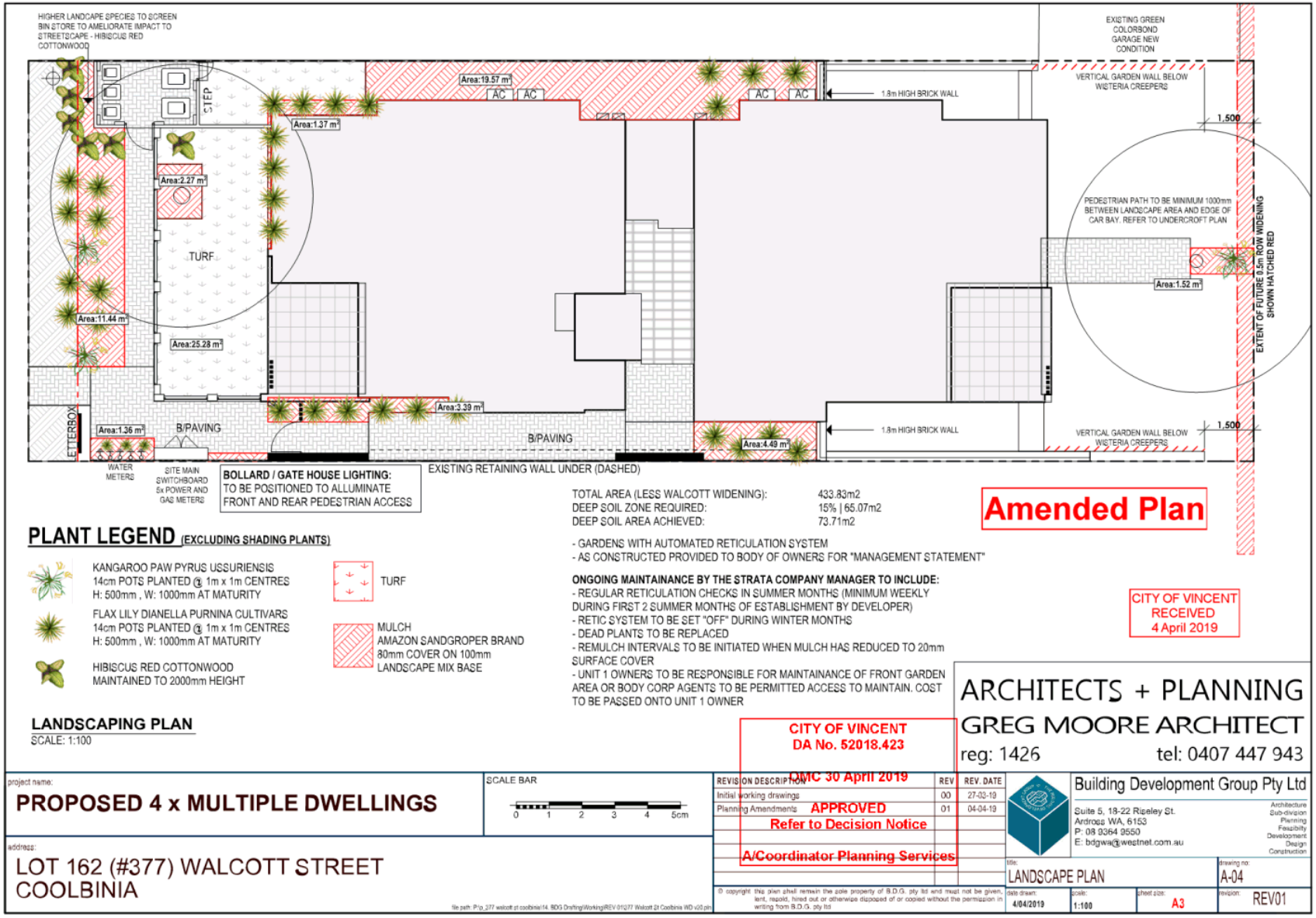
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title: SITE
drawing no: A-03
date drawn: 4/04/2019
scale: 1:200
sheet size: A3
revision: REV01


HIGHER LANDCAPE SPECIES TO SCREEN BIN STORE TO AMELIORATE IMPACT TO STREETSCAPE - HIBISCUS RED COTTONWOOD
EXISTING GREEN COLORBOND GARAGE NEW CONDITION
VERTICAL GARDEN WALL BELOW WISTERIA CREEPERS
1.8m HIGH BRICK WALL
1,500
PEDESTRIAN PATH TO BE MINIMUM 1000mm BETWEEN LANDSCAPE AREA AND EDGE OF CAR BAY. REFER TO UNDERCROFT PLAN
EXTENT OF FUTURE 0.5m ROW WIDENING SHOWN HATCHED RED
Area:19.57 m²
Area:1.37 m²
Area:2.27 m²
Area:11.44 m²
Area:25.28 m²
Area:3.39 m²
Area:1.36 m²
Area:4.49 m²
Area:1.52 m²
AC
STEP
TURF
B/PAVING
LETTERBOX
WATER METERS
SITE MAIN SWITCHBOARD 5x POWER AND GAS METERS
BOLLARD / GATE HOUSE LIGHTING: TO BE POSITIONED TO ALLUMINATE FRONT AND REAR PEDESTRIAN ACCESS
EXISTING RETAINING WALL UNDER (DASHED)
TOTAL AREA (LESS WALCOTT WIDENING): 433.83m2
DEEP SOIL ZONE REQUIRED: 15% | 65.07m2
DEEP SOIL AREA ACHIEVED: 73.71m2
Amended Plan
PLANT LEGEND (EXCLUDING SHADING PLANTS)
KANGAROO PAW PYRUS USSURIENSIS
14cm POTS PLANTED @ 1m x 1m CENTRES
H: 500mm , W: 1000mm AT MATURITY
FLAX LILY DIANELLA PURNINA CULTIVARS
14cm POTS PLANTED @ 1m x 1m CENTRES
H: 500mm , W: 1000mm AT MATURITY
HIBISCUS RED COTTONWOOD
MAINTAINED TO 2000mm HEIGHT
TURF
MULCH
AMAZON SANDGROPER BRAND
80mm COVER ON 100mm
LANDSCAPE MIX BASE
- GARDENS WITH AUTOMATED RETICULATION SYSTEM
- AS CONSTRUCTED PROVIDED TO BODY OF OWNERS FOR "MANAGEMENT STATEMENT"
ONGOING MAINTAINANCE BY THE STRATA COMPANY MANAGER TO INCLUDE:
- REGULAR RETICULATION CHECKS IN SUMMER MONTHS (MINIMUM WEEKLY DURING FIRST 2 SUMMER MONTHS OF ESTABLISHMENT BY DEVELOPER)
- RETIC SYSTEM TO BE SET "OFF" DURING WINTER MONTHS
- DEAD PLANTS TO BE REPLACED
- REMULCH INTERVALS TO BE INITIATED WHEN MULCH HAS REDUCED TO 20mm SURFACE COVER
- UNIT 1 OWNERS TO BE RESPONSIBLE FOR MAINTAINANCE OF FRONT GARDEN AREA OR BODY CORP AGENTS TO BE PERMITTED ACCESS TO MAINTAIN. COST TO BE PASSED ONTO UNIT 1 OWNER
CITY OF VINCENT RECEIVED 4 April 2019
LANDSCAPING PLAN
SCALE: 1:100
CITY OF VINCENT DA No. 52018.423
DMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
ARCHITECTS + PLANNING
GREG MOORE ARCHITECT
reg: 1426 tel: 0407 447 943
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION REV REV. DATE
Initial working drawings 00 27-03-19
Planning Amendments 01 04-04-19
Building Development Group Pty Ltd
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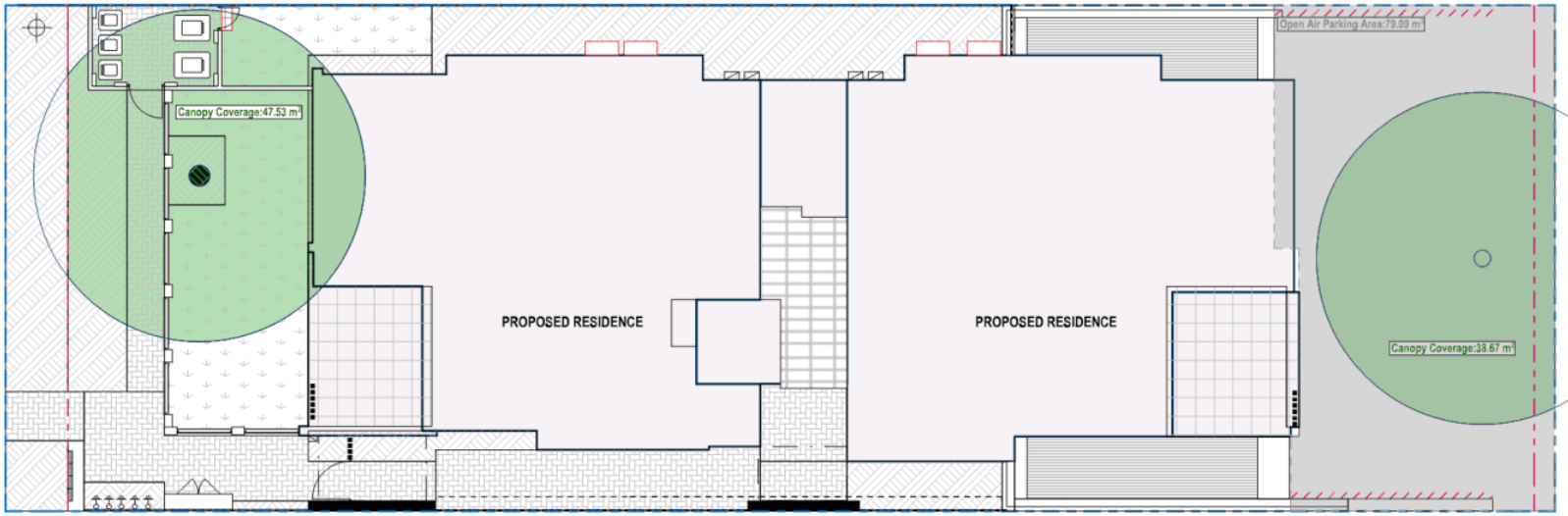
Architecture Sub-division Planning Feasibility Development Design Construction
title: LANDSCAPE PLAN
drawing no: A-04
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01



CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

PLANT LEGEND (SHADING PLANTS ONLY)



CHINESE ELM - ULMUS PARVIFOLIA	*OR* *ALTERNATIVE*	BRADFORD PEAR - PYRUS CALLERYANA
WIDTH : 8m		WIDTH : 5m
HEIGHT: 10m		HEIGHT: 10m

TOTAL AREA (LESS WALCOTT WIDENING):	433.83m2
SITE CANOPY AREA REQUIRED:	30% | 130.15m2
CANOPY AREA ACHIEVED:	86.2m2
OPEN AIR PARKING AREA:	79.09m2
SITE CANOPY AREA REQUIRED:	80% | 63.27m2
CANOPY AREA ACHIEVED:	38.67m2

Amended Plan

CITY OF VINCENT
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4 April 2019

CANOPY COVERAGE PLAN
SCALE: 1:100

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

SCALE BAR
0 1 2 3 4 5cm

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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Architecture
Sub-division
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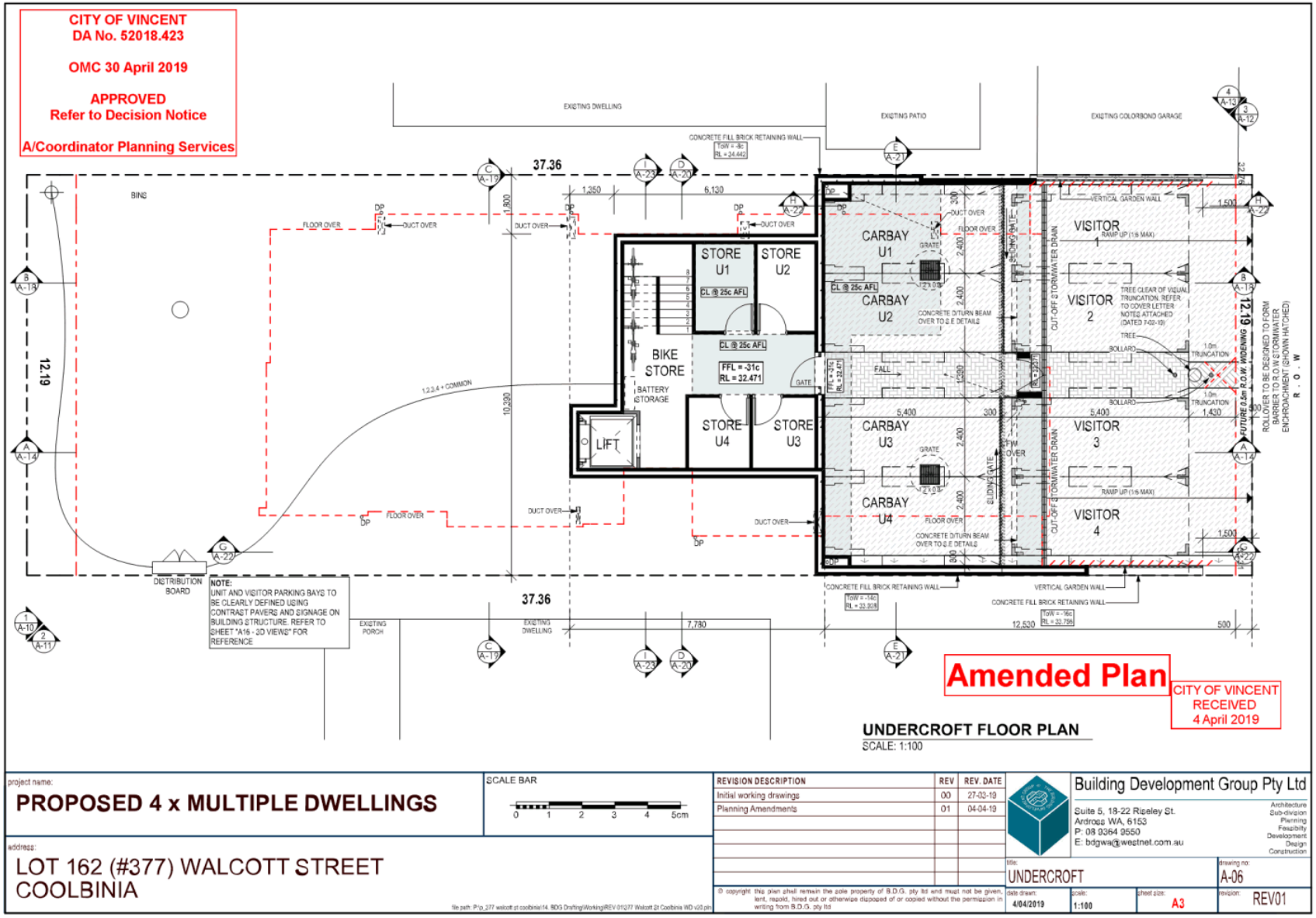
Construction

title: CANOPY COVER
drawing no: A-05
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01


CITY OF VINCENT
DA No. 52018.423
OMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
EXISTING DWELLING
EXISTING PATIO
EXISTING COLORBOND GARAGE
CONCRETE FILL BRICK RETAINING WALL
37.36
BIN
FLOOR OVER
DUCT OVER
DP
STORE U1
STORE U2
CL @ 25c AFL
CARBAY U1
CARBAY U2
BIKE STORE
BATTERY STORAGE
FFL = -31c
RL = 32.471
LIFT
STORE U4
STORE U3
CARBAY U3
CARBAY U4
VISITOR 1
VISITOR 2
VISITOR 3
VISITOR 4
RAMP UP (1:6 MAX)
VERTICAL GARDEN WALL
CUT-OFF STORMWATER DRAIN
SLIDING GATE
BOLLARD
TREE
1.0m TRUNCATION
TREE CLEAR OF VISUAL TRUNCATION. REFER TO COVER LETTER NOTES ATTACHED (DATED 7-02-19)
CONCRETE D/TURN BEAM OVER TO E.E DETAILS
FALL
GRATE
FW COVER
1,2,3,4 + COMMON
DISTRIBUTION BOARD
NOTE:
UNIT AND VISITOR PARKING BAYS TO BE CLEARLY DEFINED USING CONTRAST PAVERS AND SIGNAGE ON BUILDING STRUCTURE. REFER TO SHEET "A16 - 3D VIEWS" FOR REFERENCE
EXISTING PORCH
7,780
12,530
500
12.19
FUTURE 2.5m R.O.W. WIDENING
ROLLOVER TO BE DESIGNED TO FORM BARRIER TO R.O.W STORMWATER ENCROACHMENT (SHOWN HATCHED)
R . O . W
Amended Plan
CITY OF VINCENT
RECEIVED
4 April 2019
UNDERCROFT FLOOR PLAN
SCALE: 1:100
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION
Initial working drawings
Planning Amendments
REV
00
01
REV. DATE
27-03-19
04-04-19
Building Development Group Pty Ltd
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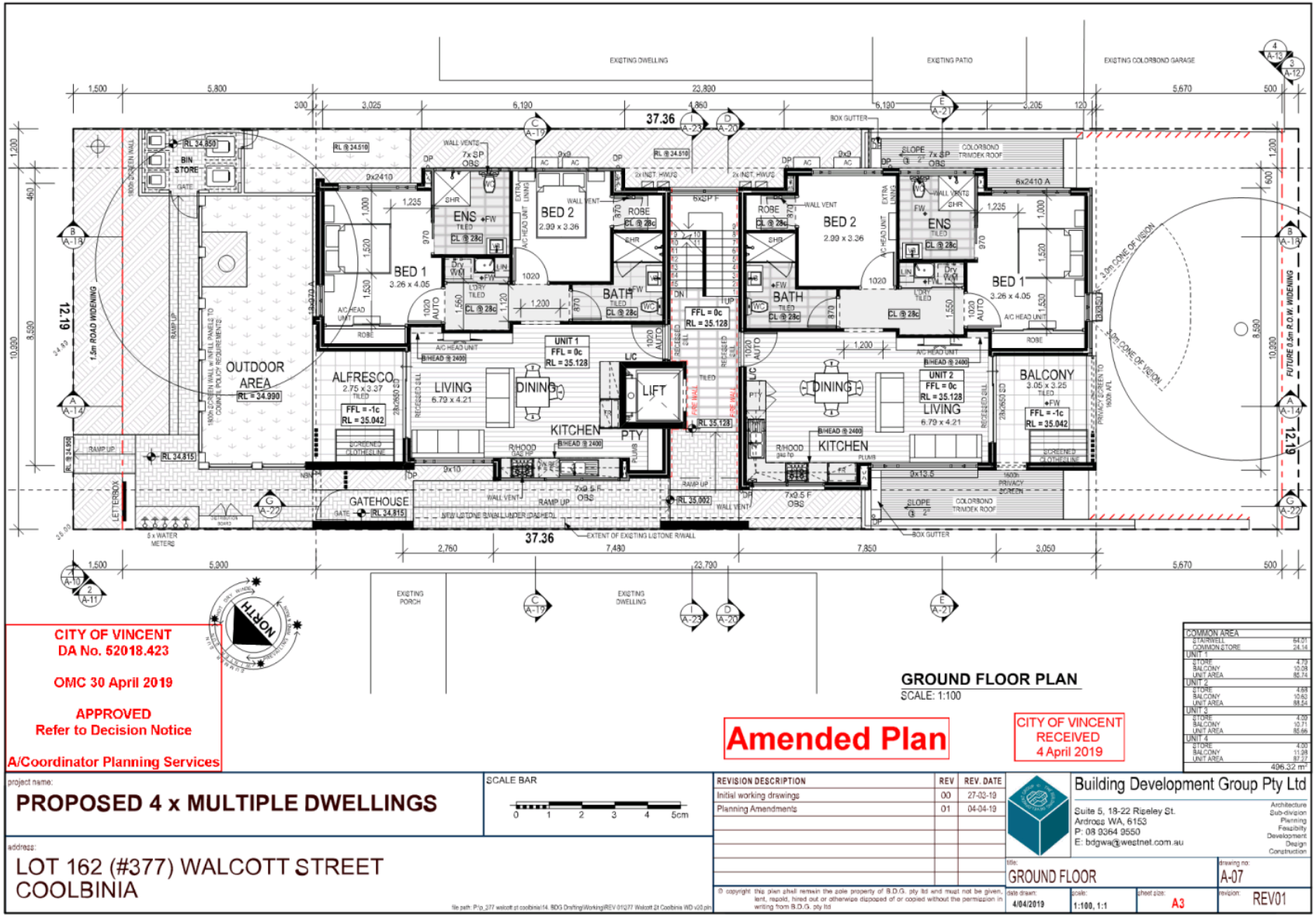
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title:
UNDERCROFT
drawing no:
A-06
date drawn:
4/04/2019
scale:
1:100
sheet size:
A3
revision:
REV01


EXISTING DWELLING
EXISTING PATIO
EXISTING COLORBOND GARAGE
OUTDOOR AREA
RL = 34.990
ALFRESCO
2.75 x 3.37
TILED
FFL = -1c
RL = 35.042
LIVING
6.79 x 4.21
DINING
KITCHEN
LIFT
PTY
UNIT 1
FFL = 0c
RL = 35.128
BED 1
3.26 x 4.05
BED 2
2.99 x 3.36
ENS
BATH
ROBE
UNIT 2
FFL = 0c
RL = 35.128
BALCONY
3.05 x 3.25
FFL = -1c
RL = 35.042
GATEHOUSE
BIN STORE
LETTERBOX
12.19
1.5m ROAD WIDENING
FUTURE 0.5m R.O.W. WIDENING
37.36
EXISTING PORCH
EXISTING DWELLING
NORTH
CITY OF VINCENT
DA No. 52018.423
OMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
GROUND FLOOR PLAN
SCALE: 1:100
Amended Plan
CITY OF VINCENT
RECEIVED
4 April 2019
COMMON AREA
STAIRWELL 64.01
COMMON STORE 24.14
UNIT 1
STORE 4.79
BALCONY 10.08
UNIT AREA 85.74
UNIT 2
STORE 4.68
BALCONY 10.63
UNIT AREA 88.54
UNIT 3
STORE 4.00
BALCONY 10.71
UNIT AREA 86.66
UNIT 4
STORE 4.00
BALCONY 11.28
UNIT AREA 87.27
496.32 m²
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION REV REV. DATE
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Ardross WA, 6153
P: 08 9364 9550
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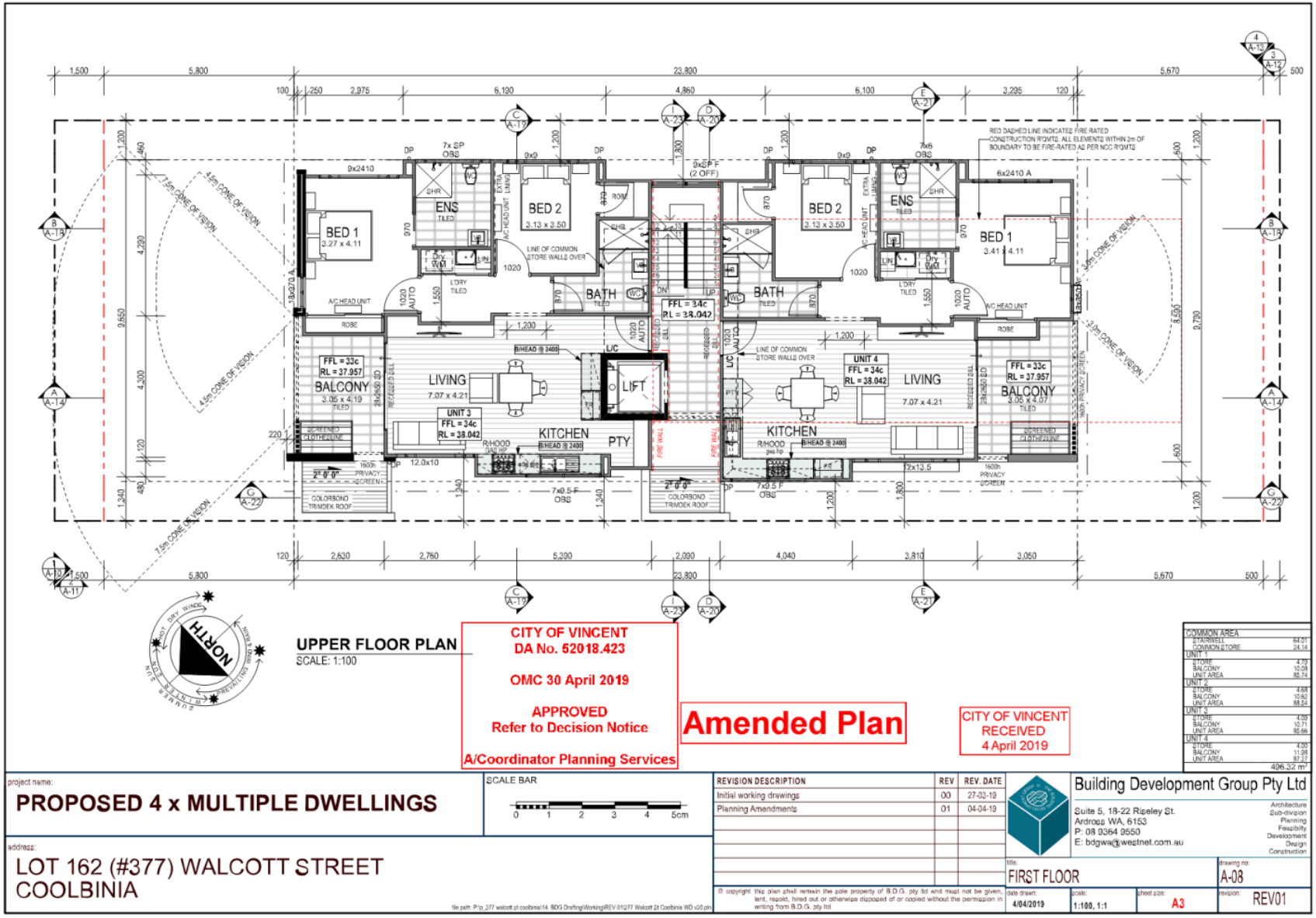
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title:
GROUND FLOOR
drawing no:
A-07
date drawn:
4/04/2019
scale:
1:100, 1:1
sheet size:
A3
revision:
REV01


UPPER FLOOR PLAN
SCALE: 1:100
CITY OF VINCENT
DA No. 52018.423
OMC 30 April 2019
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
Amended Plan
CITY OF VINCENT
RECEIVED
4 April 2019
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
0 1 2 3 4 5cm
REVISION DESCRIPTION
Initial working drawings
Planning Amendments
REV
00
01
REV. DATE
27-03-19
04-04-19
Building Development Group Pty Ltd
Suite 5, 18-22 Ripley St.
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title:
FIRST FLOOR
drawing no:
A-08
date drawn:
4/04/2019
scale:
1:100, 1:1
sheet size:
A3
revision:
REV01
COMMON AREA
STAIRWELL 64.01
COMMON STORE 24.14
UNIT 1
STORE 4.79
BALCONY 10.08
UNIT AREA 85.74
UNIT 2
STORE 4.68
BALCONY 10.63
UNIT AREA 88.54
UNIT 3
STORE 4.00
BALCONY 10.71
UNIT AREA 86.66
UNIT 4
STORE 4.00
BALCONY 11.28
UNIT AREA 87.27
496.32 m²

CITY OF VINCENT
DA No. ~~5218.425~~

OMC 30 April 2019

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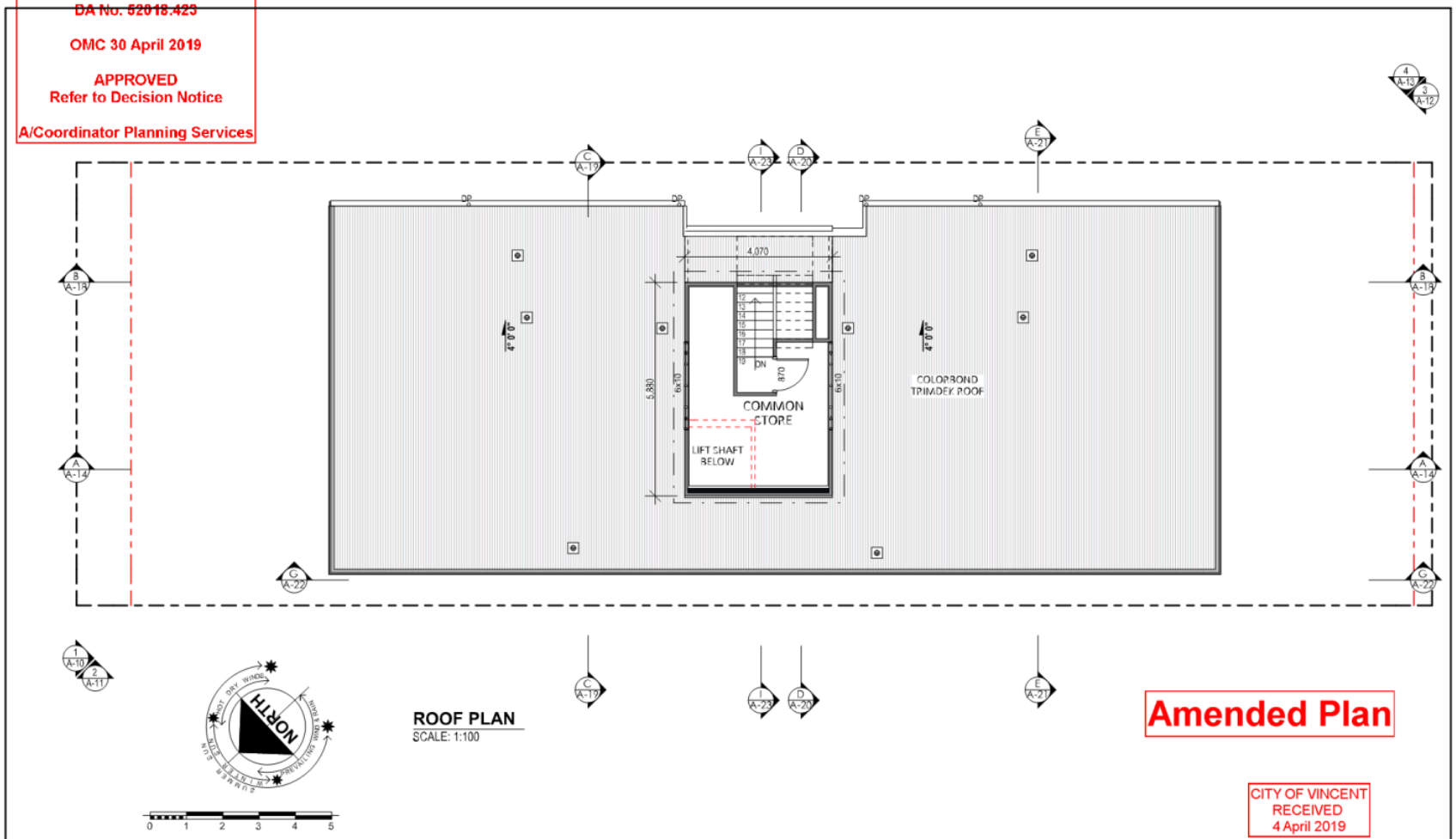

ROOF PLAN
SCALE: 1:100

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

SCALE BAR
0 1 2 3 4 5cm

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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file path: P:\p_377 walcott st coolbinia\14. BDG Drafting\Working\REV 01\377 Walcott St Coolbinia WD v20.pln

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Design
Construction

title: ROOF PLAN
drawing no: A-09
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01

CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

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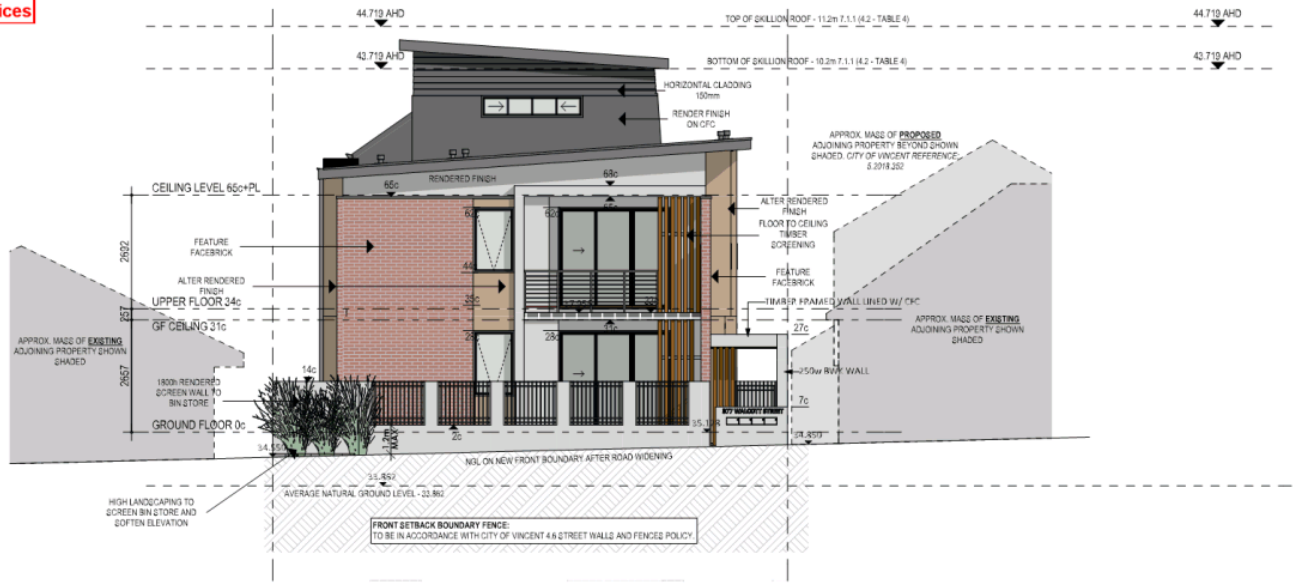
NOTE:
GLAZING - 6.38mm LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.



1 **WALCOTT STREET / NORTH EAST ELEVATION**
SCALE: 1:100

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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Construction

title: ELEVATION 1
drawing no: A-10
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01

file path: P:\p_377 walcott st coolbinia\14. BDG Drafting\Working\REV 01\377 Walcott St Coolbinia WD v20.pln

CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

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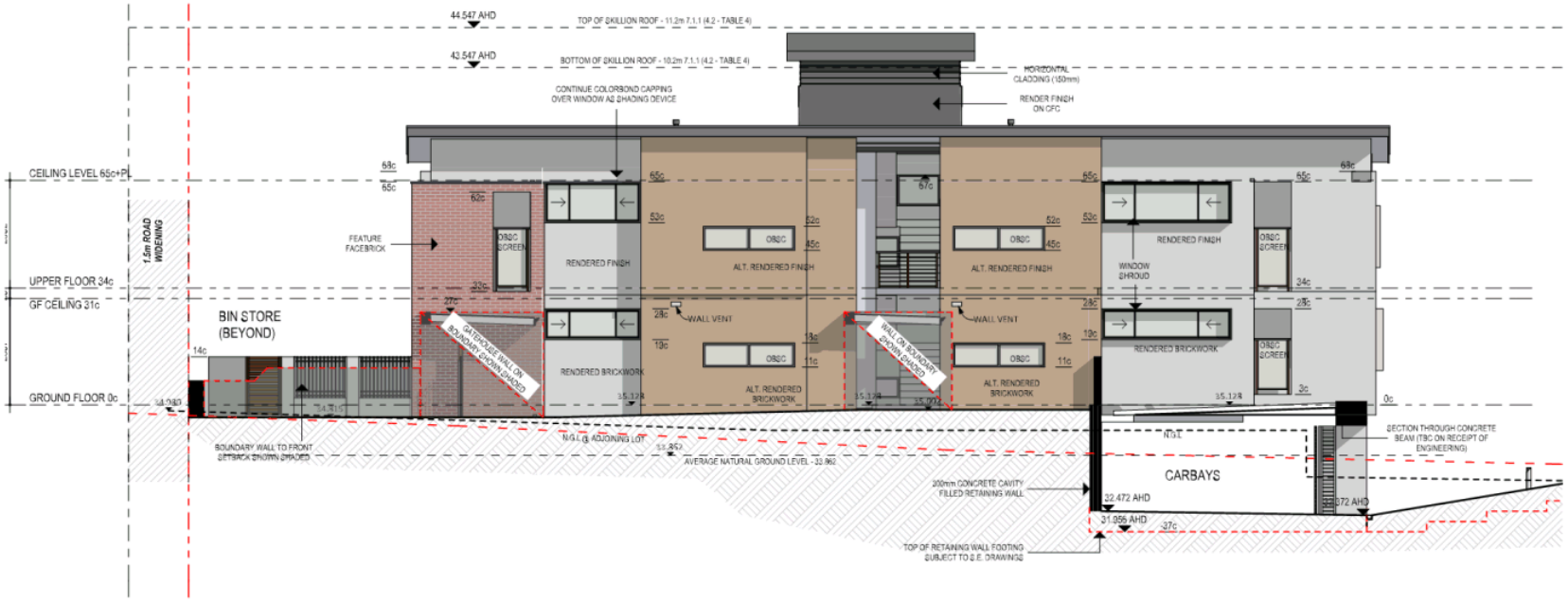
NOTE:
GLAZING - 6.38mm LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.



2 **NORTH WEST ELEVATION**
SCALE: 1:100

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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file path: P:\p_377 walcott st coolbinia\14. BDG Drafting\Working\REV 01\377 Walcott St Coolbinia WD v20.pln

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Architecture
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Construction

title: ELEVATION 2
drawing no: A-11
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01

CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

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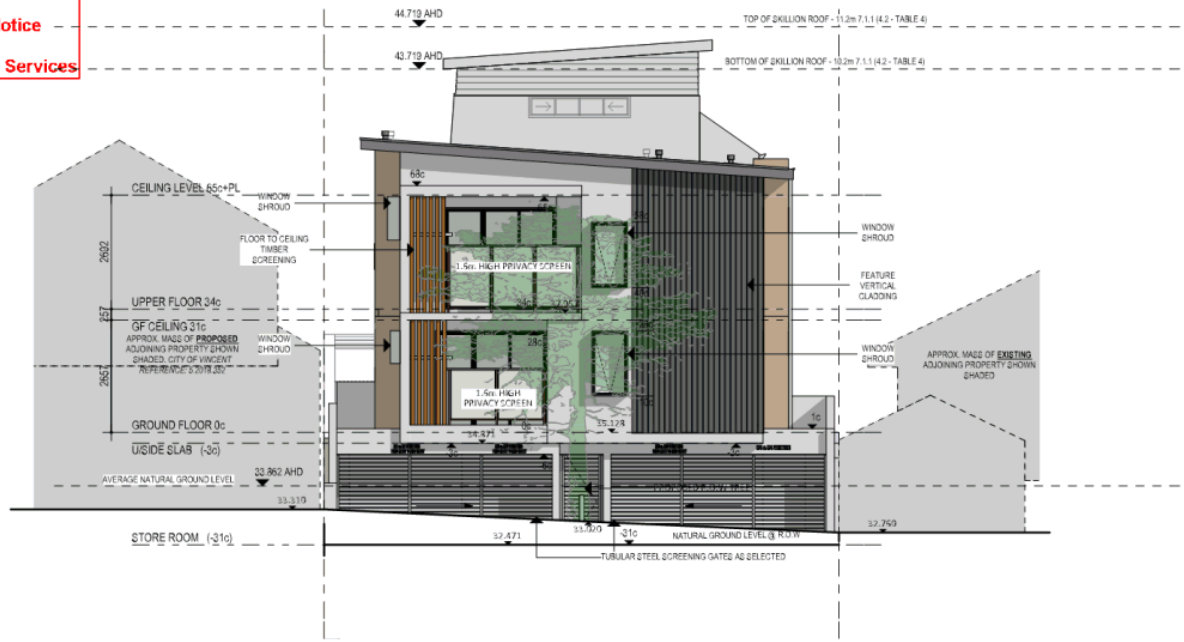
NOTE:
GLAZING - 5.38m.m. LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.



3 **R.O.W. / SOUTH WEST ELEVATION**
SCALE: 1:100

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

SCALE BAR
0 1 2 3 4 5cm

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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Construction

title: ELEVATION 3
drawing no: A-12
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01

CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

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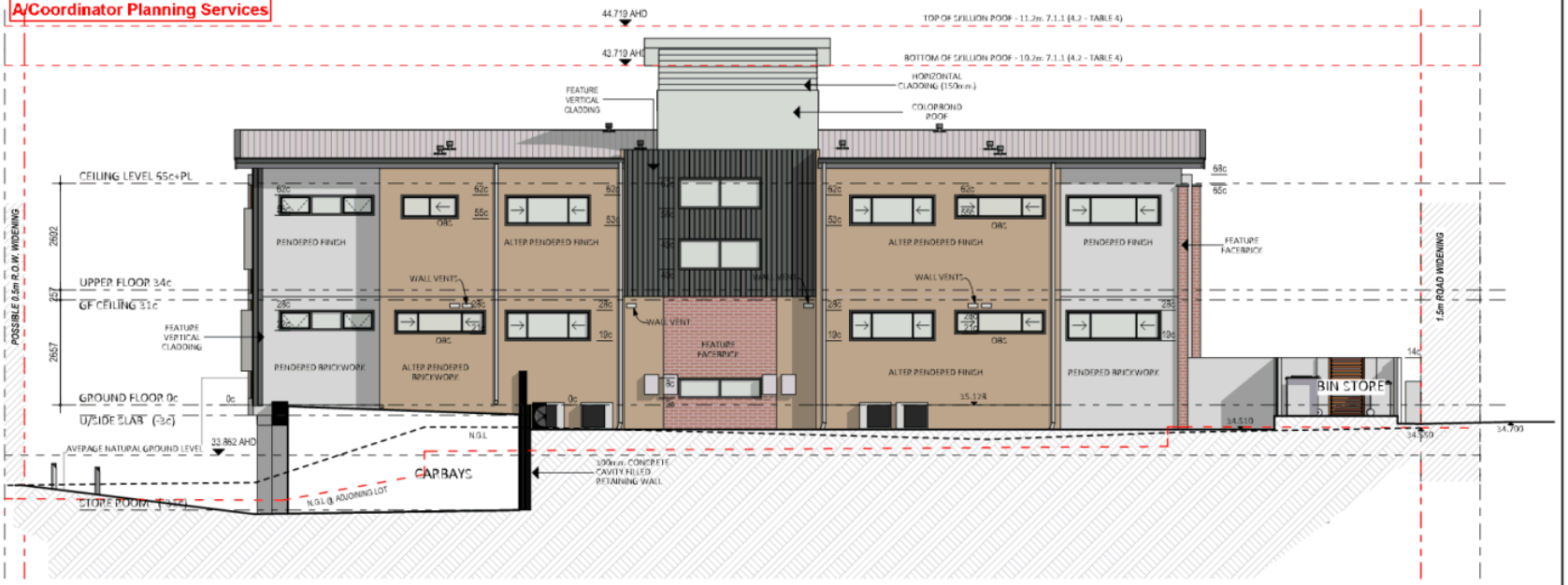
NOTE:
GLAZING - 5.38m.m. LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.



4 **SOUTH EAST ELEVATION**
SCALE: 1:100

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

SCALE BAR
0 1 2 3 4 5cm

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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title: ELEVATION 4
drawing no: A-13
date drawn: 4/04/2019
scale: 1:100
sheet size: A3
revision: REV01

CITY OF VINCENT
DA No. 52018.423

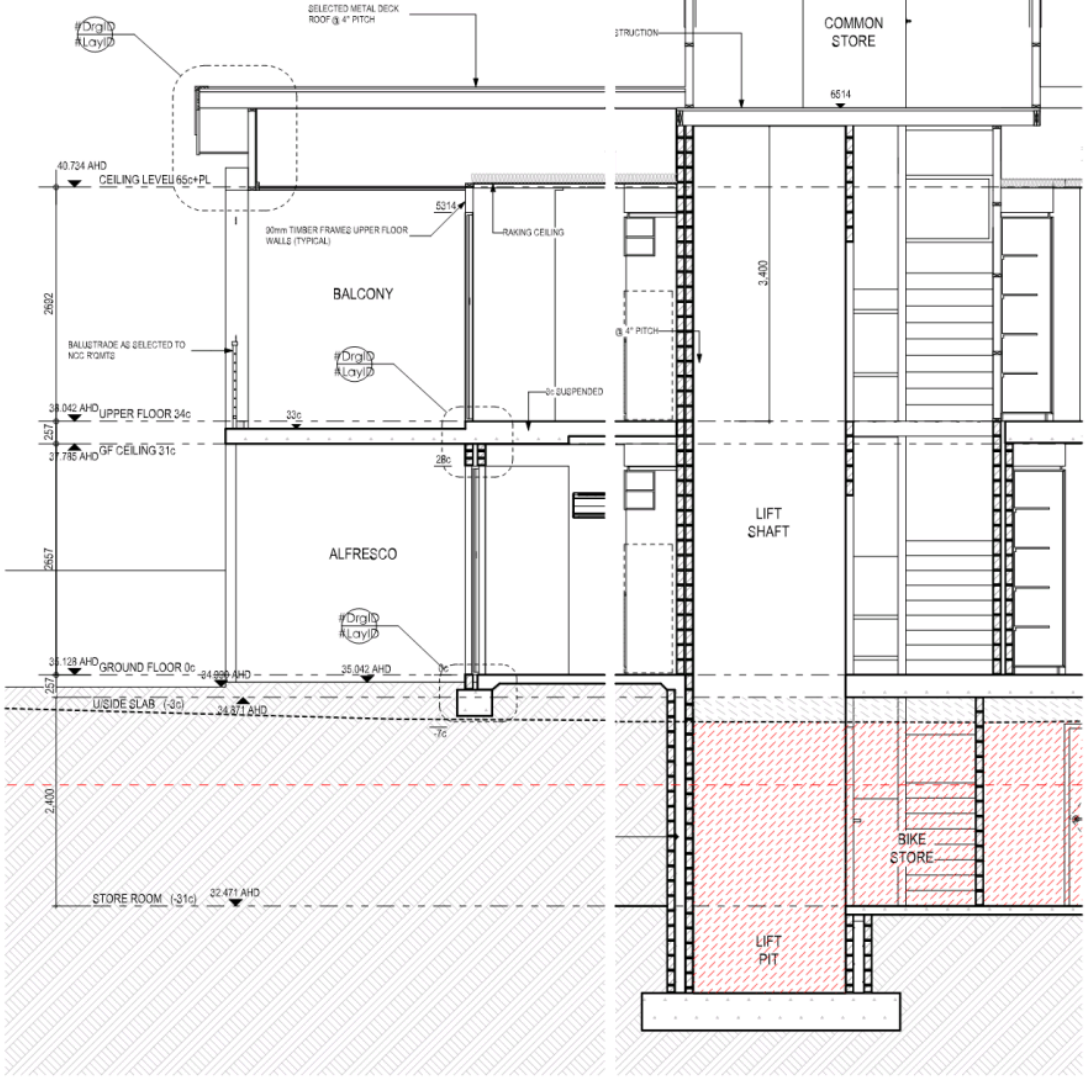
OMC 30 April 2019

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

CITY OF VINCENT
RECEIVED
4 April 2019

Amended Plan



A **SECTION A-A**
SCALE: 1:50

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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title: SECTION A-A (UNDERCROFT NGL)
drawing no: A-14
date drawn: 4/04/2019
scale: 1:50
sheet size: A3
revision: REV01

CITY OF VINCENT
DA No. 52018.423

OMC 30 April 2019

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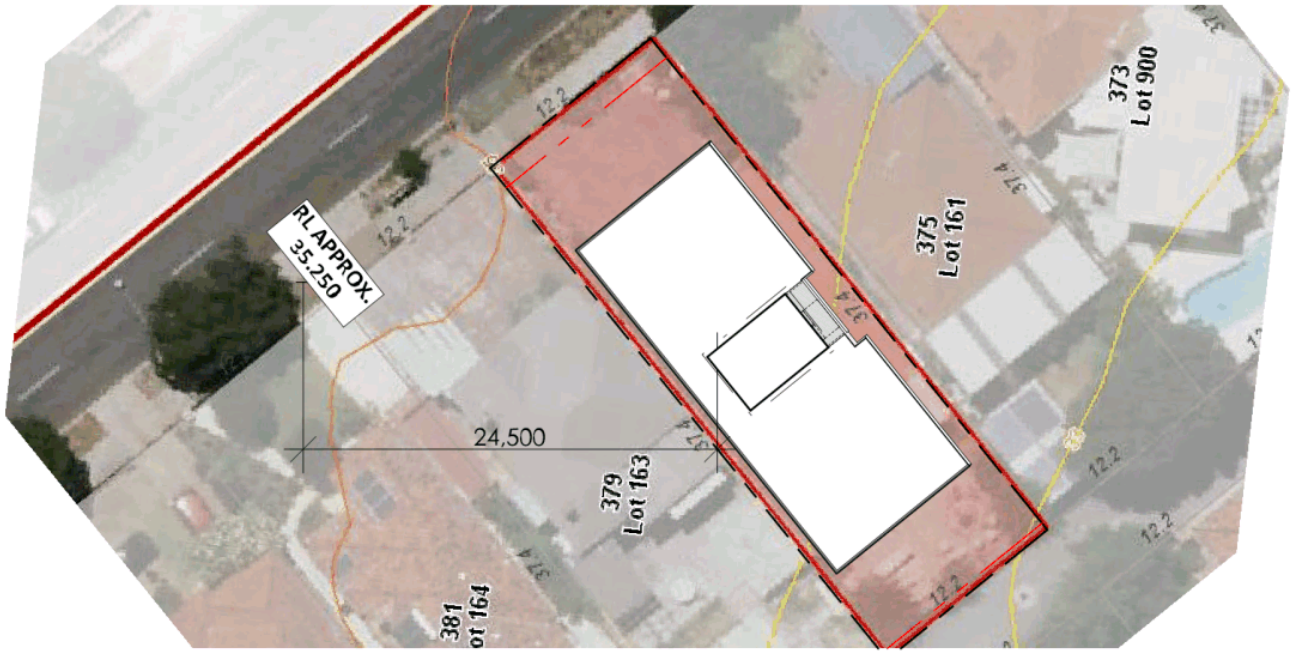

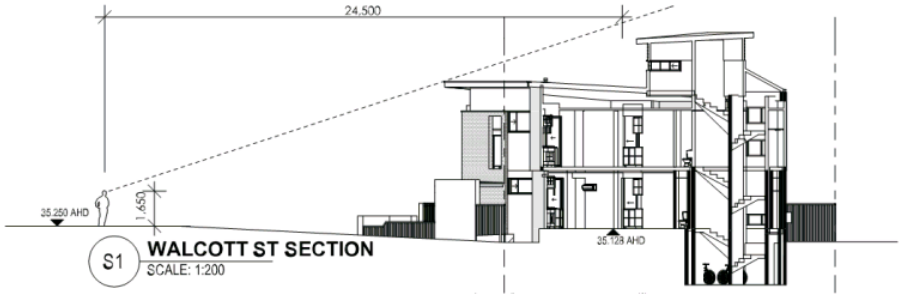

CITY OF VINCENT
RECEIVED
4 April 2019

Amended Plan

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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file path: P:\p_377 walcott st coolbinia\14. BDG Drafting\Working\REV 01\377 Walcott St Coolbinia WD v20.pln

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Ardross WA, 6153
P: 08 9364 9550
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Architecture
Sub-division
Planning
Feasibility
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Construction

title: SECTION (VIEW FROM FOOTPATH)
drawing no: A-17
date drawn: 4/04/2019
scale: 1:250, 1:200
sheet size: A3
revision: REV01



FOR ILLUSTRATION PURPOSES ONLY | WALCOTT STREET / FRONT ELEVATION


FOR ILLUSTRATION PURPOSES ONLY | WALCOTT STREET / FRONT ELEVATION


FOR ILLUSTRATION PURPOSES ONLY | RIGHT OF WAY ELEVATION


FOR ILLUSTRATION PURPOSES ONLY | RIGHT OF WAY ELEVATION

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

SCALE BAR
0 1 2 3 4 5cm

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

Amended Plan

CITY OF VINCENT
RECEIVED
4 April 2019

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

CITY OF VINCENT
DA No. 5201 8.423
OMC 30 April 2019
APPROVED
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Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction

title: 3D VIEWS
drawing no: A-16
date drawn: 4/04/2019
scale:
sheet size: A3
revision: REV01

9.4 NO. 377 (LOT: 162; D/P: 2630) WALCOTT STREET, COOLBINIA - FOUR MULTIPLE DWELLINGS

TRIM Ref: D19/40444

Author: Stephanie Norgaard, Urban Planner

Authoriser: John Corbellini, Executive Director Development Services

Ward: North

Attachments:
1. Attachment 1 - Location and Consultation Plan
2. Attachment 2 - Development Plans 5 March OCM
3. Attachment 3 - Revised Development Plans
4. Attachment 4 - Administration's Response to Summary of Submissions
5. Attachment 5 - Applicant's Response to Summary of Submissions
6. Attachment 6 - Applicant's Response to Design Review Minutes
7. Attachment 7 - Determination Advice Notes

RECOMMENDATION:

That Council in accordance with Section 31 of the State Administrative Tribunal Act 2004, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, SETS ASIDE its deemed refusal and APPROVES the application for development approval for four Multiple Dwellings at No. 377 (Lot: 162; D/P: 2630) Walcott Street, Coolbinia in accordance with the plans shown in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Development Plans

The screening provided to the balcony of Unit 1 and Unit 3 shall restrict views into the adjoining property within the 7.5 metre cone of vision in accordance with State Planning Policy 3.1: Residential Design Codes. Screening shall be a minimum height of 1.6 metres from the finished floor level, permanently affixed and a minimum of 75 percent obscure;

2. Landscaping

2.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction shall be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

- **The location and type of existing and proposed trees and plants;**
- **Areas to be irrigated or reticulated;**
- **A total of 16 percent of the site area as deep soil zone; and**
- **The location of canopy cover at maturity equating to no less than 30 percent of the site and no less than two medium trees;**

2.2 All works shown in the plans as identified in Condition 2.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

3. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary walls in a good and clean condition prior to the occupation or use of the development and thereafter to the satisfaction of the City;

4. Schedule of External Finishes

Prior to the commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development;

5. Stormwater

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

6. Clothes Drying Facility

All external clothes drying areas shall be adequately screened in accordance with State Planning Policy 3.1: Residential Design Codes prior to the use or occupation of the development and shall be completed to the satisfaction of the City;

7. External Fixtures

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and shall be screened from view from the street, and surrounding properties to the satisfaction of the City;

8. Waste Management Plan

8.1 A waste management plan to the satisfaction of the City shall be submitted to, and approved by the City prior to the commencement of development;

8.2 The bin storage area shall be provided as set out in the approved waste management plan; and

8.3 Waste Management for the development shall be undertaken in accordance with the approved waste management plan for the duration of the development;

9. Car Parking and Vehicle Access

The car parking and access areas (including ramp grading) shall comply with the requirements of AS2890.1;

10. Bicycle Parking

A minimum of two bicycle bays are to be provided and installed to the satisfaction of the City in accordance with AS2890.3;

11. Construction Management Plan

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area, to the satisfaction of the City, shall be lodged with and approved by the City prior to the commencement of the development. The Construction Management Plan shall be prepared in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans and include traffic and parking management requirements during construction. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

12. Right of Way Widening

A 0.5 metre section of land shall be provided for right-of-way widening at the time of subdivision, in accordance with the approved development plan. The land required for right of way widening shall be transferred from the land owner to the Crown free of cost for the purpose of widening; and

13. Road Widening (Walcott Street)

13.1 The landowner agrees to remove any landscaping, development or other works at the time when the reserved land is required for the upgrading of Walcott Street at their own expense, if required; and

13.2 The landowner agrees that any improvements made to or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by Council or the Western Australian Planning Commission at such time as the land is required.

COUNCIL DECISION ITEM 9.4

Moved: Cr Castle, Seconded: Cr Hallett

That the recommendation be adopted.

CARRIED UNANIMOUSLY "*EN BLOC*" (8-0)

(Cr Harley was an apology.)

PROPOSED 4 x MULTIPLE DWELLINGS

LOT 162 (#377) WALCOTT STREET COOLBINIA

ROOF SHEETING - COLOUR: COLORBOND BASALT

ALTERNATIVE RENDER - COLOUR: TAUBMANS STUFFING

MAIN RENDER - COLOUR: TO MATCH SURFMIST

SOFFIT - COLOUR: TO MATCH SURFMIST

ROOF BARGE AND FLASHING - COLOUR: TO MATCH MONUMENT

NOTE:
MATERIAL SHOWN ARE INDICATIVE ONLY. REFER TO MATERIALS SCHEDULE PROVIDED AS PER DAC APPLICATION



MAIN RENDER - COLOUR: TO MATCH SURFMIST

SCREENING POSTS - TIMBER OR STEEL - PAINTED: TAUBMANS TAMPICO BROWN

230x110x76 FACE BRICKWORK - MIDLAND BRICK 'RUSSET RED' WITH CREAM MORTAR

ALTERNATIVE RENDER - COLOUR: TAUBMANS STUFFING

MAIN RENDER - COLOUR: TO MATCH SURFMIST

GATE - TIMBER OR STEEL - PAINTED: TAUBMANS TAMPICO BROWN

FENCE INFILLS - COLOUR: TO MATCH CHARCOAL LUSTRE

WINDOW FRAMES - COLOUR: CHARCOAL LUSTRE

MAIN RENDER - COLOUR: TO MATCH SURFMIST

DRAWINGS LIST	
A-00	COVER (MATERIAL SELECTIONS)
A-01	EXISTING SITE PLAN (AHD LEVELS)
A-02	U/CROFT SITE
A-03	SITE
A-04	LANDSCAPE PLAN
A-05	CANOPY COVER @ MATURITY
A-06	UNDERCROFT
A-07	GROUND FLOOR
A-08	FIRST FLOOR
A-09	ROOF/TERRACE PLAN
A-10	ELEVATION 1
A-11	ELEVATION 2
A-12	ELEVATION 3
A-13	ELEVATION 4
A-14	SECTION A-A (UNDERCROFT NGL)
A-15	SECTION A-A CONT.
A-16	SECTION B-B
A-17	SECTION C-C

RECEIVED 10 MAY 2019 CITY OF VINCENT

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

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E: bdgwa@westnet.com.au
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Sub-division
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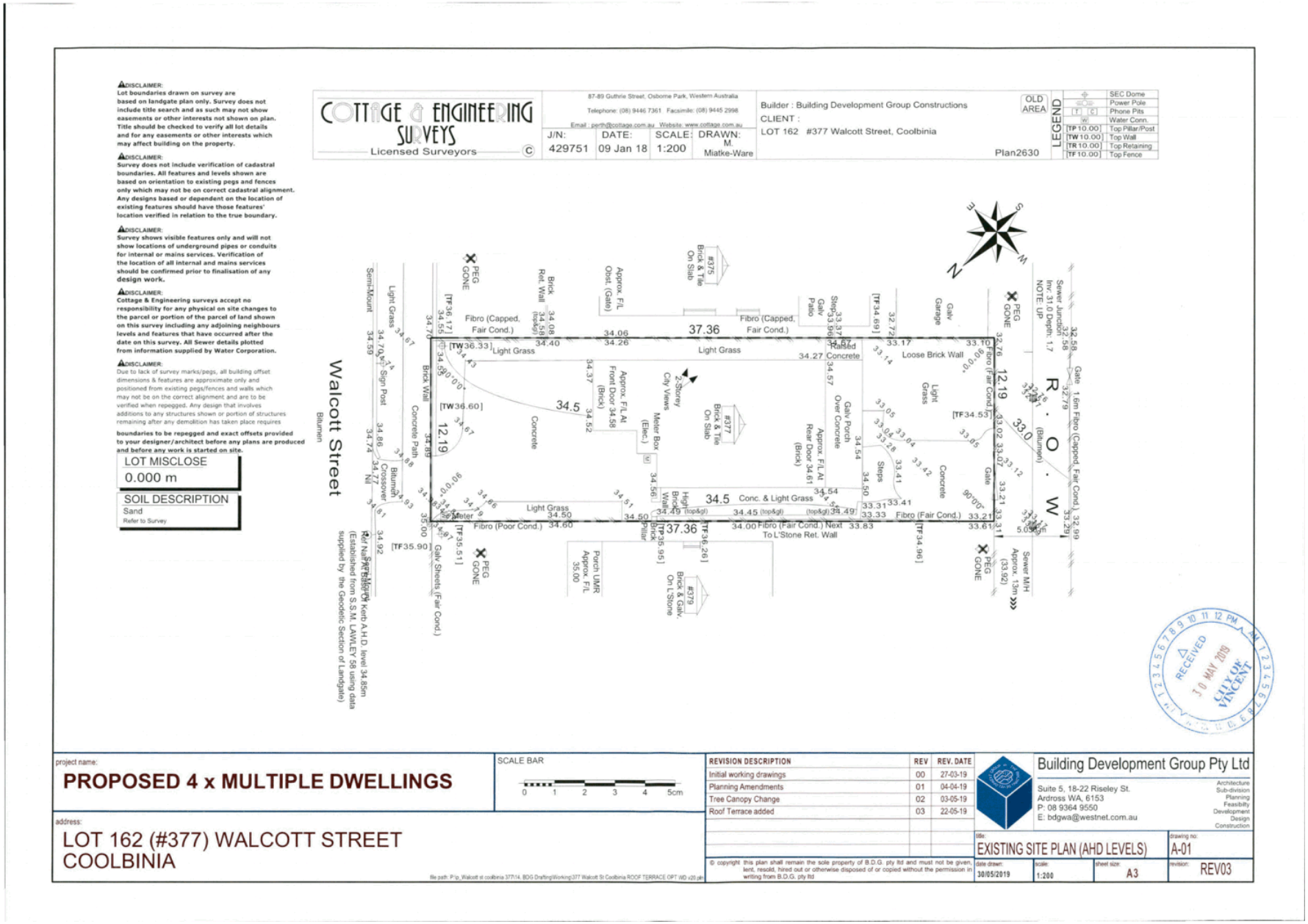
Feasibilty
Development
Design
Construction

title: COVER (MATERIAL SELECTIONS)
drawing no: A-00
date drawn: 30/05/2019
scale:
sheet size: A3
revision: REV03


DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires
boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey
COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au
J/N: 429751
DATE: 09 Jan 18
SCALE: 1:200
DRAWN: M. Miatke-Ware
Builder : Building Development Group Constructions
CLIENT :
LOT 162 #377 Walcott Street, Coolbinia
Plan2630
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
Top Pillar/Post
Top Wall
Top Retaining
Top Fence
Walcott Street
Bitumen
R · O · W
33.0
(Bitumen)
37.36
12.19
34.5
Fibro (Capped, Fair Cond.)
Light Grass
Loose Brick Wall
Fibro (Fair Cond.)
Fibro (Poor Cond.)
Fibro (Fair Cond.) Next To L'Stone Ret. Wall
Conc. & Light Grass
Concrete
Gate
Steps
Galv Garage
Galv Patio
Galv Porch Over Concrete
Brick & Tile On Slab
#377
#375
#379
Brick & Galv. On L'Stone
Brick Ret. Wall
Approx. F/L Obst. (Gate)
Approx. F/L At Front Door 34.58 (Brick)
Approx. F/L At Rear Door 34.61 (Brick)
2-Storey City Views
Meter Box (Elec.)
Sewer Junction Inv: 31.0 Depth: 1.7
NOTE: UP
Sewer MH Approx. 13m (33.92)
1.6m Fibro (Capped, Fair Cond.)
Galv Sheets (Fair Cond.)
Porch U/MR Approx. F/L 35.00
Brick Pillar
Sign Post
Semi-Mount
Concrete Path
Crossover
Kerb A.H.D. level 34.85m
(Established from S.S.M. LAWLEY 58 using data supplied by the Geodetic Section of Landgate)
PEG GONE
RECEIVED
30 MAY 2019
CITY OF VINCENT
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
0 1 2 3 4 5cm
REVISION DESCRIPTION | REV | REV. DATE
Initial working drawings | 00 | 27-03-19
Planning Amendments | 01 | 04-04-19
Tree Canopy Change | 02 | 03-05-19
Roof Terrace added | 03 | 22-05-19
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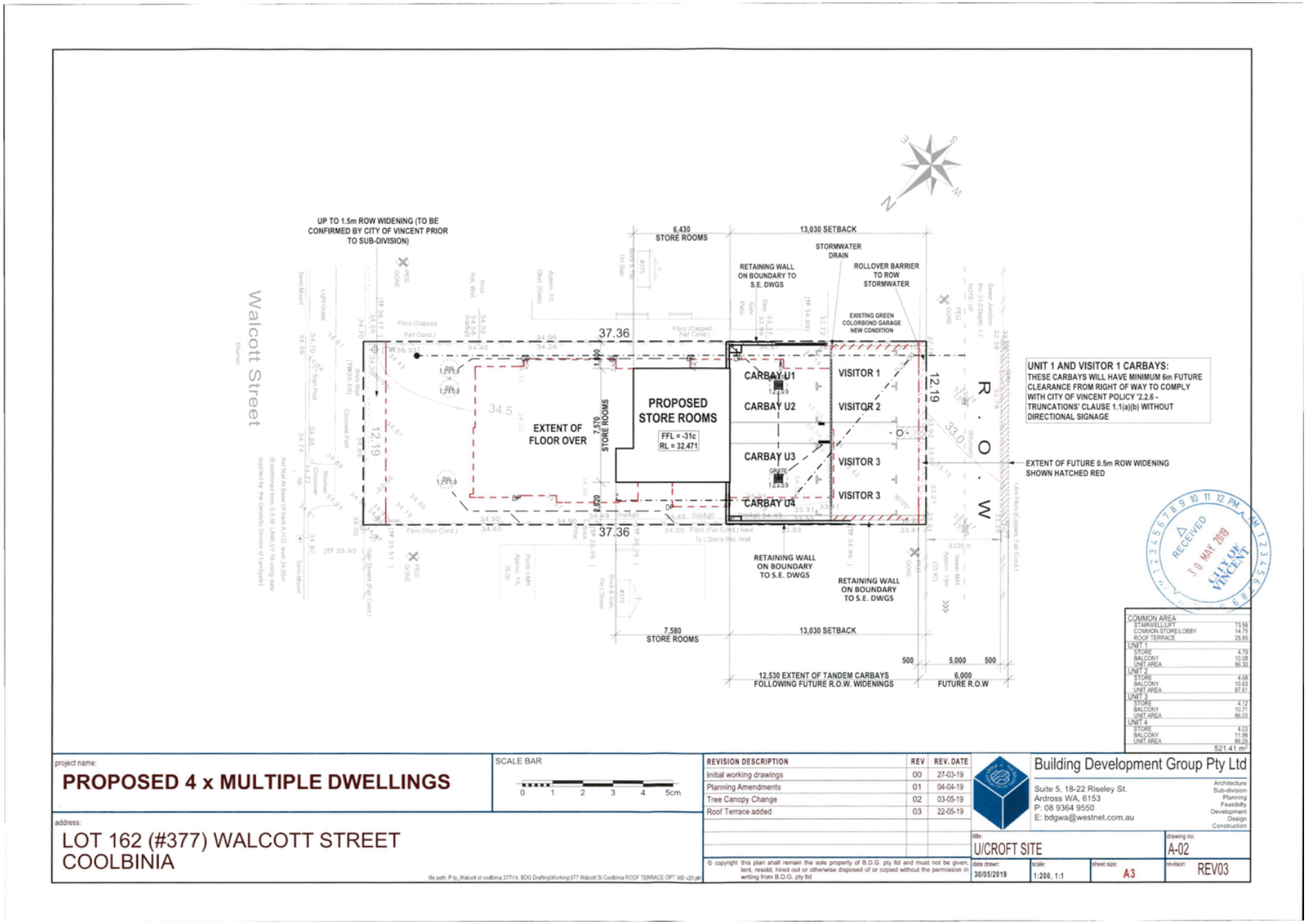
P: 08 9364 9550
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibilty
Development
Design
Construction
title: EXISTING SITE PLAN (AHD LEVELS)
drawing no: A-01
date drawn: 30/05/2019
scale: 1:200
sheet size: A3
revision: REV03


UP TO 1.5m ROW WIDENING (TO BE CONFIRMED BY CITY OF VINCENT PRIOR TO SUB-DIVISION)
6,430 STORE ROOMS
13,030 SETBACK
STORMWATER DRAIN
RETAINING WALL ON BOUNDARY TO S.E. DWGS
ROLLOVER BARRIER TO ROW STORMWATER
EXISTING GREEN COLORBOND GARAGE NEW CONDITION
Walcott Street
37.36
PROPOSED STORE ROOMS
FFL = -31c
RL = 32.471
EXTENT OF FLOOR OVER
7,570 STORE ROOMS
CARBAY U1
CARBAY U2
CARBAY U3
CARBAY U4
VISITOR 1
VISITOR 2
VISITOR 3
VISITOR 3
12.19
R . O . W
UNIT 1 AND VISITOR 1 CARBAYS:
THESE CARBAYS WILL HAVE MINIMUM 6m FUTURE CLEARANCE FROM RIGHT OF WAY TO COMPLY WITH CITY OF VINCENT POLICY '2.2.6 - TRUNCATIONS' CLAUSE 1.1(a)(b) WITHOUT DIRECTIONAL SIGNAGE
EXTENT OF FUTURE 0.5m ROW WIDENING SHOWN HATCHED RED
RETAINING WALL ON BOUNDARY TO S.E. DWGS
RETAINING WALL ON BOUNDARY TO S.E. DWGS
7,580 STORE ROOMS
13,030 SETBACK
500
5,000
500
12,530 EXTENT OF TANDEM CARBAYS FOLLOWING FUTURE R.O.W. WIDENINGS
6,000 FUTURE R.O.W
RECEIVED
10 MAY 2019
CITY OF VINCENT
COMMON AREA
STAIR/WELL/LIFT 73.56
COMMON STORE/LOBBY 14.75
ROOF TERRACE 25.85
UNIT 1
STORE 4.79
BALCONY 10.08
UNIT AREA 86.30
UNIT 2
STORE 4.68
BALCONY 10.63
UNIT AREA 87.61
UNIT 3
STORE 4.12
BALCONY 10.71
UNIT AREA 86.03
UNIT 4
STORE 4.03
BALCONY 11.96
UNIT AREA 86.29
521.41 m²
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR
0 1 2 3 4 5cm
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
REVISION DESCRIPTION REV REV. DATE
Initial working drawings 00 27-03-19
Planning Amendments 01 04-04-19
Tree Canopy Change 02 03-05-19
Roof Terrace added 03 22-05-19
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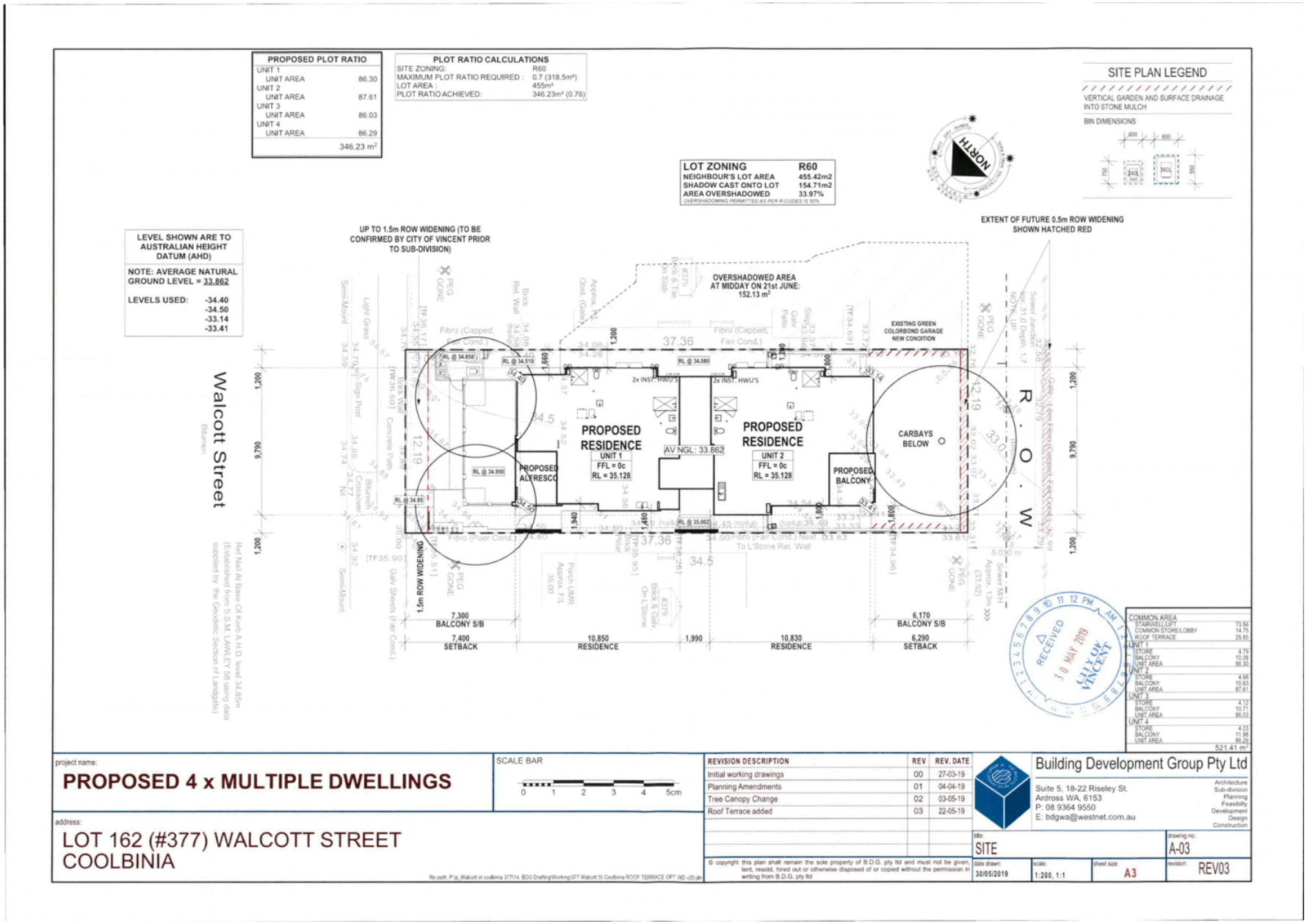
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title: U/CROFT SITE
drawing no: A-02
date drawn: 30/05/2019
scale: 1:200, 1:1
sheet size: A3
revision: REV03


PROPOSED PLOT RATIO
UNIT 1
UNIT AREA 86.30
UNIT 2
UNIT AREA 87.61
UNIT 3
UNIT AREA 86.03
UNIT 4
UNIT AREA 86.29
346.23 m²
PLOT RATIO CALCULATIONS
SITE ZONING: R60
MAXIMUM PLOT RATIO REQUIRED : 0.7 (318.5m²)
LOT AREA : 455m²
PLOT RATIO ACHIEVED: 346.23m² (0.76)
LOT ZONING R60
NEIGHBOUR'S LOT AREA 455.42m2
SHADOW CAST ONTO LOT 154.71m2
AREA OVERSHADOWED 33.97%
OVERSHADOWING PERMITTED AS PER R-CODES IS 50%
SITE PLAN LEGEND
VERTICAL GARDEN AND SURFACE DRAINAGE INTO STONE MULCH
BIN DIMENSIONS
NORTH
LEVEL SHOWN ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
NOTE: AVERAGE NATURAL GROUND LEVEL = 33.862
LEVELS USED: -34.40 -34.50 -33.14 -33.41
UP TO 1.5m ROW WIDENING (TO BE CONFIRMED BY CITY OF VINCENT PRIOR TO SUB-DIVISION)
EXTENT OF FUTURE 0.5m ROW WIDENING SHOWN HATCHED RED
OVERSHADOWED AREA AT MIDDAY ON 21st JUNE: 152.13 m²
EXISTING GREEN COLORBOND GARAGE NEW CONDITION
Walcott Street
PROPOSED RESIDENCE UNIT 1 FFL = 0c RL = 35.128
PROPOSED RESIDENCE UNIT 2 FFL = 0c RL = 35.128
AV NGL: 33.862
PROPOSED ALFRESCO
PROPOSED BALCONY
CARBAYS BELOW
2x INST. HWU'S
1.5m ROW WIDENING
7,300 BALCONY S/B
7,400 SETBACK
10,850 RESIDENCE
1,990
10,830 RESIDENCE
6,170 BALCONY S/B
6,290 SETBACK
R.O.W
RECEIVED 10 MAY 2019 CITY OF VINCENT
COMMON AREA
STAIRWELL/LIFT 73.56
COMMON STORE/LOBBY 14.75
ROOF TERRACE 25.85
UNIT 1
STORE 4.79
BALCONY 10.08
UNIT AREA 86.30
UNIT 2
STORE 4.66
BALCONY 10.63
UNIT AREA 87.61
UNIT 3
STORE 4.12
BALCONY 10.71
UNIT AREA 86.03
UNIT 4
STORE 4.03
BALCONY 11.96
UNIT AREA 86.29
521.41 m²
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
0 1 2 3 4 5cm
REVISION DESCRIPTION REV REV. DATE
Initial working drawings 00 27-03-19
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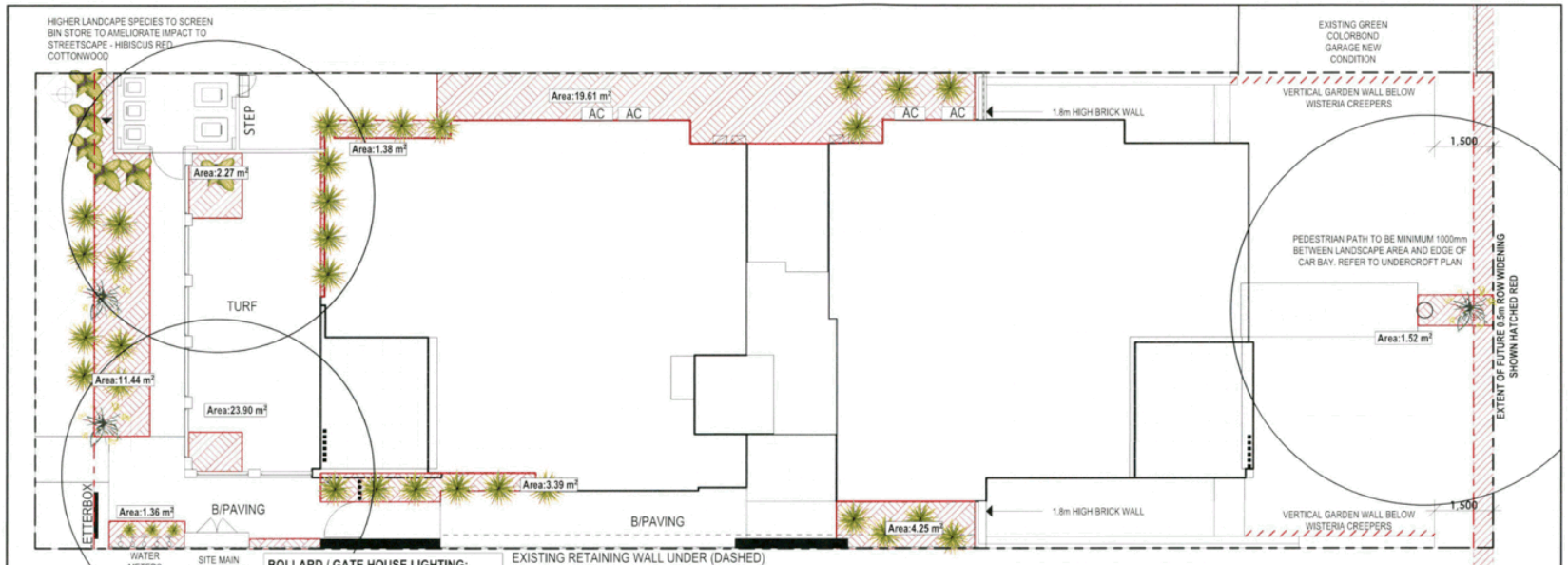
Architecture Sub-division Planning Feasibilty Development Design Construction
title: SITE
drawing no: A-03
date drawn: 30/05/2019
scale: 1:200, 1:1
sheet size: A3
revision: REV03



PLANT LEGEND (EXCLUDING SHADING PLANTS)

KANGAROO PAW PYRUS USSURIENSIS
14cm POTS PLANTED @ 1m x 1m CENTRES
H: 500mm , W: 1000mm AT MATURITY

FLAX LILY DIANELLA PURNINA CULTIVARS
14cm POTS PLANTED @ 1m x 1m CENTRES
H: 500mm , W: 1000mm AT MATURITY

HIBISCUS RED COTTONWOOD
MAINTAINED TO 2000mm HEIGHT

TURF

MULCH
AMAZON SANDGROPER BRAND
80mm COVER ON 100mm
LANDSCAPE MIX BASE

TOTAL AREA (LESS WALCOTT WIDENING): 433.83m2
DEEP SOIL ZONE REQUIRED: 15% | 65.07m2
DEEP SOIL AREA ACHIEVED: 73.71m2

- GARDENS WITH AUTOMATED RETICULATION SYSTEM
- AS CONSTRUCTED PROVIDED TO BODY OF OWNERS FOR "MANAGEMENT STATEMENT"

ONGOING MAINTAINANCE BY THE STRATA COMPANY MANAGER TO INCLUDE:
- REGULAR RETICULATION CHECKS IN SUMMER MONTHS (MINIMUM WEEKLY DURING FIRST 2 SUMMER MONTHS OF ESTABLISHMENT BY DEVELOPER)
- RETIC SYSTEM TO BE SET "OFF" DURING WINTER MONTHS
- DEAD PLANTS TO BE REPLACED
- REMULCH INTERVALS TO BE INITIATED WHEN MULCH HAS REDUCED TO 20mm SURFACE COVER
- UNIT 1 OWNERS TO BE RESPONSIBLE FOR MAINTAINANCE OF FRONT GARDEN AREA OR BODY CORP AGENTS TO BE PERMITTED ACCESS TO MAINTAIN. COST TO BE PASSED ONTO UNIT 1 OWNER

RECEIVED 10 MAY 2019 WALCOTT STREET

ARCHITECTS + PLANNING
GREG MOORE ARCHITECT
reg: 1426 tel: 0407 447 943

LANDSCAPING PLAN
SCALE: 1:100

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR 0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

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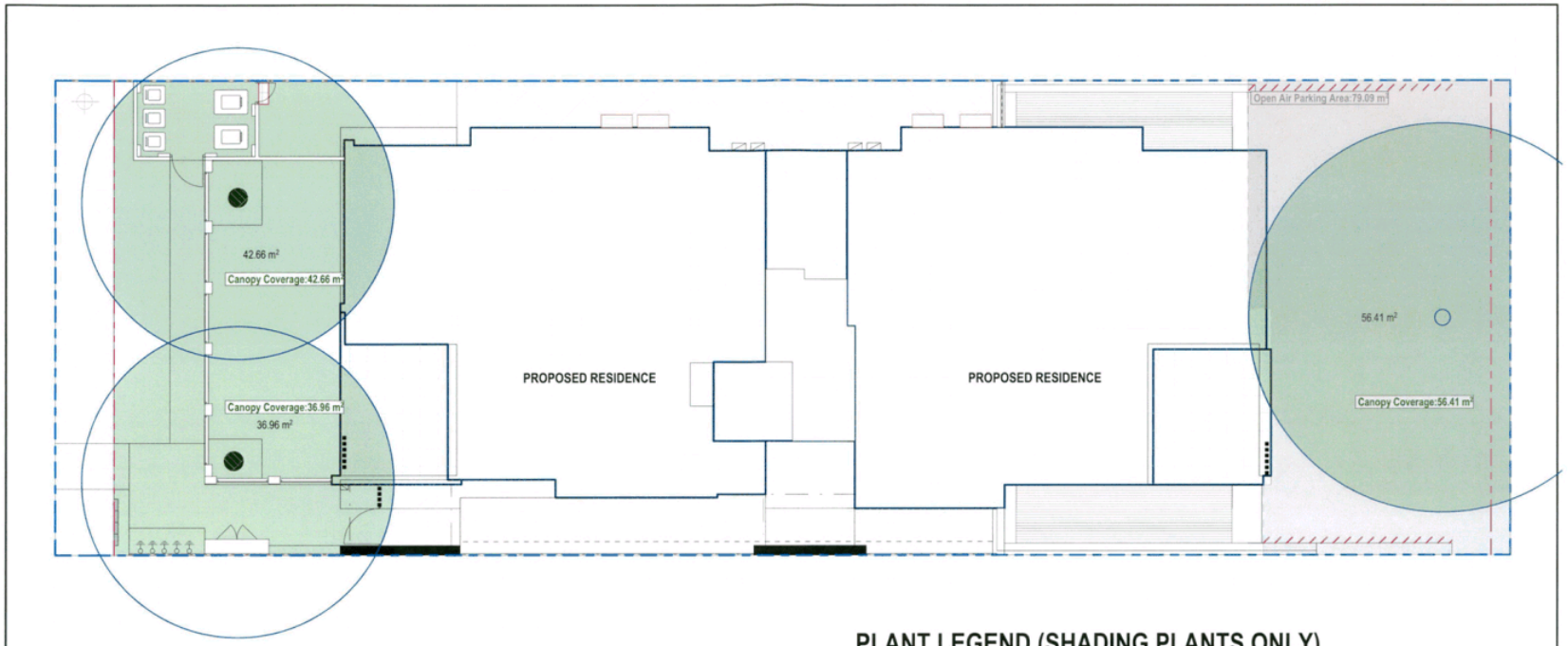
Architecture Sub-division Planning Feasibilty Development Design Construction

title: LANDSCAPE PLAN
drawing no: A-04
date drawn: 30/05/2019
scale: 1:100
sheet size: A3
revision: REV03



PLANT LEGEND (SHADING PLANTS ONLY)



CHINESE ELM - ULMUS PARVIFOLIA	*AND*	WA WEEPING PEPPERMINT - AGONIS FLEXUOSA
WIDTH : 8m		WIDTH : 10m
HEIGHT: 10m		HEIGHT: 10m
TOTAL AREA (LESS WALCOTT WIDENING):		433.83m2
SITE CANOPY AREA REQUIRED:		30% | 130.15m2
CANOPY AREA ACHIEVED:		136.03m2
OPEN AIR PARKING AREA:		79.09m2
SITE CANOPY AREA REQUIRED:		80% | 63.27m2
CANOPY AREA ACHIEVED:		56.41m2

RECEIVED 30 MAY 2019 CITY OF VINCENT

CANOPY COVERAGE PLAN @ MATURITY
SCALE: 1:100

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

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file path: P:\p_Walcott st coolbinia 377\14. BDG Drafting\Working\377 Walcott St Coolbinia ROOF TERRACE OPT WD v20.pln

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E: bdgwa@westnet.com.au
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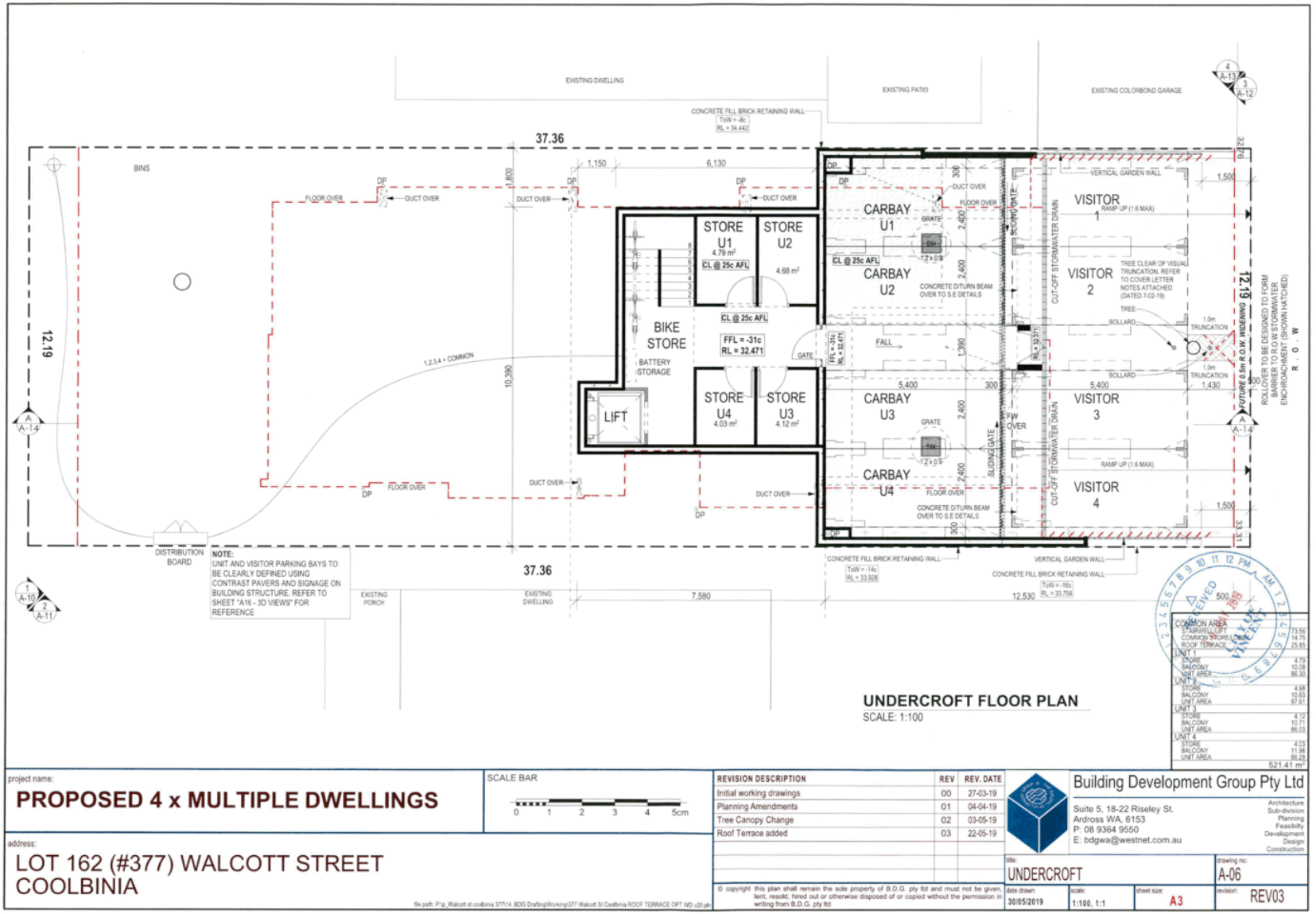
title: CANOPY COVER @ MATURITY
drawing no: A-05
date drawn: 30/05/2019
scale: 1:100
sheet size: A3
revision: REV03


UNDERCROFT FLOOR PLAN
SCALE: 1:100
PROPOSED 4 x MULTIPLE DWELLINGS
LOT 162 (#377) WALCOTT STREET
COOLBINIA
Building Development Group Pty Ltd
Suite 5, 18-22 Riseley St.
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
UNDERCROFT
A-06
REV03
30/05/2019
1:100, 1:1
A3
REVISION DESCRIPTION
Initial working drawings 00 27-03-19
Planning Amendments 01 04-04-19
Tree Canopy Change 02 03-05-19
Roof Terrace added 03 22-05-19
CARBAY U1
CARBAY U2
CARBAY U3
CARBAY U4
STORE U1
STORE U2
STORE U3
STORE U4
BIKE STORE
LIFT
VISITOR 1
VISITOR 2
VISITOR 3
VISITOR 4
BINS
DISTRIBUTION BOARD
BATTERY STORAGE
EXISTING DWELLING
EXISTING PATIO
EXISTING COLORBOND GARAGE
EXISTING PORCH
CONCRETE FILL BRICK RETAINING WALL
VERTICAL GARDEN WALL
CUT-OFF STORMWATER DRAIN
SLIDING GATE
FUTURE 0.5m R.O.W WIDENING
ROLLOVER TO BE DESIGNED TO FORM BARRIER TO R.O.W STORMWATER ENCHROACHMENT (SHOWN HATCHED)
NOTE:
UNIT AND VISITOR PARKING BAYS TO BE CLEARLY DEFINED USING CONTRAST PAVERS AND SIGNAGE ON BUILDING STRUCTURE. REFER TO SHEET "A16 - 3D VIEWS" FOR REFERENCE
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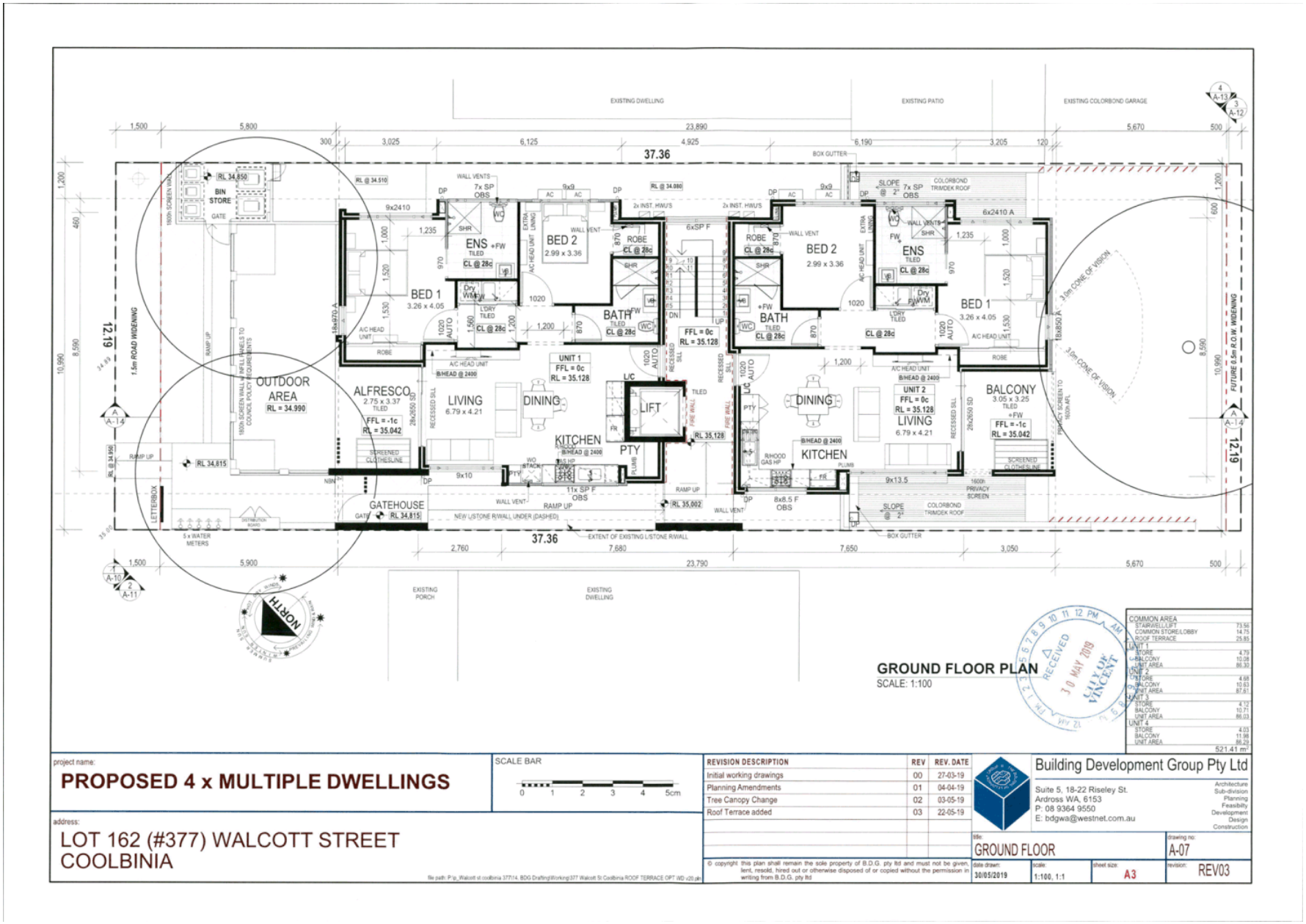
GROUND FLOOR PLAN
SCALE: 1:100
RECEIVED
30 MAY 2019
CITY OF VINCENT
PROPOSED 4 x MULTIPLE DWELLINGS
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
0 1 2 3 4 5cm
REVISION DESCRIPTION
Initial working drawings
Planning Amendments
Tree Canopy Change
Roof Terrace added
REV
REV. DATE
00 27-03-19
01 04-04-19
02 03-05-19
03 22-05-19
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Ardross WA, 6153
P: 08 9364 9550
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GROUND FLOOR
A-07
30/05/2019
1:100, 1:1
A3
REV03
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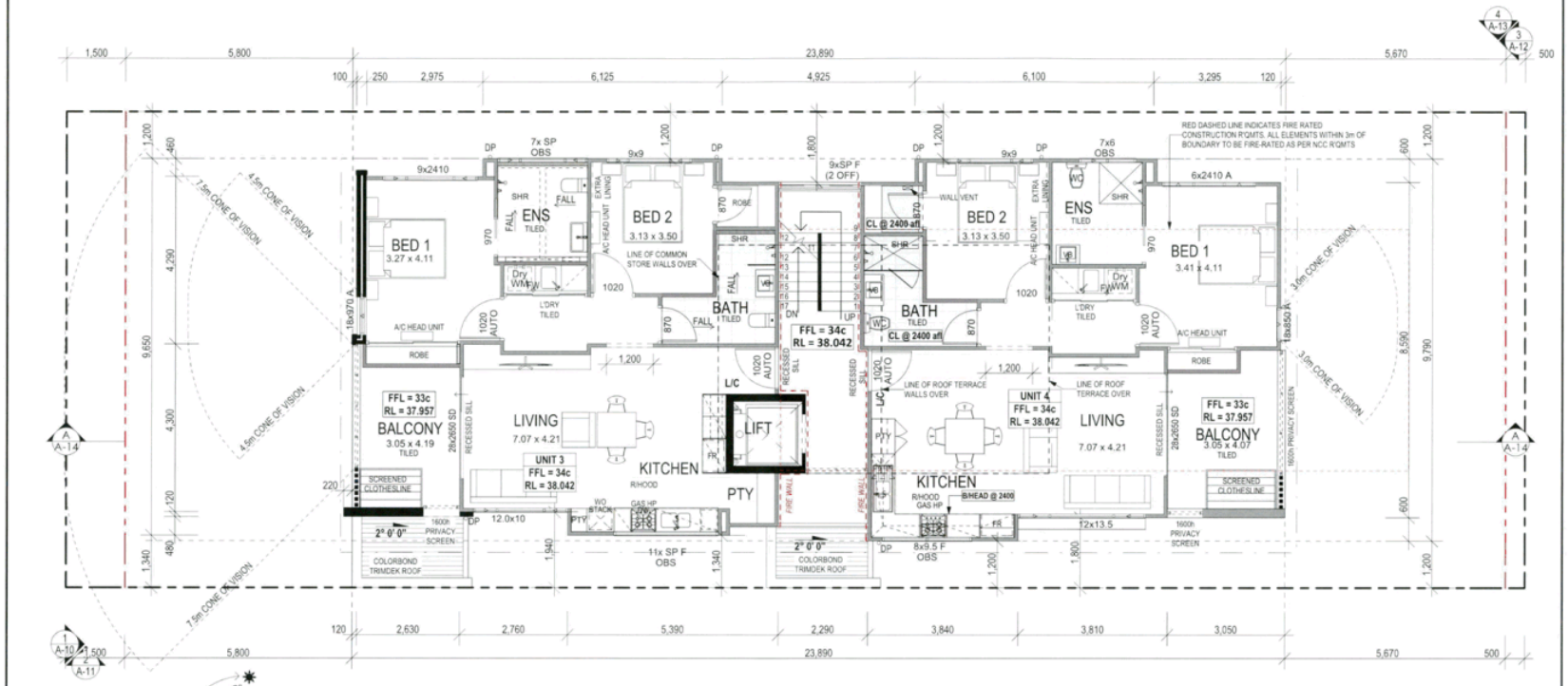

UPPER FLOOR PLAN
SCALE: 1:100

RECEIVED
10 MAY 2019
CITY OF VINCENT

COMMON AREA	
STAIRWELL/LIFT	73.56
COMMON STORE/LOBBY	14.75
ROOF TERRACE	25.85
UNIT 1	
STORE	4.79
BALCONY	10.08
UNIT AREA	86.30
UNIT 2	
STORE	4.68
BALCONY	10.63
UNIT AREA	87.61
UNIT 3	
STORE	4.12
BALCONY	10.71
UNIT AREA	86.03
UNIT 4	
STORE	4.03
BALCONY	11.94
UNIT AREA	86.29
	521.41 m²

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

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file path: P:\p_Walcott st coolbinia 377\14. BDG Drafting\Working\377 Walcott St Coolbinia ROOF TERRACE OPT WD v20.pln

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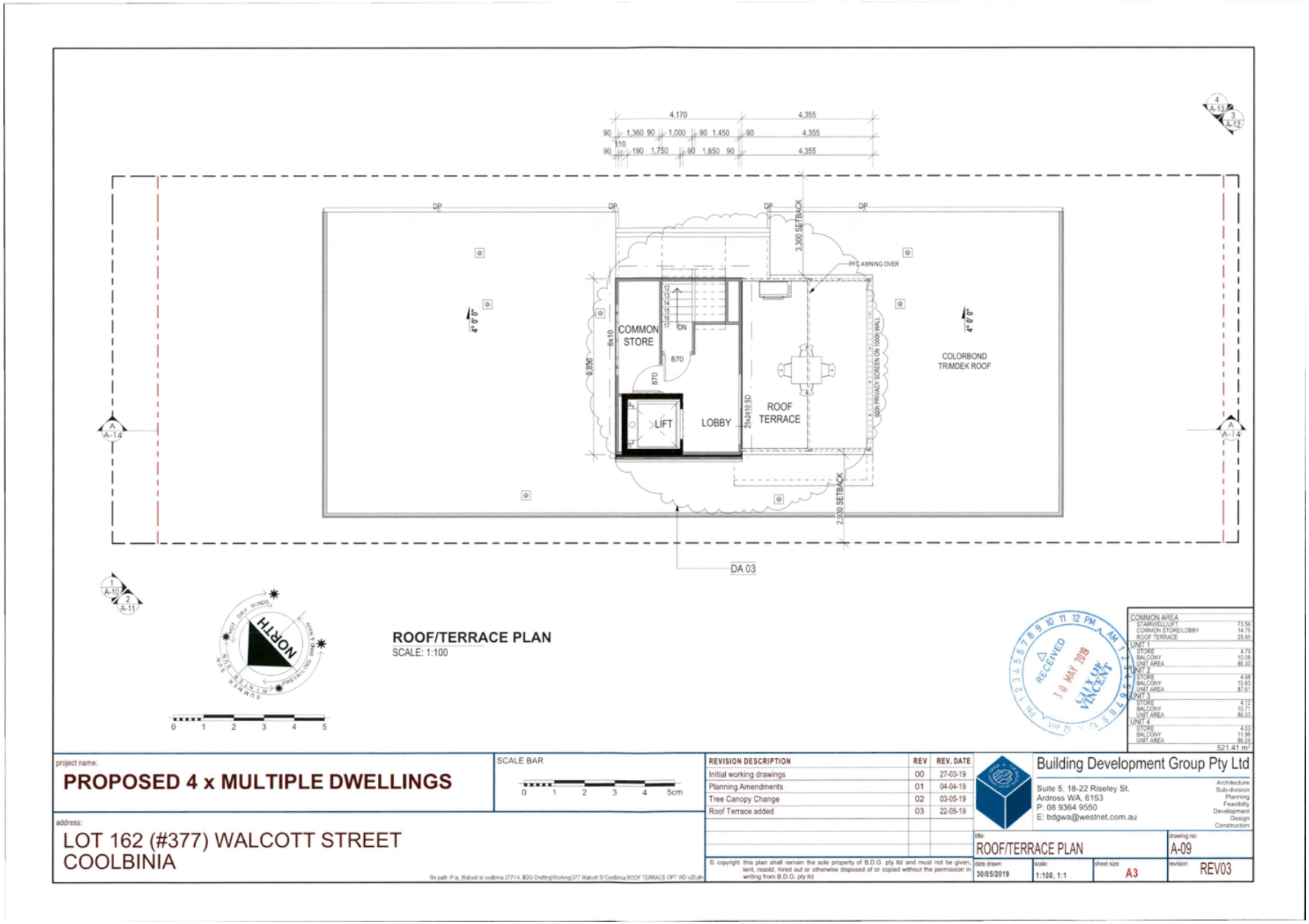
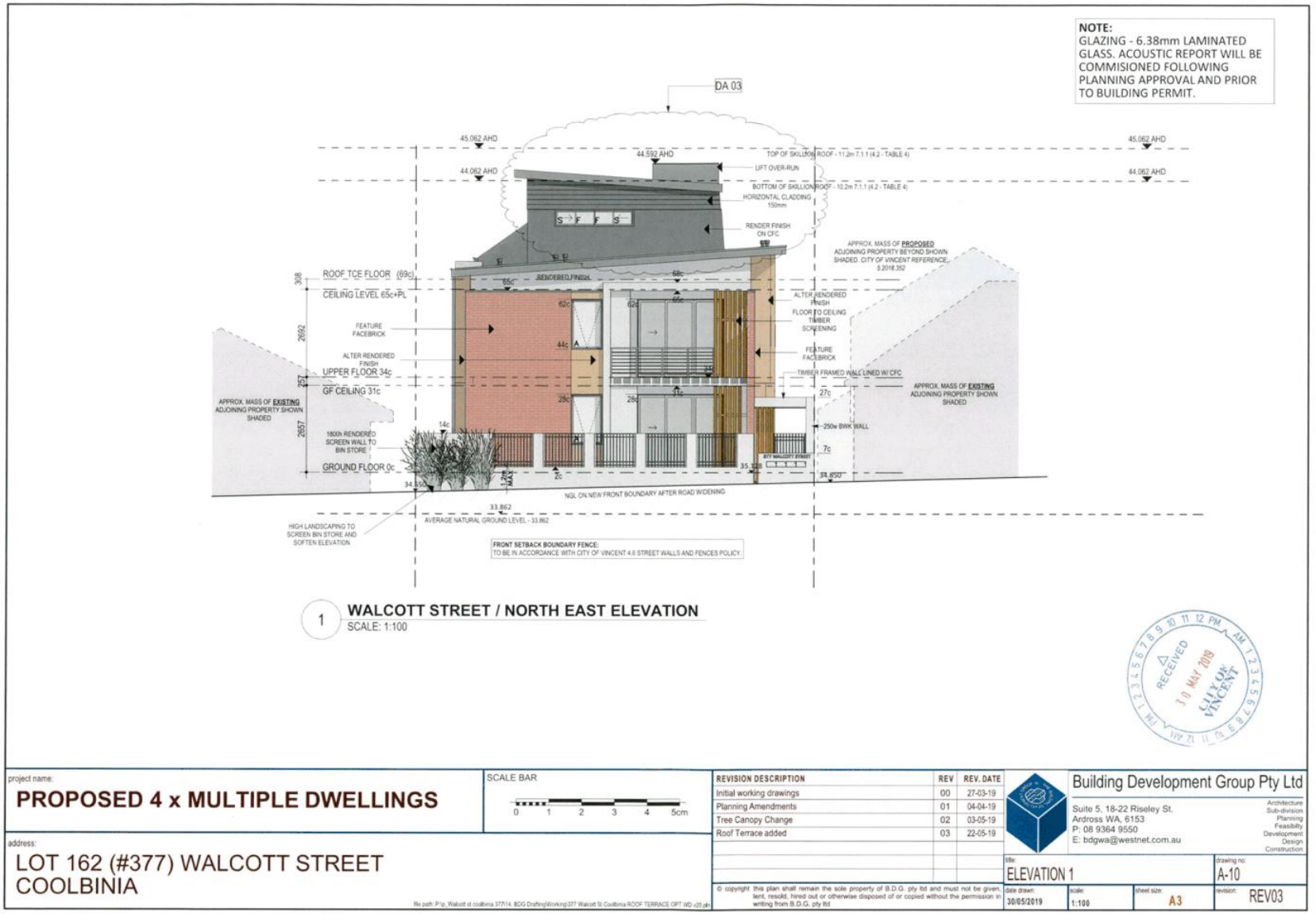
title: FIRST FLOOR
drawing no: A-08
date drawn: 30/05/2019
scale: 1:100, 1:1
sheet size: A3
revision: REV03


4,170
4,355
1,360
1,000
1,450
1,750
1,850
3,300 SETBACK
2,500 SETBACK
PFC AWNING OVER
COMMON STORE
LIFT
LOBBY
ROOF TERRACE
COLORBOND TRIMDEK ROOF
DA 03
NORTH
ROOF/TERRACE PLAN
SCALE: 1:100
RECEIVED
10 MAY 2019
CITY OF VINCENT
COMMON AREA
STAIRWELL/LIFT 73.56
COMMON STORE/LOBBY 14.75
ROOF TERRACE 25.85
UNIT 1
STORE 4.79
BALCONY 10.06
UNIT AREA 86.30
UNIT 2
STORE 4.66
BALCONY 10.63
UNIT AREA 87.61
UNIT 3
STORE 4.12
BALCONY 10.71
UNIT AREA 86.03
UNIT 4
STORE 4.03
BALCONY 11.96
UNIT AREA 86.29
521.41 m²
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
REVISION DESCRIPTION REV REV. DATE
Initial working drawings 00 27-03-19
Planning Amendments 01 04-04-19
Tree Canopy Change 02 03-05-19
Roof Terrace added 03 22-05-19
Building Development Group Pty Ltd
Suite 5, 18-22 Riseley St.
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
title: ROOF/TERRACE PLAN
drawing no: A-09
date drawn: 30/05/2019
scale: 1:100, 1:1
sheet size: A3
revision: REV03


NOTE:
GLAZING - 6.38mm LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.
DA 03
45.062 AHD
44.592 AHD
44.062 AHD
TOP OF SKILLION ROOF - 11.2m 7.1.1 (4.2 - TABLE 4)
LIFT OVER-RUN
BOTTOM OF SKILLION ROOF - 10.2m 7.1.1 (4.2 - TABLE 4)
HORIZONTAL CLADDING 150mm
RENDER FINISH ON CFC
APPROX. MASS OF PROPOSED ADJOINING PROPERTY BEYOND SHOWN SHADED. CITY OF VINCENT REFERENCE: 5.2018.352
RENDERED FINISH
ROOF TCE FLOOR (69c)
CEILING LEVEL 65c+PL
308
2692
FEATURE FACEBRICK
ALTER RENDERED FINISH
UPPER FLOOR 34c
257
GF CEILING 31c
2657
APPROX. MASS OF EXISTING ADJOINING PROPERTY SHOWN SHADED
1800h RENDERED SCREEN WALL TO BIN STORE
GROUND FLOOR 0c
ALTER RENDERED FINISH
FLOOR TO CEILING TIMBER SCREENING
FEATURE FACEBRICK
TIMBER FRAMED WALL LINED W/ CFC
250w BWK WALL
APPROX. MASS OF EXISTING ADJOINING PROPERTY SHOWN SHADED
NGL ON NEW FRONT BOUNDARY AFTER ROAD WIDENING
33.862
AVERAGE NATURAL GROUND LEVEL - 33.862
HIGH LANDSCAPING TO SCREEN BIN STORE AND SOFTEN ELEVATION
FRONT SETBACK BOUNDARY FENCE:
TO BE IN ACCORDANCE WITH CITY OF VINCENT 4.6 STREET WALLS AND FENCES POLICY
1
WALCOTT STREET / NORTH EAST ELEVATION
SCALE: 1:100
RECEIVED
30 MAY 2019
CITY OF VINCENT
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
0 1 2 3 4 5cm
REVISION DESCRIPTION | REV | REV. DATE
Initial working drawings | 00 | 27-03-19
Planning Amendments | 01 | 04-04-19
Tree Canopy Change | 02 | 03-05-19
Roof Terrace added | 03 | 22-05-19
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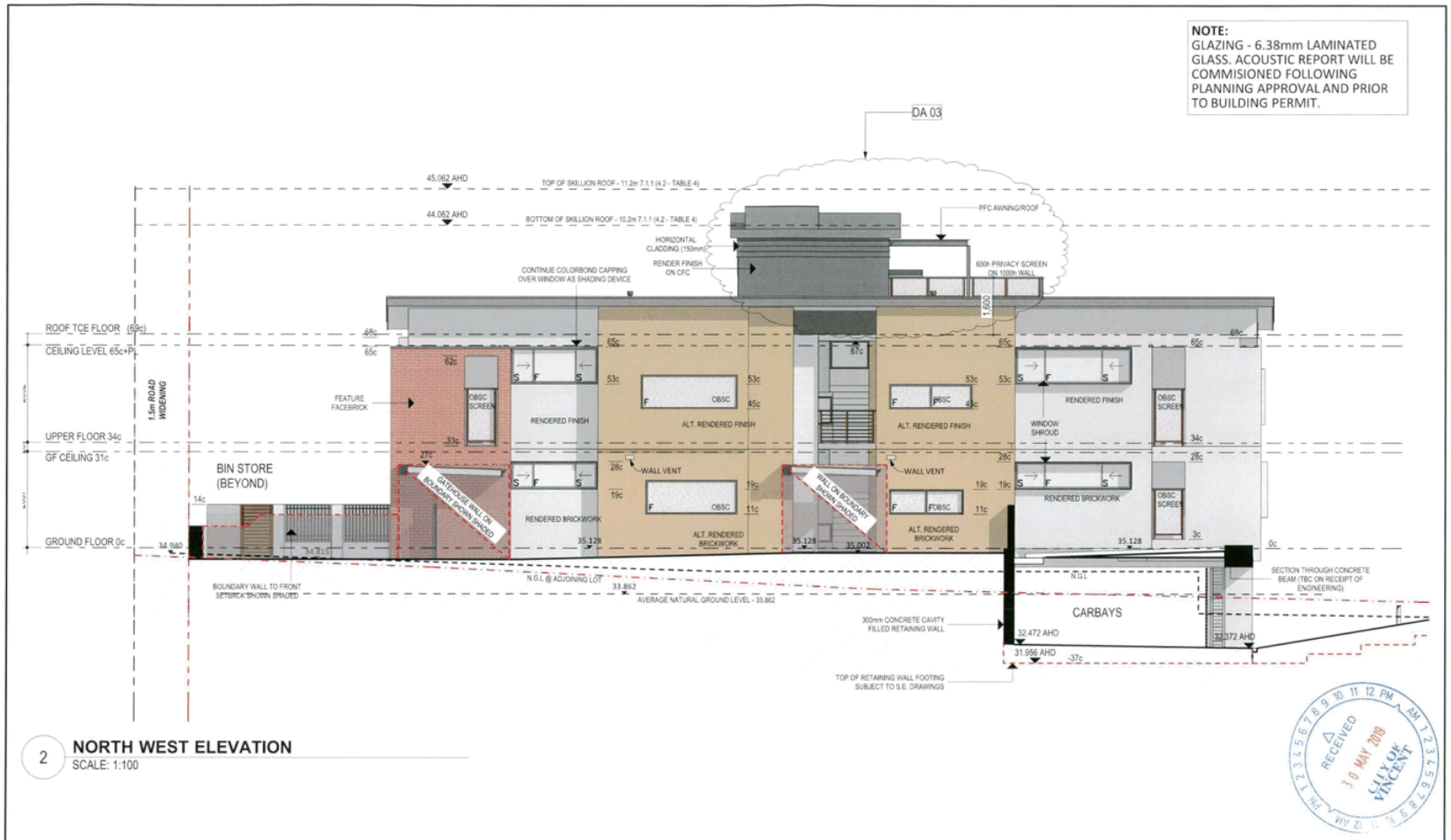
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibilty
Development
Design
Construction
title: ELEVATION 1
drawing no: A-10
date drawn: 30/05/2019
scale: 1:100
sheet size: A3
revision: REV03


NOTE:
GLAZING - 6.38mm LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.
DA 03
45.062 AHD
TOP OF SKILLION ROOF - 11.2m 7.1.1 (4.2 - TABLE 4)
44.062 AHD
BOTTOM OF SKILLION ROOF - 10.2m 7.1.1 (4.2 - TABLE 4)
PFC AWNING/ROOF
HORIZONTAL CLADDING (150mm)
RENDER FINISH ON CFC
CONTINUE COLORBOND CAPPING OVER WINDOW AS SHADING DEVICE
600h PRIVACY SCREEN ON 1000h WALL
1,600
ROOF TCE FLOOR (69c)
CEILING LEVEL 65c+P
UPPER FLOOR 34c
GF CEILING 31c
GROUND FLOOR 0c
1.5m ROAD WIDENING
FEATURE FACEBRICK
OBSC SCREEN
RENDERED FINISH
ALT. RENDERED FINISH
WINDOW SHROUD
WALL VENT
RENDERED BRICKWORK
ALT. RENDERED BRICKWORK
BIN STORE (BEYOND)
GATE/DOOR/WALL ON BOUNDARY SHOWN SHADED
WALL ON BOUNDARY SHOWN SHADED
BOUNDARY WALL TO FRONT SETBACK SHOWN SHADED
N.G.L @ ADJOINING LOT
AVERAGE NATURAL GROUND LEVEL - 33.862
N.G.L
CARBAYS
300mm CONCRETE CAVITY FILLED RETAINING WALL
32.472 AHD
31.956 AHD
TOP OF RETAINING WALL FOOTING SUBJECT TO S.E. DRAWINGS
SECTION THROUGH CONCRETE BEAM (TBC ON RECEIPT OF ENGINEERING)
RECEIVED
30 MAY 2019
CITY OF VINCENT
2 NORTH WEST ELEVATION
SCALE: 1:100
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA
SCALE BAR
0 1 2 3 4 5cm
REVISION DESCRIPTION | REV | REV. DATE
Initial working drawings | 00 | 27-03-19
Planning Amendments | 01 | 04-04-19
Tree Canopy Change | 02 | 03-05-19
Roof Terrace added | 03 | 22-05-19
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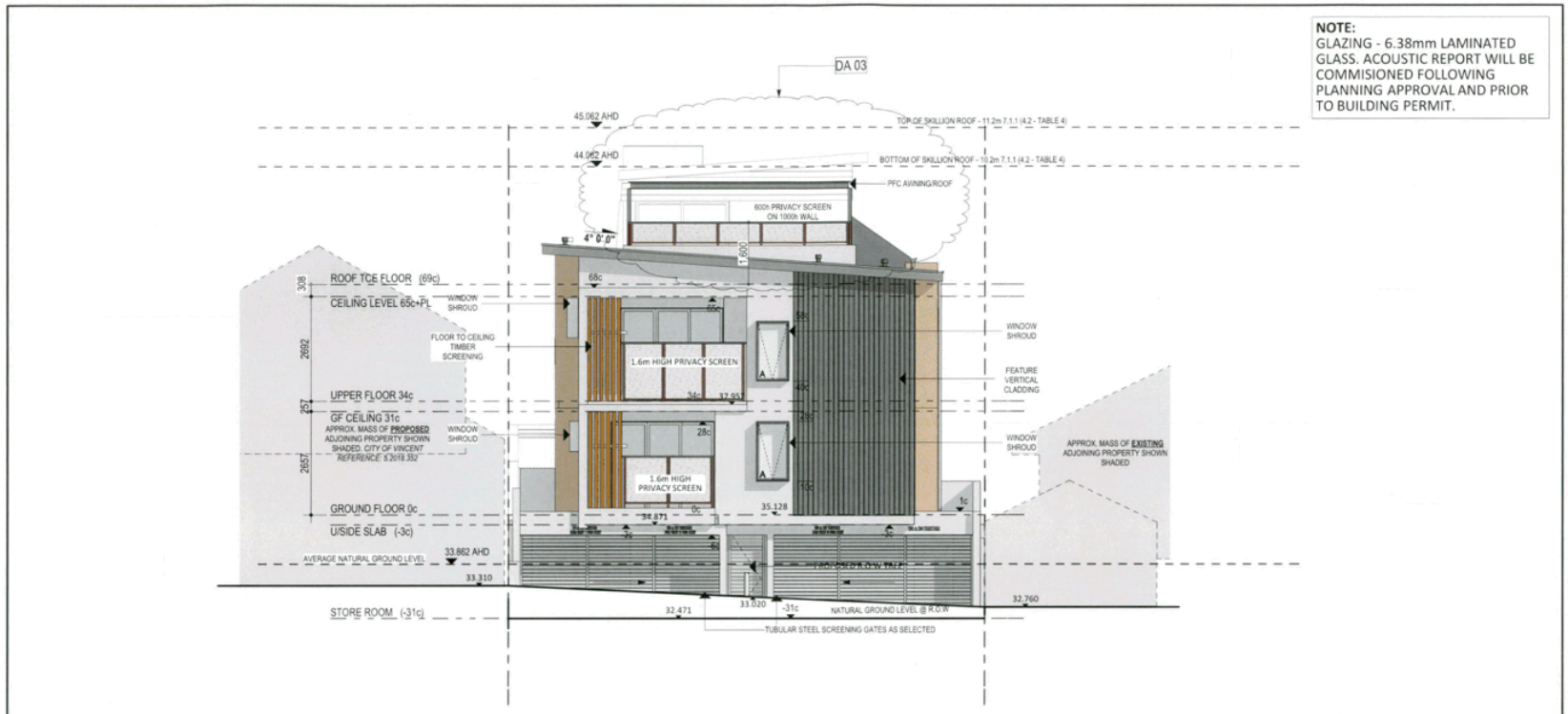
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction
title: ELEVATION 2
drawing no: A-11
date drawn: 30/05/2019
scale: 1:100
sheet size: A3
revision: REV03



NOTE:
GLAZING - 6.38mm LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.

3 **R.O.W. / SOUTH WEST ELEVATION**
SCALE: 1:100

RECEIVED 10 MAY 2019 CITY OF VINCENT

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

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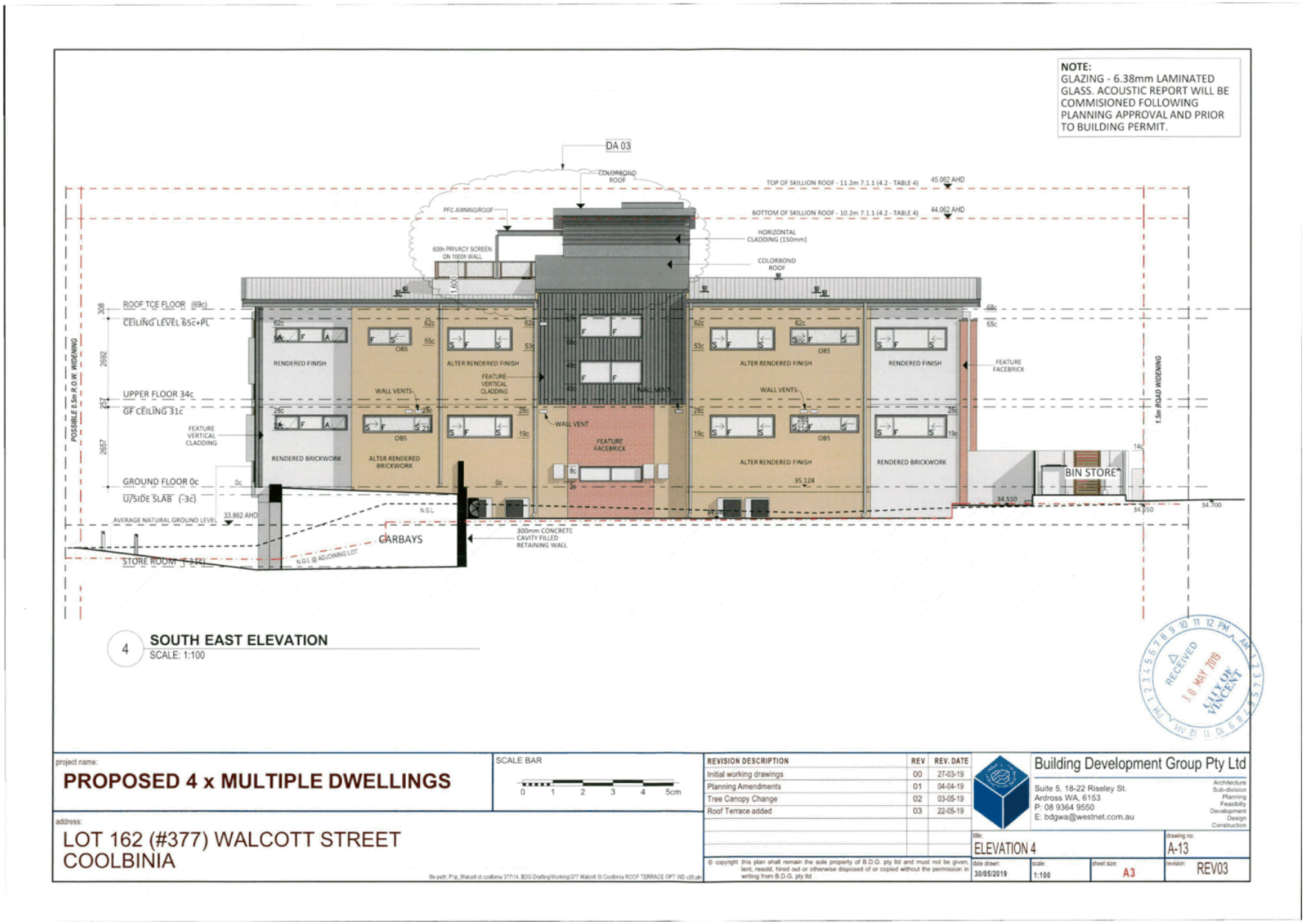
Design
Construction

title: ELEVATION 3
drawing no: A-12
date drawn: 30/05/2019
scale: 1:100
sheet size: A3
revision: REV03


NOTE:
GLAZING - 6.38mm LAMINATED GLASS. ACOUSTIC REPORT WILL BE COMMISIONED FOLLOWING PLANNING APPROVAL AND PRIOR TO BUILDING PERMIT.
DA 03
COLORBOND ROOF
PFC AWNING/ROOF
600h PRIVACY SCREEN ON 1000h WALL
TOP OF SKILLION ROOF - 11.2m 7.1.1 (4.2 - TABLE 4) 45.062 AHD
BOTTOM OF SKILLION ROOF - 10.2m 7.1.1 (4.2 - TABLE 4) 44.062 AHD
HORIZONTAL CLADDING (150mm)
COLORBOND ROOF
ROOF TCE FLOOR (69c)
CEILING LEVEL 65c+PL
UPPER FLOOR 34c
GF CEILING 31c
GROUND FLOOR 0c
U/SIDE SLAB (-3c)
AVERAGE NATURAL GROUND LEVEL 33.862 AHD
POSSIBLE 0.5m R.O.W. WIDENING
RENDERED FINISH
ALTER RENDERED FINISH
FEATURE VERTICAL CLADDING
WALL VENTS
OBS
FEATURE FACEBRICK
RENDERED BRICKWORK
ALTER RENDERED BRICKWORK
WALL VENT
BIN STORE
1.5m ROAD WIDENING
CARBAYS
300mm CONCRETE CAVITY FILLED RETAINING WALL
STORE ROOM
N.G.L @ ADJOINING LOT
4 SOUTH EAST ELEVATION
SCALE: 1:100
RECEIVED 30 MAY 2019 CITY OF VINCENT
project name: PROPOSED 4 x MULTIPLE DWELLINGS
SCALE BAR 0 1 2 3 4 5cm
address: LOT 162 (#377) WALCOTT STREET COOLBINIA
REVISION DESCRIPTION | REV | REV. DATE
Initial working drawings | 00 | 27-03-19
Planning Amendments | 01 | 04-04-19
Tree Canopy Change | 02 | 03-05-19
Roof Terrace added | 03 | 22-05-19
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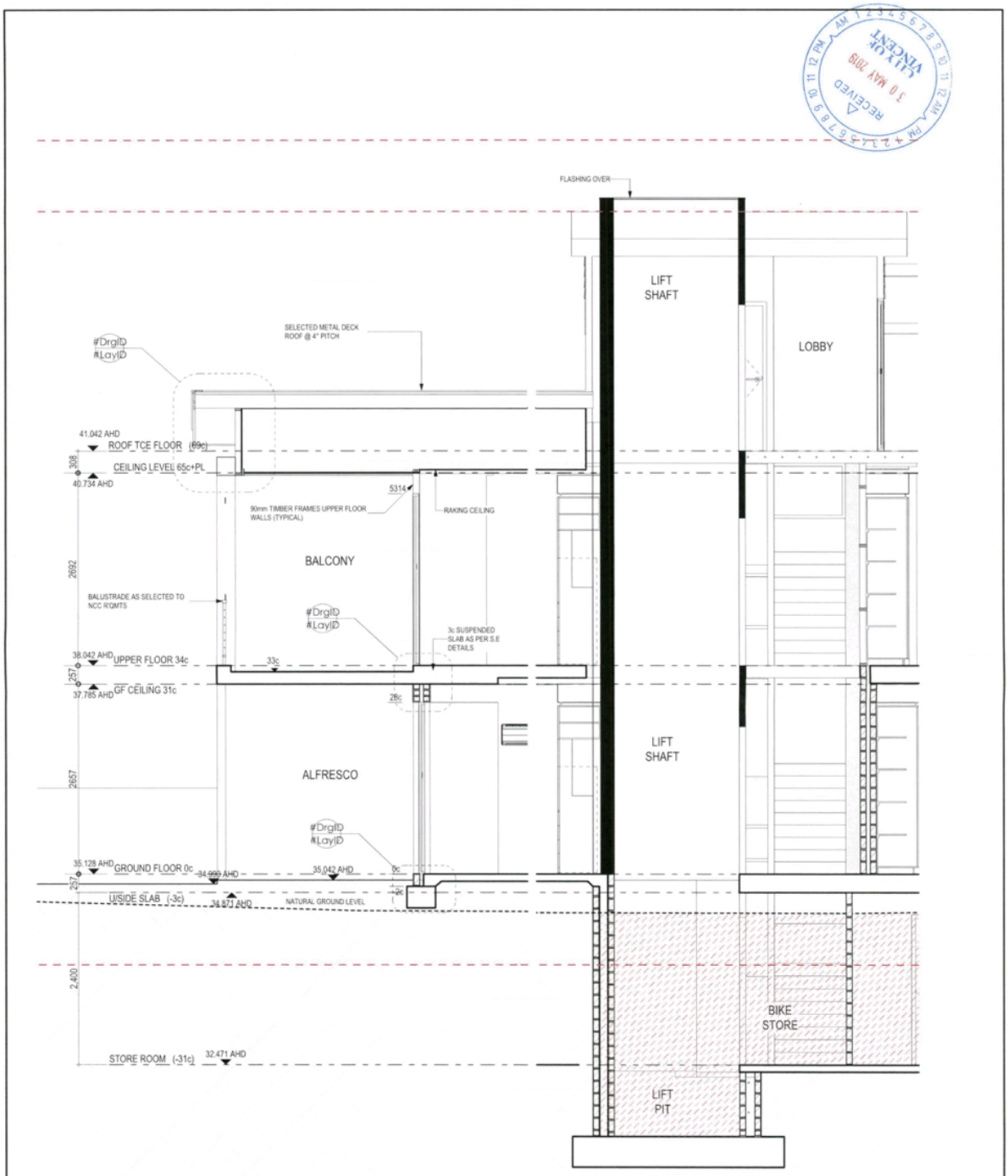
E: bdgwa@westnet.com.au
Architecture Sub-division Planning Feasibilty Development Design Construction
title: ELEVATION 4
drawing no: A-13
date drawn: 30/05/2019
scale: 1:100
sheet size: A3
revision: REV03



A **SECTION A-A**
SCALE: 1:50

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

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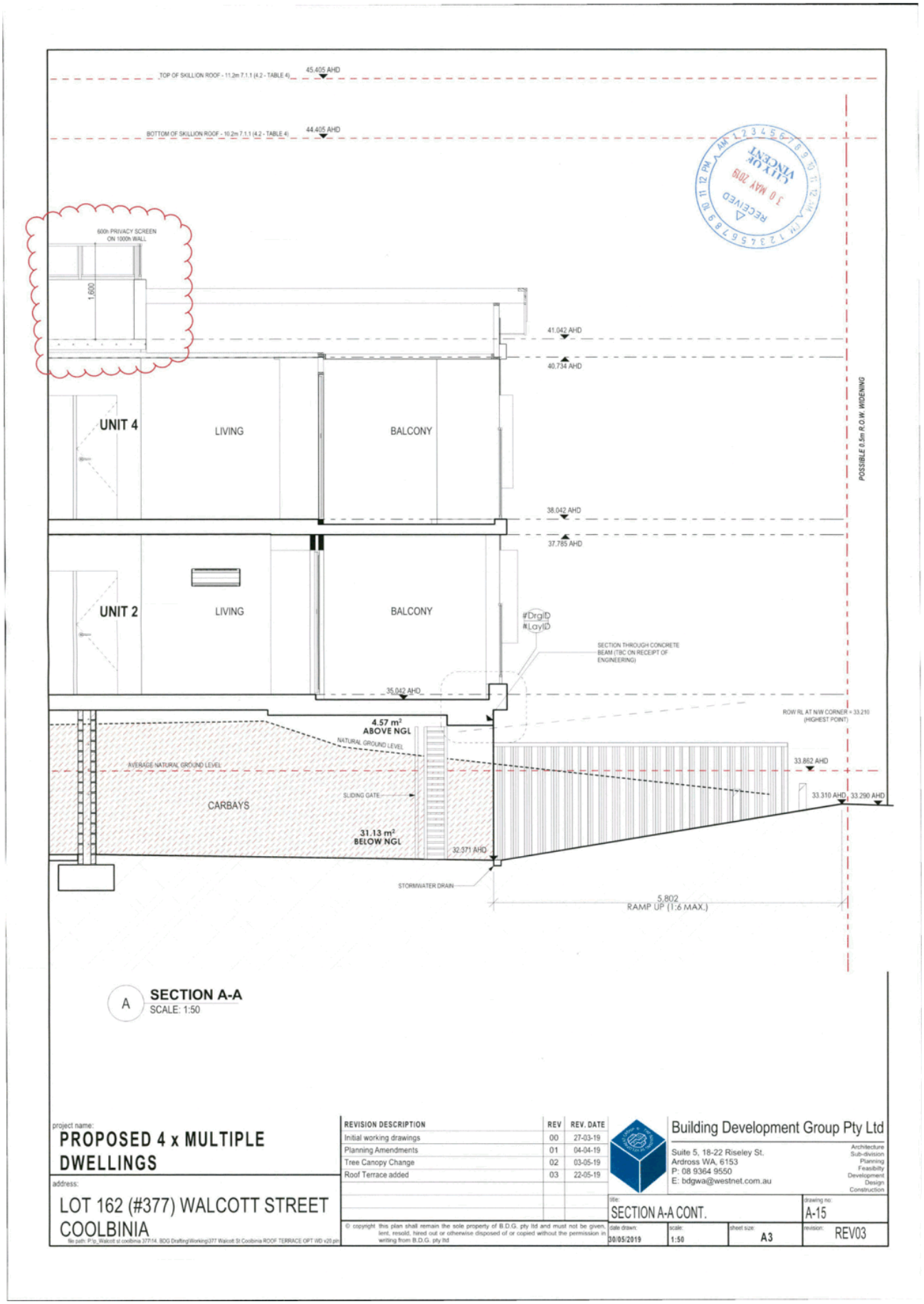
Construction

title: SECTION A-A (UNDERCROFT NGL)
drawing no: A-14
date drawn: 30/05/2019
scale: 1:50
sheet size: A3
revision: REV03

file path: P:\p_Walcott st coolbinia 377\14. BDG Drafting\Working\377 Walcott St Coolbinia ROOF TERRACE OPT WD v20.pln


TOP OF SKILLION ROOF - 11.2m 7.1.1 (4.2 - TABLE 4) 45.405 AHD
BOTTOM OF SKILLION ROOF - 10.2m 7.1.1 (4.2 - TABLE 4) 44.405 AHD
RECEIVED
CITY OF VINCENT
30 MAY 2019
600h PRIVACY SCREEN ON 1000h WALL
1,600
41.042 AHD
40.734 AHD
UNIT 4
LIVING
BALCONY
POSSIBLE 0.5m R.O.W. WIDENING
38.042 AHD
37.785 AHD
UNIT 2
LIVING
BALCONY
#DrgID
#LayID
SECTION THROUGH CONCRETE BEAM (TBC ON RECEIPT OF ENGINEERING)
35.042 AHD
ROW RL AT NW CORNER = 33.210 (HIGHEST POINT)
4.57 m²
ABOVE NGL
NATURAL GROUND LEVEL
AVERAGE NATURAL GROUND LEVEL
33.862 AHD
SLIDING GATE
CARBAYS
33.310 AHD
33.290 AHD
31.13 m²
BELOW NGL
32.371 AHD
STORMWATER DRAIN
5,802
RAMP UP (1:6 MAX.)
A
SECTION A-A
SCALE: 1:50
project name:
PROPOSED 4 x MULTIPLE DWELLINGS
address:
LOT 162 (#377) WALCOTT STREET COOLBINIA
REVISION DESCRIPTION
REV
REV. DATE
Initial working drawings
00
27-03-19
Planning Amendments
01
04-04-19
Tree Canopy Change
02
03-05-19
Roof Terrace added
03
22-05-19
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Architecture
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Planning
Feasibility
Development
Design
Construction
title:
SECTION A-A CONT.
drawing no:
A-15
date drawn:
30/05/2019
scale:
1:50
sheet size:
A3
revision:
REV03
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Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
Privacy The proposed roof terrace would result in privacy issues for adjoining residential properties.	The roof terrace is proposed to be provided with 1.6 metre high privacy screening on all sides, would be situated centrally within the overall building envelope and would satisfy the Element Objective and Acceptable Outcomes of the R Codes Volume 2 – Apartments Clause 3.5 Visual Privacy.
Visual Impact of Roof Terrace The addition of the roof terrace would have an unacceptable visual impact for the surrounding residential properties.	The proposed roof terrace would be situated centrally within the overall building envelope and would not have an adverse visual impact on the adjoining residential properties based on the angle of view.
Noise The proposed roof terrace would result in noise issues for adjoining residential properties.	Future occupants of the proposed development would be required to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*. The application has been reviewed by the City's Health Services and no concerns have been raised in relation to noise from the proposed roof terrace.
Building Size • The proposed development would be an overdevelopment of the site. • Concerns raised regarding the proposed building height.	The overall building envelope remains consistent with the building envelope that has been previously approved and the addition of the proposed roof terrace would not substantially change the intensity of the development or result in an overdevelopment of the site with regard to the relevant planning framework. The building height would be consistent with the building height that has been previously approved with the exception of the increase to the lift roof height. The proposed development remains within the building height limits permitted under the City's Built Form Policy and would be acceptable.
Parking Parking appears to have been manipulated in the latest submission.	Administration has reviewed the proposed plans against the current approved development plans and it has been confirmed that the on-site parking configuration remains unchanged from the current approval.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
Landscaping The changes to the proposed landscaping plan have compromised the canopy coverage at the rear of the property.	Administration has reviewed the proposed plans against the current approved development plans and it has been confirmed that the WA Weeping Peppermint tree that is proposed would result in an increase from the previously approved canopy coverage at the rear of the property. The amended landscaping plan would also provide an additional tree within the primary street setback area.
Management of the Communal Roof Terrace Who would be responsible for ensuring that the communal roof terrace is managed appropriately?	Noise associated with the use of this space is required to comply with the *Environmental Protection (Noise) Regulations 1997*. Use of the space by tenants is a civil matter for the future residents of the site.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant's Response
Privacy • The proposed roof terrace would result in privacy issues for adjoining residential properties.	Visual Privacy protection is given with the use of fixed screening as shown on the plan with a total height as required by the Residential Design Codes.
Visual Impact of Roof Terrace • The addition of the roof terrace would have an unacceptable visual impact for the surrounding residential properties.	The Roof Terrace now added fits centrally and sits partly into the roof space (Up to ~900 mm) and the screening used is considered architecturally appealing. The aspect seen from the ground levels adjacent will not see the terrace balustrade as the roof will screen this view.
Noise • The proposed roof terrace would result in noise issues for adjoining residential properties.	The occupants using all residential properties must maintain compliance with the noise regulations as regulated by local government as is with any residence.
Building Size • The proposed development would be an overdevelopment of the site. • Concerns raised regarding the proposed building height.	Building size with the addition of communal terrace offers no overdevelopment in terms of the R Codes or plot ratio. From a design point of view the roof top garden terrace is considered a universal improvement to the Built Form principles in the City's Built Form Policy and the R Codes.
Parking • Parking appears to have been manipulated in the latest submission.	Parking has not been changed in the latest proposal.
Landscaping • The changes to the proposed landscaping plan have compromised the canopy coverage at the rear of the property.	There is no change in the proposed landscaping other than what was required and approved during the previous development application.
Management of the Communal Roof Terrace • Who would be responsible for ensuring that the communal roof terrace is managed appropriately?	The roof terrace common property proposed as for any grouped housing will have maintenance responsibilities. Behaviour of occupants is no different to any other property types and will be within the confines of the law.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

5.5 NO. 11 (LOT: 1; D/P: 12979) BUXTON STREET, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE

TRIM Ref: D19/83695

Author: Natasha Trefry, Urban Planning Advisor

Authoriser: Jay Naidoo, Manager Development & Design

Ward: North

Attachments:

1. Consultation and Location Map
2. Development Plans (received 19 March 2019)
3. Development Plans (received 10 July 2019)
4. Development Plans (received 31 July 2019)
5. Summary of Submissions - Administration's Response (Consultation 1)
6. Justification from Applicant
7. Summary of Submissions - Administrations Response (Consultation 2)
8. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Single Dwelling at No. 11 (Lot: 1: D/P: 12979) Buxton Street, Mount Hawthorn in accordance with the plans in Attachment 4, subject to the following conditions, with the associated advice noted in Attachment 8:

1. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennaes, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive;

2. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary wall facing 9 Buxton Street in a good and clean condition prior to the practical completion of the development and thereafter maintained to the satisfaction of the City. The finish of the walls are to be fully rendered or facebrick to the satisfaction of the City;

3. Landscaping Plan

3.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:

- **The location and type of existing and proposed trees and plants;**
- **Areas to be irrigated or reticulated;**
- **The provision of a minimum of 15 percent deep soil area and 30 percent canopy, as defined by the City's Policy No. 7.1.1 – Built Form; and**
- **The provision of trees contributing towards canopy coverage within deep soil areas provided and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list;**

3.2 All works shown in the plans as identified in Condition 3.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or

use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

4. Visual Privacy

Prior to occupancy or use of the development, all privacy screening to the balcony shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed-to-comply provisions, to the satisfaction of the City;

5. Sight Lines

No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

5.1 walls, letterboxes or fences adjoin vehicular access points to the site; or

5.2 a driveway meets a public street; or

5.3 two streets intersect; unless otherwise approved by the City of Vincent;

6. Stormwater

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

7. Right of Way (ROW) Widening

7.1 The landowner shall remove any landscaping, development or other works and shall seal, drain and grade to match the existing right of way the area within 0.5 metres of the northern boundary of the lot, within 0.5 metres of the western boundary of the lot and the 2.0 metre by 2.0 metre truncation area between the northern and western areas at the time these portions of land are ceded to the City. Any costs associated with the above are the responsibility of the owner/applicant; and

7.2 The 0.5 metre setback to the northern ROW, 0.5 metre setback to the western ROW and 2.0 metre by 2.0 metre truncation setback between the northern and western ROW setback areas referred to in condition 7.1 above, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision;

8. Outbuildings

The retained outbuilding shall only be used for domestic purposes, associated with the property and not for human habitation;

9. Crossovers

Prior to the first occupation of the development, redundant or "blind" crossovers shall be removed and the verge and kerb made good to the satisfaction of the City's Engineering Directorate, at the applicant/owner(s) full expense; and

10. Colours and Materials Schedule

Prior to the commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.

PURPOSE OF REPORT:

To consider an application for development approval for development approval for a single house at No.11 Buxton Street, Mount Hawthorn (subject site).

PROPOSAL:

The application proposes a two storey single house which addresses Buxton Street.

BACKGROUND:

Landowner:	Louise Black
Applicant:	Design Better Buildings
Date of Application:	19 March 2019
Zoning:	MRS: Urban LPS2: Residential R Code: Residential R30
Built Form Area:	Residential
Existing Land Use:	Vacant lot (with existing outbuilding)
Proposed Use Class:	Dwelling (single)
Lot Area:	637m²
Right of Way (ROW):	North: 5.03 metre width West: 5.03 metre width
Heritage List:	N/A

The subject site is bound by Buxton Street to the east, a two storey dwelling under construction to the south, and ROW's ways to the north and west. A location plan is included as **Attachment 1**.

The surrounding residential developments to Buxton Street and the adjacent ROW are single-storey and two storey single houses. In January 2019, a demolition permit was issued for the subject site with the demolition of the works undertaken April 2019. The site is now vacant and cleared. It is noted an existing outbuilding, located in the south west corner of the site has been retained and does not form part of the current application. The site is zoned Residential with a density coding of R30. This means that the site has the potential to be subdivided in future.

A Character Retention Area nomination has been received for the portion of Buxton Street from Anzac Road to Britannia Road, which includes the subject site. Buxton Street forms part of a broader Mount Hawthorn character retention area (inclusive of portions of The Boulevarde, Kalgoorlie Street and Buxton Street) and was referred to Council at its 30 April 2019 Ordinary Meeting to present the potential area. Administration is engaging with the community to understand the streetscape issues and working collaboratively with the community to discuss potential solutions.

The development plans for the proposed dwelling have been included as **Attachment 4**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes Volume 1 (R Codes). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback		✓
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Open Space	✓	
Outdoor Living Areas	✓	

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Landscaping	✓	
Privacy	✓	
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	
Outbuildings	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Street Setback	
Deemed-to-Comply Standard	**Proposal**
Clause 5.2 of Built Form Policy Average street setback: 7.3 metres	 <u>Ground Floor:</u> 5.2 metres to master suite <u>Upper Floor:</u> 5.5 metres to Balcony 6.3 metres to Bed 2
Building Setbacks/Boundary Wall	
Deemed-to-Comply Standard	**Proposal**
Clause 5.1.3 of the R Codes Average height: 3.0 metres	 Average height: 3.15 metres
Building Height	
Deemed-to-Comply Standard	**Proposal**
Clause 5.6 of Built Form Policy Wall height: 6.0 metres	 Wall height: 6.07 metres
Parking and Access	
Deemed-to-Comply Standard	**Proposal**
Clause 5.3.5 of the R Codes Access to on-site car parking spaces to be provided where available from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street.	 Vehicle access to primary street (Buxton Street)

The above elements of the proposal do not meet the specified deemed-to-comply standards and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community Consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 9 May to 23 May 2019. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

At the conclusion of the community consultation period, 10 submissions were received, nine of which objected to the proposal and one which was in support. The issues raised as part of the consultation relate to the following:

- Proposed street setback does not preserve or enhance the existing streetscape;
- Two storey scale of the development is exacerbated by the variations to building height;
- Perceived overshadowing to adjacent properties and solar panels;
- Bulk and scale of the development when viewed from the street;
- Visual privacy from the balcony to neighbouring properties and the street; and
- Development not being consistent with Character Retention Area nomination for this portion of Buxton Street.

The plans that were advertised are included as **Attachment 1**. A summary of the submissions and Administration's comments on each issue is included as **Attachment 5**, with the applicant's response to the submissions included in justification as **Attachment 6**.

The applicant made changes to the proposal following the advertising period. These changes included:

- Increasing the setback of the upper floor from 5.0 metres to a 5.5 metre balcony setback, 6.2 metres setback to Bed 2 and 6.7 metres for the remainder of the upper floor;
- Articulating the ground and upper floors. The original plans proposed the ground and upper floors of the dwelling to the same 5.0 metre setback. The ground and upper floors of the proposal were articulated to create a stepped approach;
- Revising window size and design on the upper floor to the front façade to improve interaction with the street;
- Incorporating additional mix of colours and materials including contrasting render colours and facebrick detail to the façade; and
- Revising the roof form from a skillion to pitched roof.

A copy of these amended plans are included within **Attachment 3** and justification from the applicant in regards to the street setback proposed is included as **Attachment 6**.

The amended plans were advertised to properties that has previously provided submissions and adjacent properties that require consultation under the City's Policy No. 4.1.5 - Community Consultation. This consultation period was for a period of seven days, commencing on 18 July 2019 to 25 July 2019. Seven submissions were received for the revised proposal including four in objection, one with concerns and two in support. The issues raised during this consultation period related to the following:

- Proposed street setback does not preserve or enhance the existing streetscape;
- Vehicle safety from the subject lot to the street;
- Colours and materials of the dwelling; and
- Surveillance and interaction of the dwelling with the street and neighbouring properties.

A summary of the submissions and Administration's comments for the second round of community consultation is included as **Attachment 7**.

Design Review Panel (DRP):

Referred to DRP: Yes

The application was referred to the City's DRP Chair for comments following the conclusion of the first round of advertising of the proposal. Comments were sought from the DRP Chair with respect to the appropriateness of the proposed built form outcome in the streetscape context and any opportunities for the applicant to improve the design of the dwelling from this regard. Administration sought written comments from the DRP Chair and also facilitated a meeting with the DRP Chair and the applicant present.

The DRP Chair noted the following comments in regards to the proposal:

- The skillion roof design element of the original proposal is removed and replaced with a pitched roof. Together with the detailing of the facades, the windows, roof, colour of walls, the dwelling appears to reflect that of No. 14 Buxton Street and adjacent properties;
- Increase the vertical and horizontal articulation of the dwelling as a whole to reduce mass and scale;
- Introduce mixed materials to the front facade which reflect the streetscape;
- Increase the setback of the upper floor to provide perceived single storey element and scale to dwelling; and

- The balcony over the garage provides a level of visual relief to the setback.

Amended plans were prepared and submitted to the City in response to the DRP Chair comments. A copy of these amended plans are included as **Attachment 3**. These plans and modifications were then referred back to the DRP Chair for further consideration. The DRP Chair provided the following comments in respect to the revised plans:

- The majority of the upper level floor plate has been recessed by 1.5 metres from the ground level floor plate, providing a 6.7 metre setback from the front boundary (the ground level remains at 5.2 metres setback from the front boundary);
- The applicant has also articulated the roof scape, producing a stepping affect away from the street. The more traditional articulation of the roofs is in line with many of the older properties within the surrounding area;
- These two modifications to the upper floor plan and the roof have broken down the mass and scale;
- The vernacular architectural expression would not have a detrimental impact on the streetscape;
- The current colour pallet is uncoordinated. The brick wall facing the street should either be increased in area to extend to the entry of the portico, or the applicant could render and paint this section of the building as per the main walls – with only the entry highlighted in a different colour;
- The colour palette of the development is neutral which aids in consistency with the streetscape. Colours and materials to the side and rear of the building are best left neutral; and
- In relation to the rear of the building, the upper level is well setback and the lower roof assists with breaking down the mass. What could assist is to make the roof eave overhang the upper level rear wall to soften the rear elevation.

In response to the comments from the DRP Chair, the applicant provided amended plans to address the recommendations regarding colours and materials, and the rear elevation of the proposal. The changes include:

- Incorporating highlight windows to the rear of the upper floor;
- Extending the eaves on the upper floor to the rear; and
- Facebrick finish to the porch.

A copy of these amended plans are included as **Attachment 4.** This is the development proposal the applicant is seeking approval for.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.5.15 – Character Retention and Heritage Areas.

Delegation to Determine Applications:

The matter is being referred to Council as the application received more than five objections during community consultation.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

- This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Street Setback

The development proposes a street setback of 5.2 metres to 6.0 metre articulated setback on the ground floor and 5.5 metre to 6.7 metre setback on the upper floor, in lieu of the deemed-to-comply requirement of 7.3 metres. The application was advertised with a 7.92 metre average street setback requirement, this included an additional property in the averaging calculation and was done in error. The correct average street setback requirement of 7.3 metres was confirmed after the conclusion of the first advertising period and was specified in the advertising material for the second community consultation.

The City received submissions which raised concerns with the street setback of the development during community consultation regarding preservation of the streetscape, and the dominance of the development at a reduced street setback and interaction of the dwelling with the street.

The applicant's justification for the street setback is summarised as follows:

- Street setback of dwelling has been increased to reflect that of the directly adjacent properties;
- The lot is capable of subdivision and the large area of open space to the rear of the property provides sufficient areas for outdoor recreation;
- The current front setback area reduces the extent of lawn and garden to assist in water conservation; and
- The articulation and use of contrasting materials enhance the streetscape.

The proposed setback satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy, and is acceptable for the following reasons:

- The development is well articulated by way of the following:
    - The site is located within the Residential built form area under the Built Form Policy and permits two storey building heights. The dwelling provides vertical separation with the upper floor being setback behind the ground floor. The dwelling also provides horizontal articulation with varied setbacks of the dwelling along the ground floor and upper floor. This reduces the mass and scale of the development as it presents to the street;
    - The dwelling incorporates a stepped approach in order to provide depth. This includes major openings to reduce blank and solid walls, minor projections from the porch and balcony, eaves and ancillary roof forms. This provides additional design elements to ameliorate the impacts of building bulk;
    - The proposal incorporates multiple major openings to the upper floor of the dwelling from the balcony/sitting room, bed 2, bed 3 and bed 4. The balcony, which projects over the garage on the ground floor and that extends for the majority of the garage door width, assists to reduce the appearance and dominance of the garage as viewed from the street. The balcony projection also provides a greater level of passive street surveillance which consequently allows for a greater level of street interaction; and
    - The dwelling includes varying materials, finishes and colours, such as render, red brick and white window trim details. This provides visual breaks and clearly distinguishes one part of the dwelling from another. The positioning of windows and balconies on the ground and upper floor of the dwelling also ensures that areas of the building façade that present as blank solid walls are minimised. These design approaches create visual interest and further assist to reduce the impact of building bulk of the development on the streetscape;
- The proposal incorporates a range of materials and finishes including elements of render, red brick and white window trim details. The City's Built Form Policy does not provide prescriptive guidelines in regards to roof and wall colours of dwellings in Residential built form areas. The streetscape is variable,

the proposed grey render finish, white colorbond pitch roof and red brick accents are building characteristics that are common in the immediate locality and have been reinterpreted in the development. The dwelling incorporates features, colours and materials found in the streetscape in order to contribute a contemporary two-storey development that maintains and enhances the visual elements of the street. This results in a two storey scale development that is not a dominant built form outcome in this portion of Buxton Street, acknowledging that two storey dwellings are permitted within the locality. The design is sympathetic to and compatible with the area, and preserves and enhances the visual character of the existing streetscape and broader locality;

- The proposal is compliant with the landscaping requirements of the Built Form Policy and incorporates deep soil and canopy within the front setback area, which includes an Olive Tree and Chinese Tallow tree, in addition to the existing street tree (Jacaranda tree). The provision of landscaping within the front setback area provides some screening to the development as well as ameliorates the bulk and scale of the development as viewed from the street. This landscaping would soften the appearance of the dwelling and would contribute to the amenity of the street;
- The portion of Buxton Street that this proposal sits within contains a mix of dwelling styles that have been constructed at different periods of time. The proposed dwelling and street setback are appropriate and consistent with the adjacent properties given the stepped nature of the dwelling, pitched roof form, upper floor setbacks and incorporation of landscaping within the front setback area. The streetscape character of Buxton Street is further detailed under the 'Character Retention Area Nomination' section below;
- Neighbouring properties within the Buxton Street streetscape incorporate structures within the street setback area including street walls and fences, and carports. The proposed dwelling does not propose these structures within the street setback which facilitates an open street setback area with landscaping; and
- The revised development plans submitted by the applicant incorporates the DRP Chair's comments to reduce the massing and bulk of the dwelling, and to incorporate materials that are characteristics of the Buxton Street established streetscape.

Lot Boundary Setbacks (Lot Boundary Walls)

The average height of the southern lot boundary wall to the garage is proposed at 3.15 metres in lieu of the deemed-to-comply 3.0 metre average.

The City received submissions raising concerns with the southern lot boundary wall to the garage, in regards to the visibility and impact of the boundary wall to the streetscape and the wall appearing unattractive to the street.

The applicant's justification for the lot boundary wall is summarised below:

- The scale of the lot boundary wall has been reduced from that initially proposed. The maximum wall height has been reduced from 3.7 metres to 3.3 metres, while the average wall height is also reduced from 3.5 metres to 3.15 metres.
- The boundary wall only seeks a variation due to the natural slope of the site which is at its lowest on the southern boundary, where the garage boundary wall is located.

The lot boundary wall satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy, and is acceptable for the following reasons:

- The proposed wall meets the deemed-to-comply requirements for the length of the wall. The length of wall proposed is 6.9 metres in lieu of the permitted 17.7 metres. This assists with reducing the scale and impact of the boundary wall as viewed from the adjacent property and street;
- The garage wall abutting the neighbouring southern property is to an area of open space and an access leg to the rear and side boundaries of the site; and
- The proposed wall is located on the southern boundary and does not compromise access to direct sunlight for the subject dwelling and does not adversely impact adjoining properties with respect to overshadowing as the deemed-to-comply solar access requirement is met.

Building Height

The wall height of the dwelling to the south-eastern portion is proposed to 6.07 metres in lieu of the 6.0 metre deemed-to-comply requirement.

Concerns were raised in submissions regarding the height of the building, including its consistency with the existing streetscape in terms of scale and roof form, concerns over access to light and ventilation for adjacent properties, as well as the impact of the second storey element to the streetscape. The application was submitted with departures to deemed-to-comply requirements of both wall height and roof height of the dwelling. The applicant has since revised the proposal to meet the roof height deemed-to-comply requirements and reduce the wall height.

The applicant's justification for the building height is summarised below.

- The initial building height was noted against the levels of the street boundary. The revised levels of the site reduce the building height scale and impacts;
- Building bulk has been greatly reduced with the skillion roof replaced with a pitched roof; and
- Variations to building height for the remainder of the dwelling have been eliminated in revised plans for the proposal.

The proposed building height satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy, and is acceptable for the following reasons:

- The 0.07 metre departure to the deemed-to-comply requirement applies only to a portion of the development, being the south-east of the front façade. This is as a result of the natural slope of the site, with the natural ground level of the site sloping down from approximately 11.5 at the north-western portion of the proposed building to 10.5 at the south-eastern portion of the proposed building. The remainder of the dwelling meets the deemed-to-comply building height requirements and does not result in height departures across the site;
- The proposal satisfies the deemed-to-comply requirements for roof height of the dwelling;
- The southern boundary of the dwelling is articulated and stepped from the boundary to mitigate bulk and scale to adjacent properties and the streetscape;
- The dwelling meets the visual privacy and solar access deemed-to-comply requirements;
- The wall height of the dwelling is in response to the site level affecting the south-eastern portion of the lot. Limited fill is proposed and the site works deemed-to-comply requirements are satisfied; and
- The dwelling is located within a two-storey built form area and the proposed dwelling is consistent with this permitted built form outcome.

Parking and Access

The application proposes vehicle access from the primary street, Buxton Street, in lieu of from the right of way. The proposed vehicle access to the site satisfies the relevant design principles and local housing objectives of the R Codes are is acceptable for the following reasons:

- The vehicle access to the site is the same location as the previous dwelling on the lot.
- The proposed access point from Buxton Street would not be out of character with the existing streetscape which includes a number of garages and carports such as those at No. 9 Buxton Street and No. 14 Buxton Street to the south and east of the subject site. These garages are setback 6.0 metres and 6.1 metres from the lot boundary respectively, consistent with the 6.0 metres that is proposed in the subject application. It is also noted carports are located within the front setback of lots in the locality. This includes No. 7 Buxton Street, a double carport which is setback approximately 1.5 metres from the street boundary;
- Buxton Street is identified as an 'access road' which is the lowest category road under the Main Roads road hierarchy. The R Codes permit vehicle access from access roads and the proposed vehicle access for the subject development would not result in an unsafe access arrangement for ingress and egress from the site;
- The vehicle access ensures pedestrian and vehicle access safety, as the proposal meets the deemed-to-comply requirements in regards to sight lines, with no structures greater than 0.75 metres located within the 1.5 metre truncation area;
- The 5.0 metre driveway width at the lot boundary is less than the 6 metre width allowable under the deemed-to-comply requirements of the R Codes. The design of the driveway reduces the width of access points on the streetscape. The reduced driveway width also allows for additional landscaping within the front setback area, consequently reducing the hardstand areas;
- The tapered driveway to the southern boundary provides a 0.6 metre to 0.8 metre side boundary setback to meet the deemed-to-comply requirements of the R Codes and assist in the reduction of vehicle access points; and

- The proposed vehicle access widths allows for the provision of deep soil areas and trees that would contribute to mature canopy coverage within the street setback area. This would contribute positively to the streetscape and reduce the impact of vehicle access points.

Landscaping

In addition to the deemed-to-comply standards of the R Codes, the application has also been assessed against the landscaping provisions of the Built Form Policy that sets out additional deemed-to-comply standards. The deemed-to-comply landscaping standards set out in the Built Form Policy have not yet been approved by the WAPC and as such, these provisions are given due regard in the assessment of the application.

The Built Form Policy requires 15 percent of the site to be provided as deep soil zone and 30 percent of the site provided as canopy coverage at maturity. The application proposes 15.9 percent deep soil zone and 31.3 percent canopy coverage at maturity. In relation to landscaping:

- The application proposes trees within the rear setback area abutting the northern lot boundary which would soften the appearance of the development from the adjoining property;
- The application proposes two trees with large canopy coverage - Chinese Tallow and Olive Tree within the street setback area, which would soften the appearance of the development from the street;
- The proposal retains the existing mature Jacaranda tree in the verge area abutting the proposed development. The retained tree contributes to canopy cover in the area;
- The proposed landscaping includes portions of canopy which extend outside of the lot boundaries, contributing to the provision of landscaping within the broader area;
- The proposed landscaping would provide increased amenity for the future occupants of the site and the surrounding area;
- The application proposes ground cover landscaping along the street boundaries in conjunction with the mature canopy coverage within the street setback areas; and
- The proposed landscaping does not negatively impact the use and activation of the ROW as would not impede surveillance between the subject dwelling, Buxton Street and the abutting ROW's.

ROW Widening

The subject site is bordered by ROW's to the northern and western boundaries of the lot. Both ROW's are 5.03 metres in width and are in the ownership of the City.

The 6.0 metre ROW width standard included in the Western Australian Planning Commission's (WAPC) Planning Bulletin 33 (PB33) would require a widening of 0.5 metres to be provided along the northern and western boundaries of the lot. The widening does not impact on any active open space and can be accommodated within the currently proposed development. PB33 notes widening is to facilitate sufficient vehicle manoeuvring of 6.0 metres for vehicles to enter and exit a lot.

The applicant is aware of the need for ROW widening in the future should the lot be subdivided. At this time, the City would review the proposed subdivision and seek to cede the 0.5 metre ROW widening portions to the western and northern boundaries of the subject lot.

Character Retention Area Nomination

The City has received a Character Retention Area nomination for the portion of Buxton Street from Anzac Road to Britannia Road, Mount Hawthorn. This area includes a total of 13 dwellings. The nomination has been amalgamated with other precincts within the Mount Hawthorn area to provide a collective of character retention precincts. While the Character Retention nomination has not been presented to Council, Administration has given due regard to the objectives of Policy No. 7.5.15 – Character Retention and Heritage Areas (Character Retention Policy) in the assessment of the subject proposal.

The Character Retention Policy notes that the characteristics of streetscapes can encompass, but are not limited to *"architectural style, built form, building materials, front fencing and vegetation and includes the non-physical elements including front setback distances, the spacing of dwellings (side setbacks), and how these elements relate to the area"*.

The application is consistent with the objectives of the Character Retention Policy in terms of the dwelling's built form, presentation to the street and the impact of development on the neighbouring properties. The applicant has amended the design of the proposal to reflect the identifiable and key streetscape character of Buxton Street. The changes undertaken include:

Roof Form

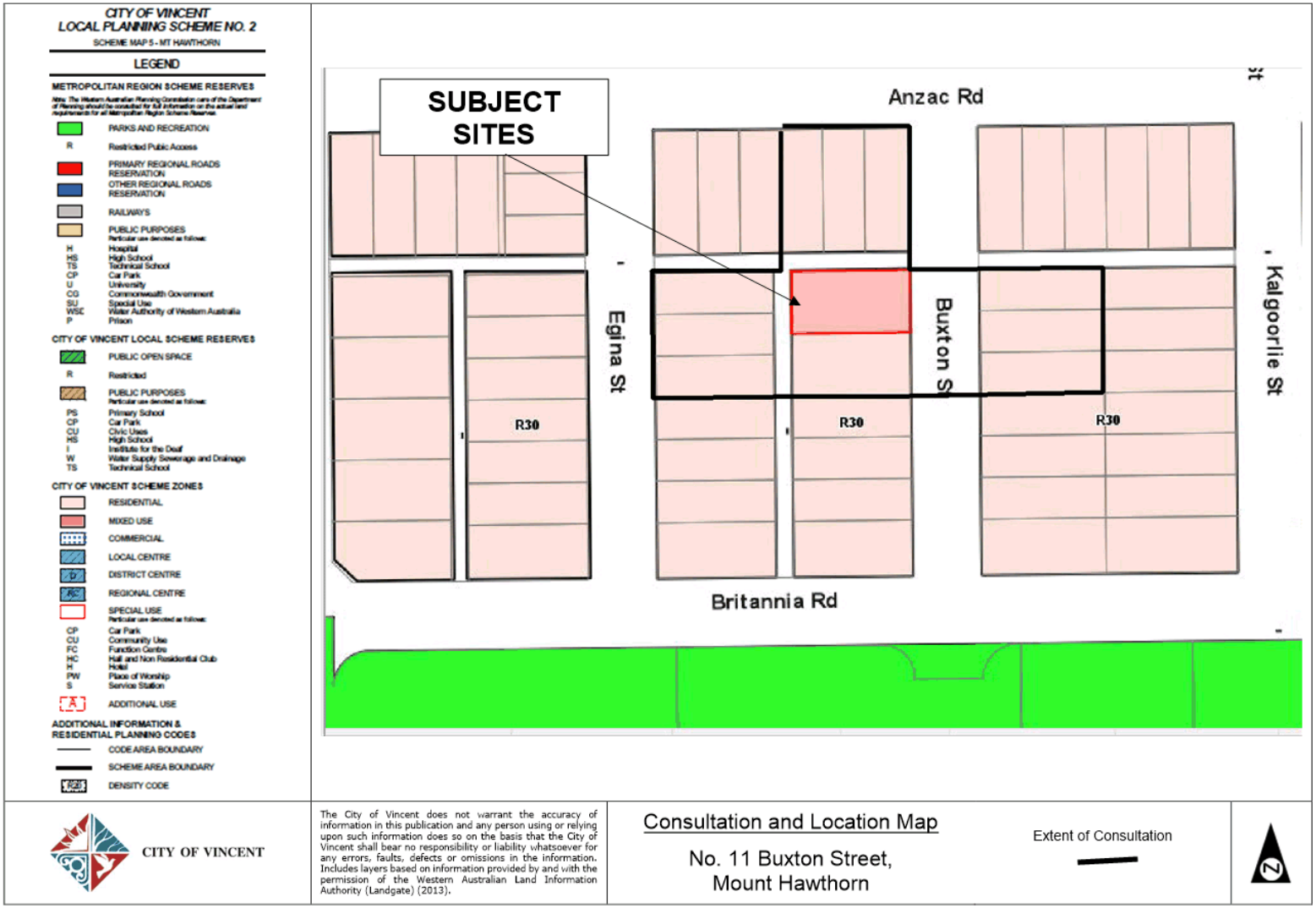
- The proposal has been amended from a skillion roof to a pitched roof. The roof form of the dwelling is consistent with not only the adjacent properties but the streetscape as a whole; and
- All dwellings within the established Buxton Street streetscape have pitched roof forms, and the pitch roof form of the subject property provides a level of consistency and continuity which aids in the preservation and enhancement of the streetscape.

Colours and Materials

The dwelling incorporates a mix of materials which are characteristic of and are consistent with the established Buxton Street streetscape. The dwelling incorporates red brick as well as grey and white render detailing. These materials are consistent with the older dwellings, more recent developments, as well as alterations and additions such as street walls and fences which have been undertaken to adjacent dwellings.

Building Bulk and Scale

- The application has set back the upper floor of the dwelling to create a stepped approach which creates depth and separation of the upper floor from the ground floor. Vertical and horizontal separation of the ground and upper floors of the dwelling through the incorporation of major openings to reduce blank and solid walls, minor projections from the porch and balcony, eaves and ancillary roof forms, reduces the mass and scale of the development as it presents to the street. In addition, the dwelling incorporates varying materials, finishes and colours, such as render, red brick and white window trim details to create visual interest and further assist to reduce the impact of building bulk and scale of the development on the streetscape; and
- The minor projection of the balcony over the garage on the ground floor extends for the majority of the garage door width, which assists in the reduction of garage dominance as viewed from the street. The balcony projection also provides a greater level of passive street surveillance which consequently allows for a greater level of street interaction.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
DENSITY CODE
SUBJECT SITES
Anzac Rd
Egina St
Buxton St
Kalgoorlie St
Britannia Rd
R30
R30
R30
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Consultation and Location Map
No. 11 Buxton Street,
Mount Hawthorn
Extent of Consultation
N


SUBJECT SITE
Anzac Rd
Egina St
Buxton St
Kalgoorlie St
Britannia Rd
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No. 11 Buxton Street,
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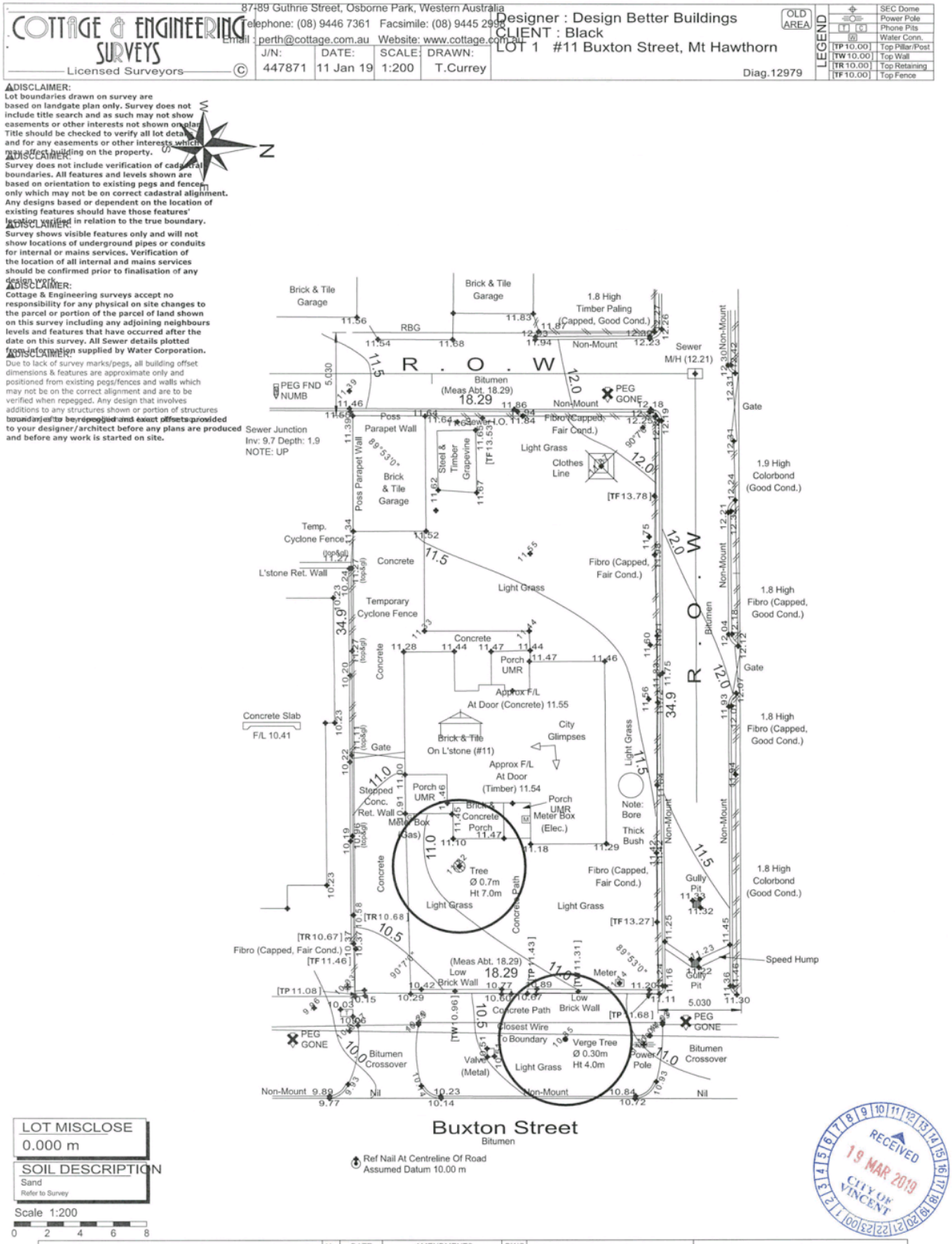
COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2958
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 447871 DATE: 11 Jan 19 SCALE: 1:200 DRAWN: T.Currey
Designer : Design Better Buildings
CLIENT : Black
LOT 1 #11 Buxton Street, Mt Hawthorn
Diag.12979
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
TP 10.00 Top Pillar/Post
TW 10.00 Top Wall
TR 10.00 Top Retaining
TF 10.00 Top Fence
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
DISCLAIMER:
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R . O . W
Buxton Street
Bitumen
Brick & Tile Garage
Brick & Tile Garage
1.8 High Timber Paling (Capped, Good Cond.)
RBG
Non-Mount
Sewer M/H (12.21)
PEG FND NUMB
Bitumen (Meas Abt. 18.29) 18.29
PEG GONE
Gate
Poss Parapet Wall
Sewer Junction Inv: 9.7 Depth: 1.9 NOTE: UP
Sewer I.O.
Fibro (Capped, Fair Cond.)
Light Grass
Clothes Line
1.9 High Colorbond (Good Cond.)
Brick & Tile Garage
Steel & Timber Grapevine
Temp. Cyclone Fence
Concrete
L'stone Ret. Wall
Fibro (Capped, Fair Cond.)
Temporary Cyclone Fence
1.8 High Fibro (Capped, Good Cond.)
Concrete
Porch UMR
Approx F/L At Door (Concrete) 11.55
Concrete Slab F/L 10.41
Brick & Tile On L'stone (#11)
City Glimpses
Gate
Approx F/L At Door (Timber) 11.54
Stepped Conc. Ret. Wall
Porch UMR
Brick & Concrete Porch
Meter Box (Elec.)
Meter Box (Gas)
Note: Bore
Thick Bush
Tree Ø 0.7m Ht 7.0m
Light Grass
Concrete Path
Fibro (Capped, Fair Cond.)
Gully Pit
1.8 High Colorbond (Good Cond.)
Fibro (Capped, Fair Cond.)
(Meas Abt. 18.29) Low Brick Wall 18.29
Meter
Speed Hump
Low Brick Wall
Concrete Path
Closest Wire o Boundary
Verge Tree Ø 0.30m Ht 4.0m
Power Pole
PEG GONE
Bitumen Crossover
Valve (Metal)
Light Grass
Bitumen Crossover
Non-Mount
Nil
Non-Mount
Nil
Ref Nail At Centreline Of Road
Assumed Datum 10.00 m
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey
Scale 1:200
0 2 4 6 8
RECEIVED
19 MAR 2019
CITY OF VINCENT
DESIGN BETTER BUILDINGS
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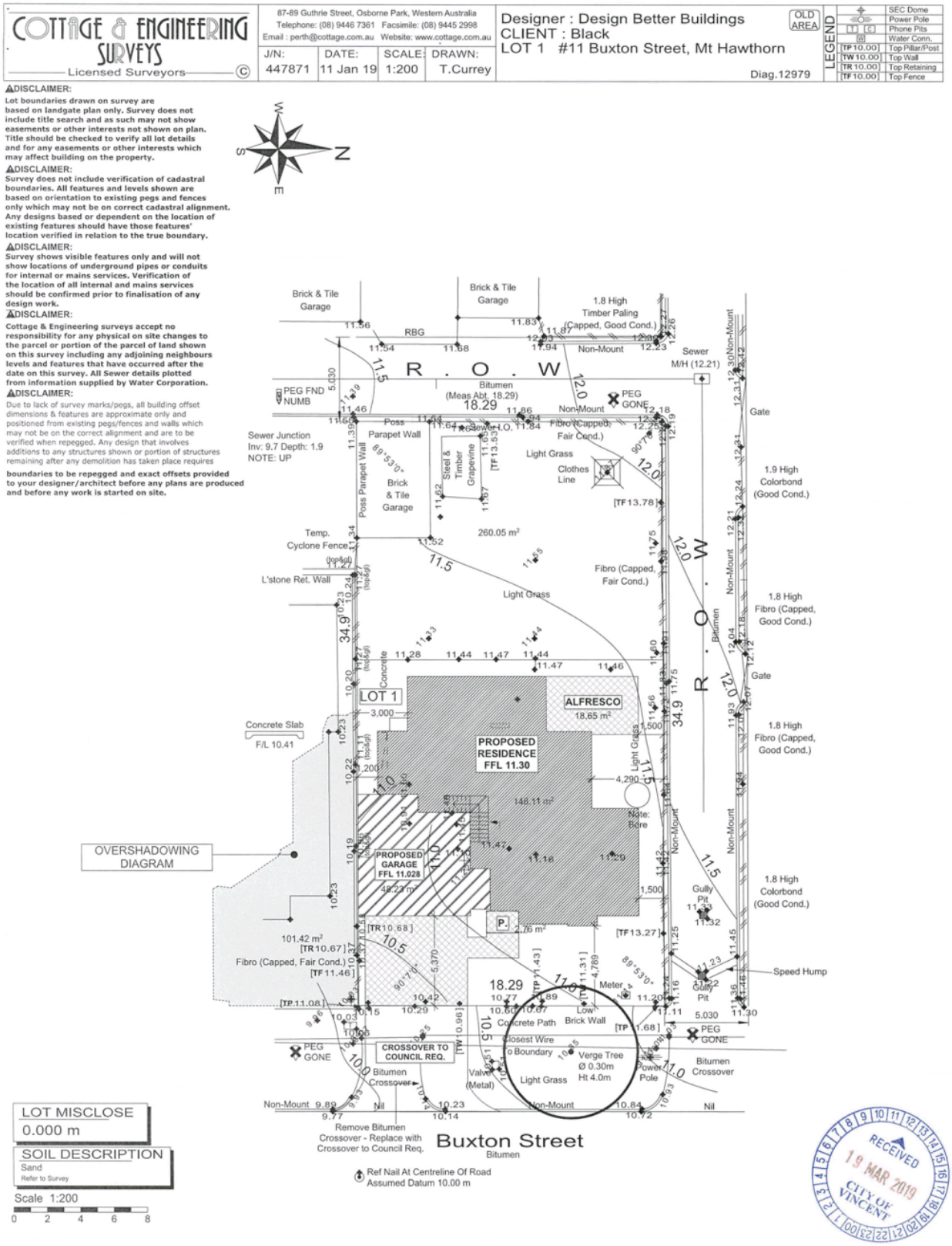
No DATE AMENDMENTS DWG
JOB NO: 9631
DATE: 19-Mar-19
DRAWN: JF
SCALE: 1:200
PRINTED DATE:
SHEET 9 of 5
PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN
FOR CLIENT: BLACK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boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
W
S
Z
m
R . O . W
Buxton Street
Bitumen
LOT 1
PROPOSED RESIDENCE FFL 11.30
ALFRESCO
18.65 m²
PROPOSED GARAGE FFL 11.028
OVERSHADOWING DIAGRAM
260.05 m²
148.11 m²
48.23 m²
101.42 m²
2.76 m²
Brick & Tile Garage
1.8 High Timber Paling (Capped, Good Cond.)
Non-Mount
Sewer M/H (12.21)
PEG FND NUMB
PEG GONE
Sewer Junction Inv: 9.7 Depth: 1.9 NOTE: UP
Poss Parapet Wall
Steel & Timber Grapevine
Light Grass
Clothes Line
1.9 High Colorbond (Good Cond.)
Temp. Cyclone Fence
L'stone Ret. Wall
Fibro (Capped, Fair Cond.)
1.8 High Fibro (Capped, Good Cond.)
Gate
Concrete Slab F/L 10.41
Concrete
Note: Bore
Gully Pit
Speed Hump
Meter
Low Brick Wall
Concrete Path
Closest Wire o Boundary
Verge Tree Ø 0.30m Ht 4.0m
Power Pole
Valve (Metal)
CROSSOVER TO COUNCIL REQ.
Bitumen Crossover
Remove Bitumen Crossover - Replace with Crossover to Council Req.
Ref Nail At Centreline Of Road Assumed Datum 10.00 m
LOT MISCLOSE 0.000 m
SOIL DESCRIPTION Sand Refer to Survey
Scale 1:200
0 2 4 6 8
RECEIVED 19 MAR 2019 CITY OF VINCENT
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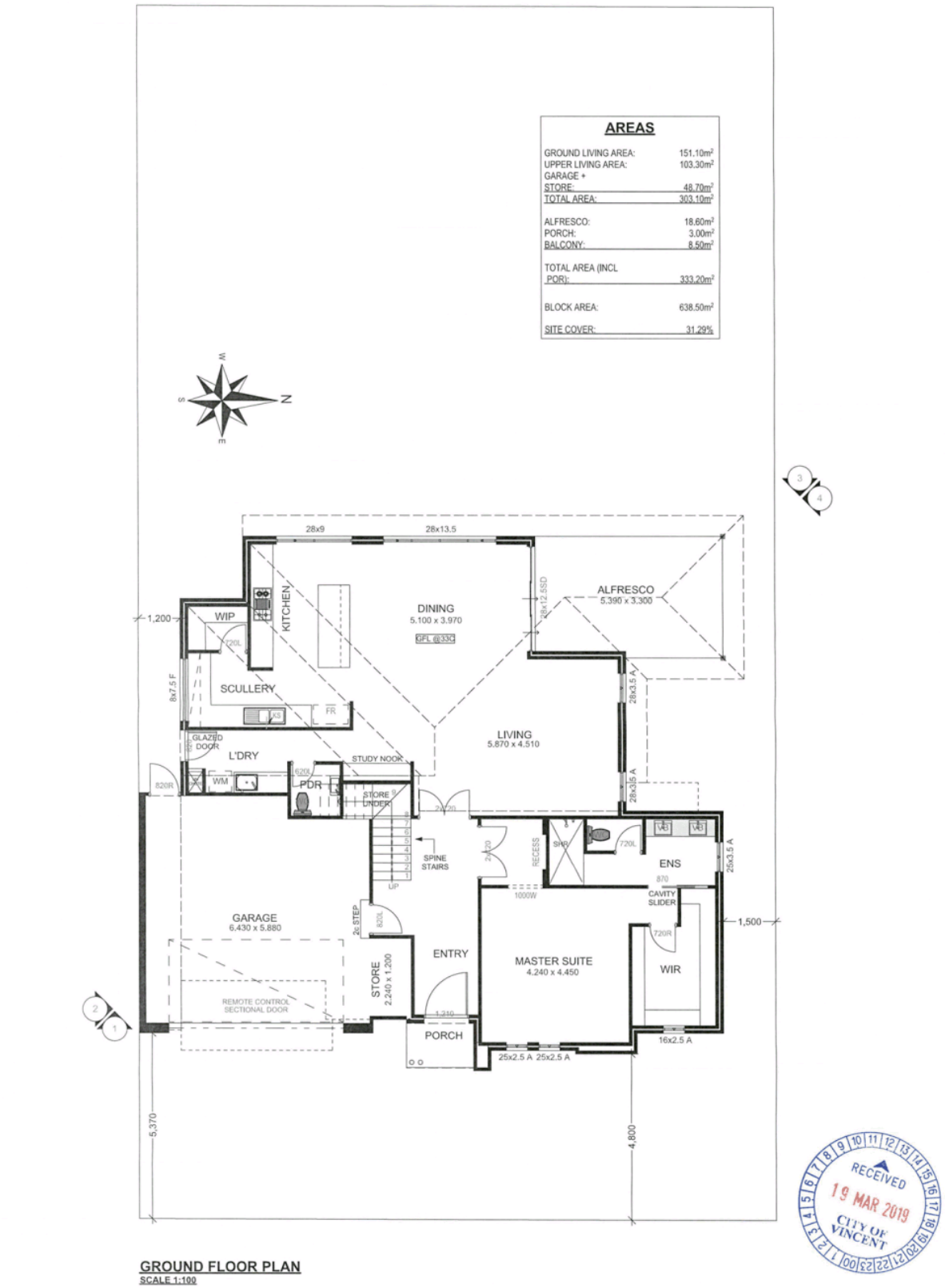
No DATE AMENDMENTS DWG
JOB NO: 9631
DATE: 19-Mar-19
DRAWN: JF
SCALE: 1:200
PRINTED DATE:
SHEET 5 of 5
PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN
FOR CLIENT: BLACK



GROUND FLOOR PLAN
SCALE 1:100

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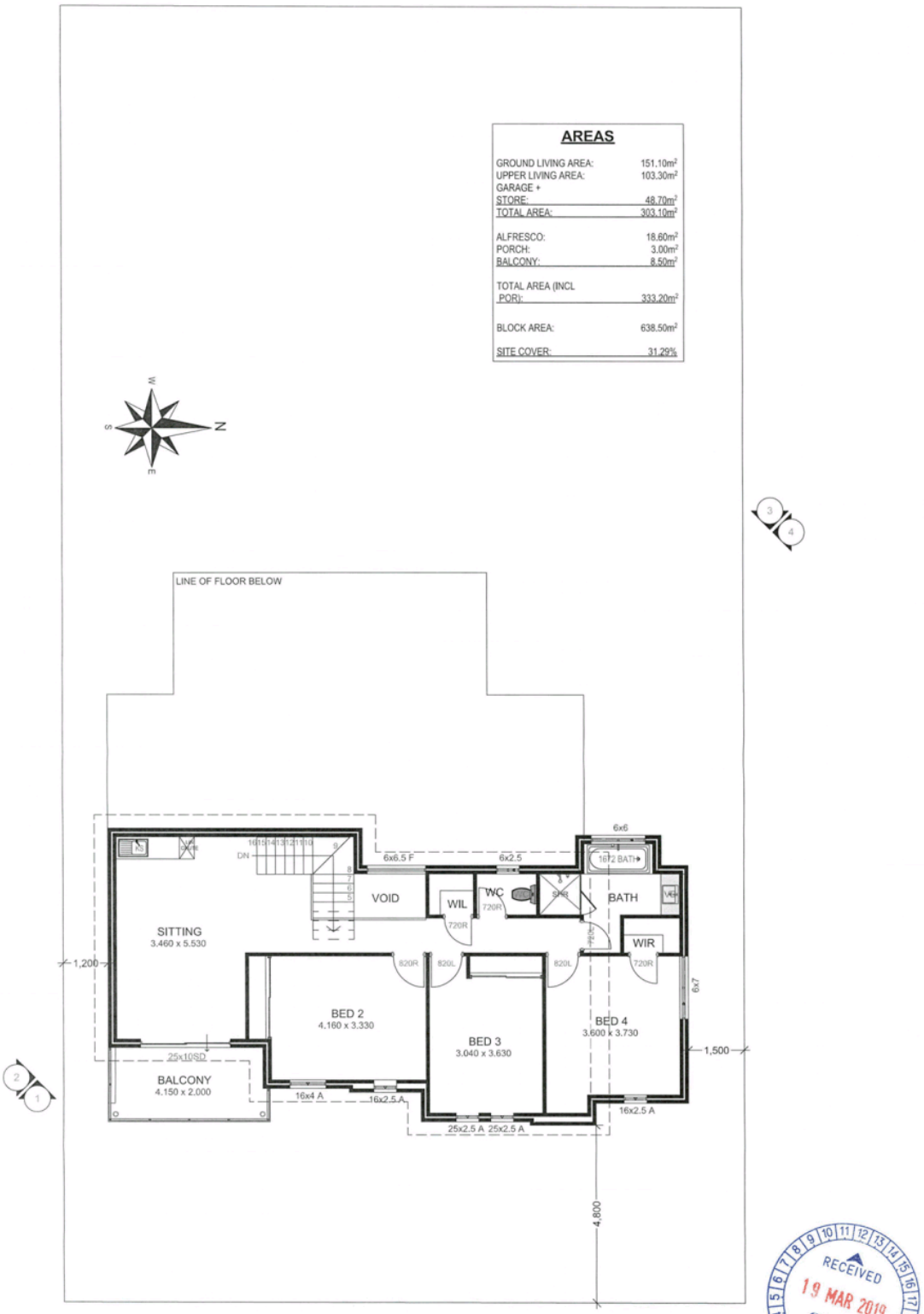
PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK



UPPER FLOOR PLAN

SCALE 1:100

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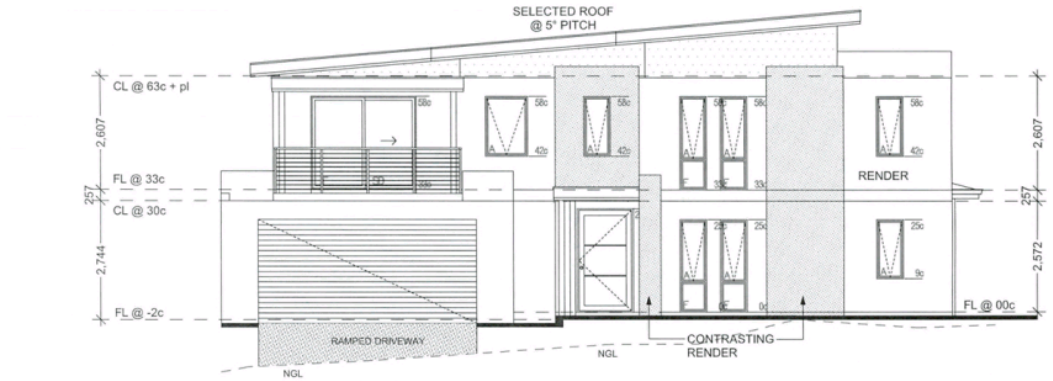
No	DATE	AMENDMENTS	DWG

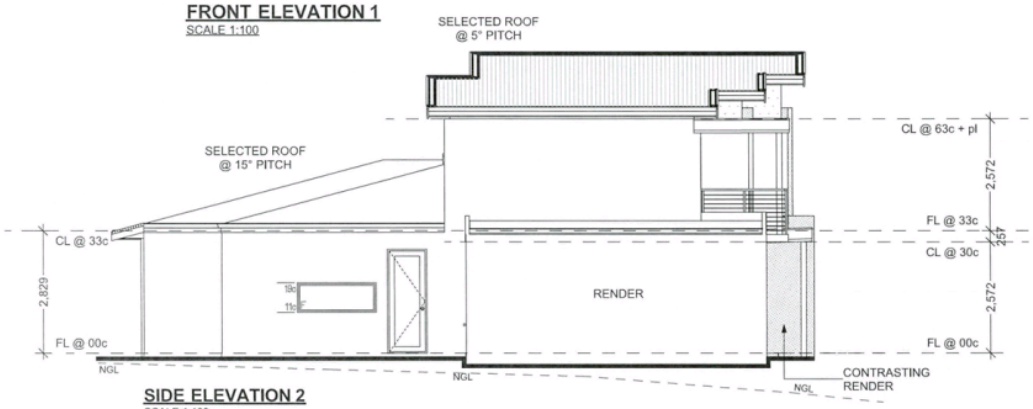
JOB NO: 9631
DATE: 19-Mar-19
DRAWN: JF
SCALE: 1:100
PRINTED DATE:
SHEET 2 of 5

PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

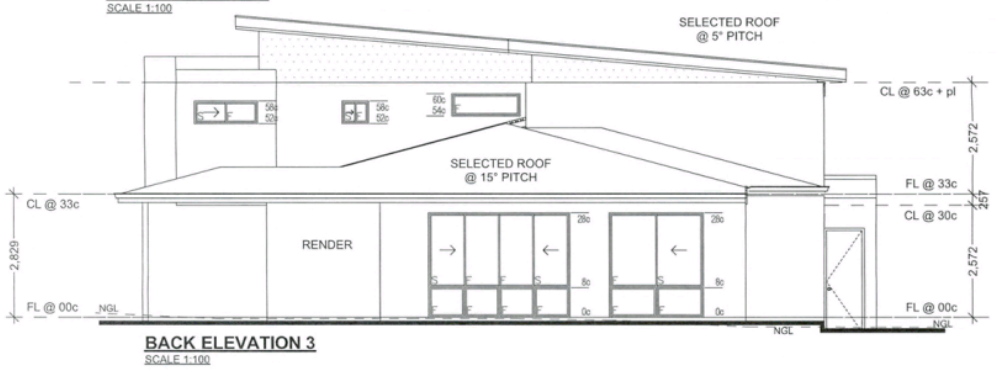
FOR CLIENT: BLACK



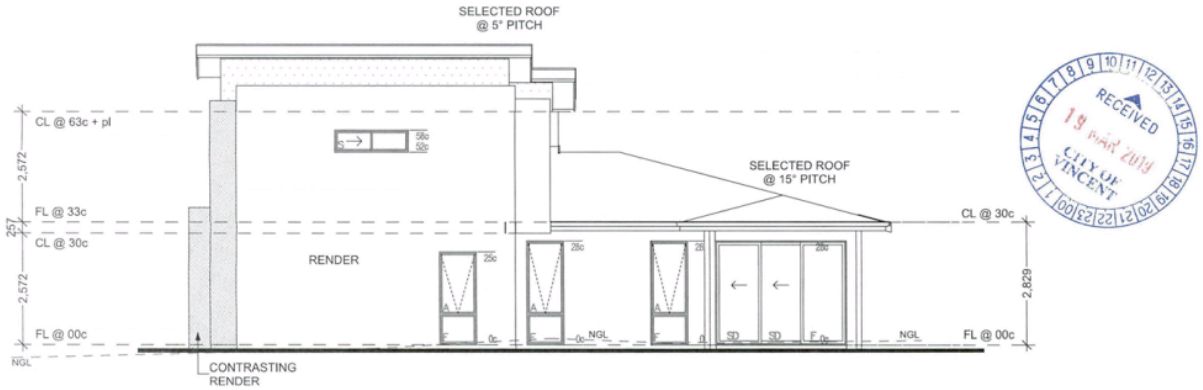
FRONT ELEVATION 1
SCALE 1:100



SIDE ELEVATION 2
SCALE 1:100



BACK ELEVATION 3
SCALE 1:100



SIDE ELEVATION 4
SCALE 1:100

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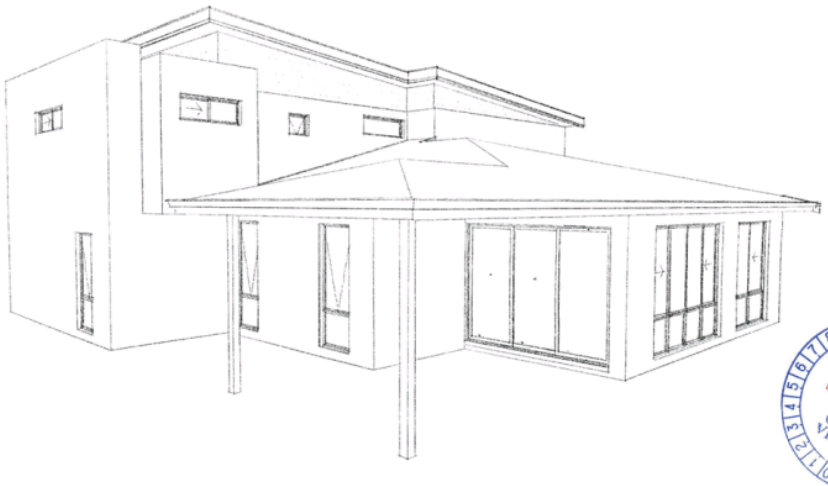

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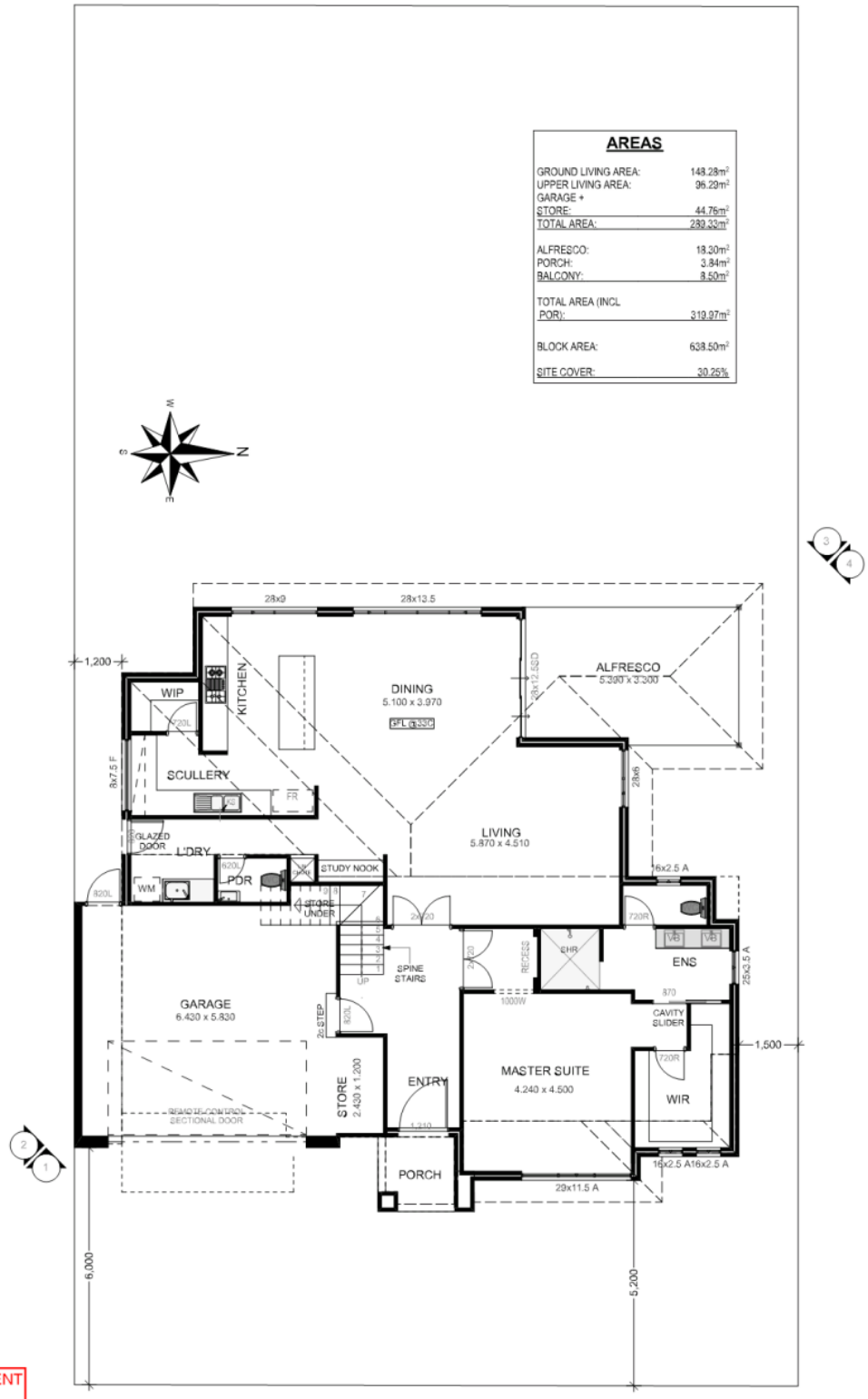

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GROUND FLOOR PLAN
SCALE 1:100

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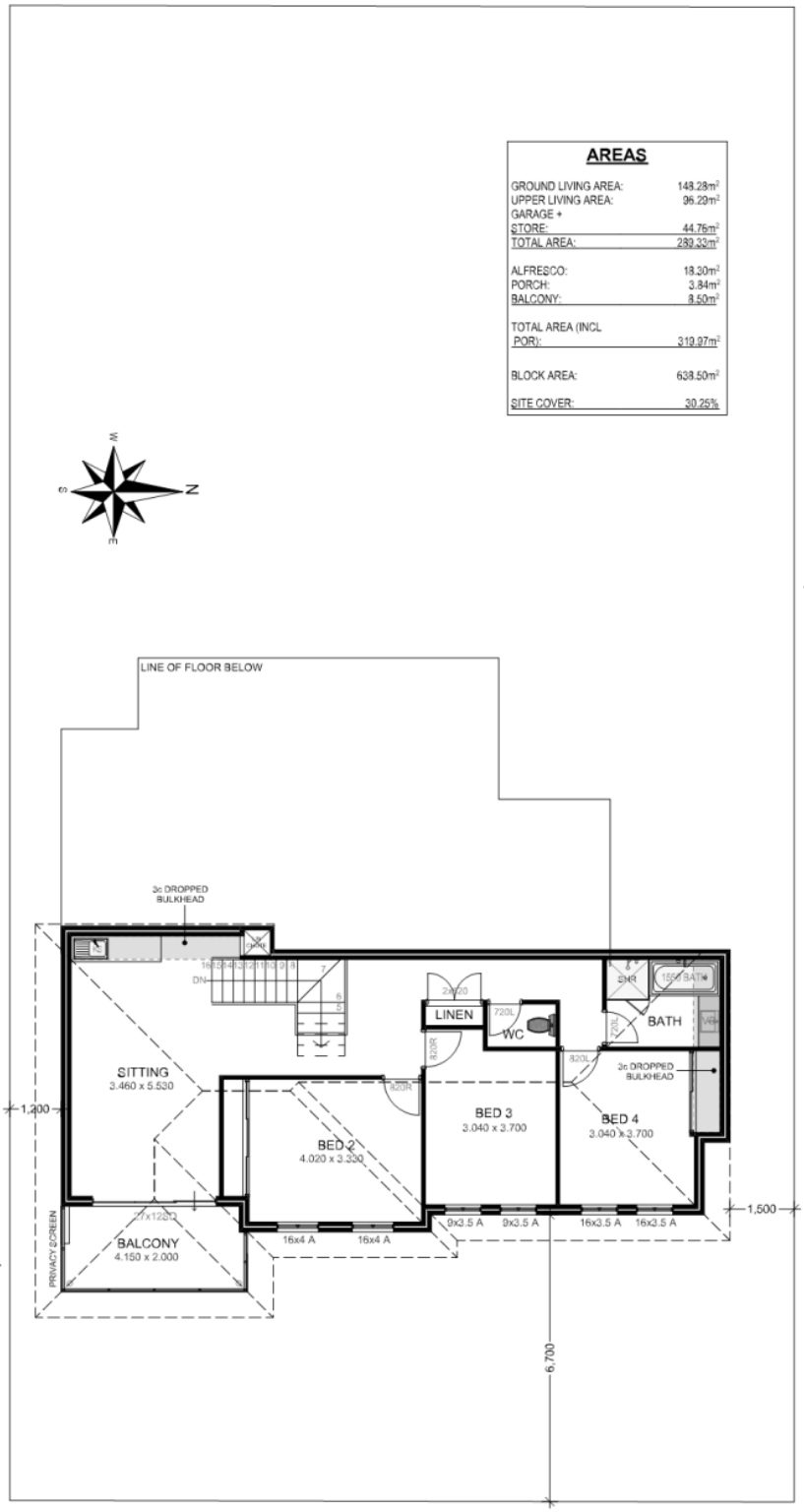
JOB NO: 9631
DATE: 10-Jul-19
DRAWN: JF
SCALE: 1:100
PRINTED DATE:
SHEET 1 of 5

PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK



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UPPER FLOOR PLAN

SCALE 1:100

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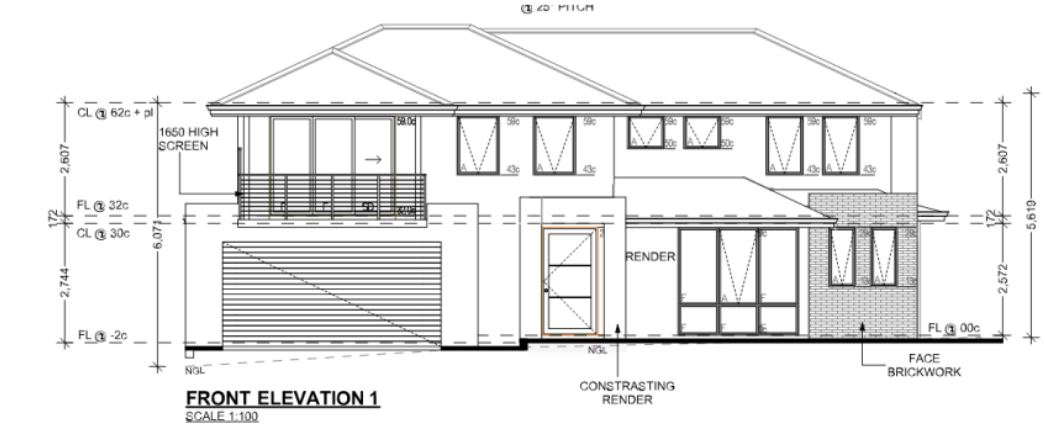
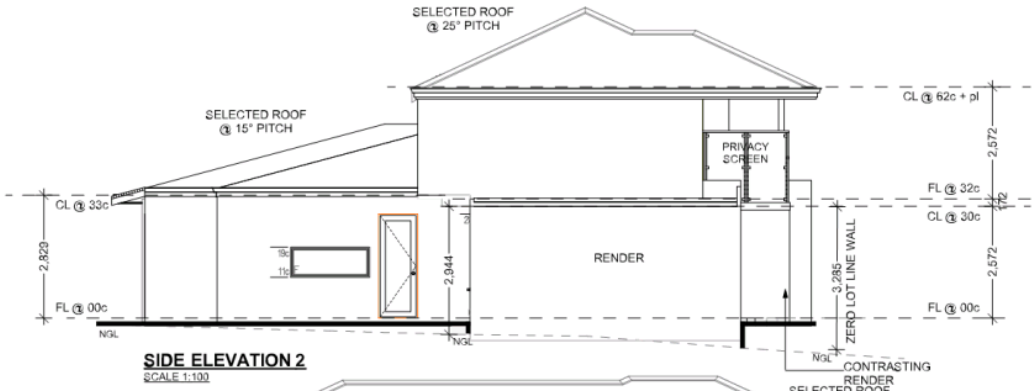
SHEET 2 of 5

PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

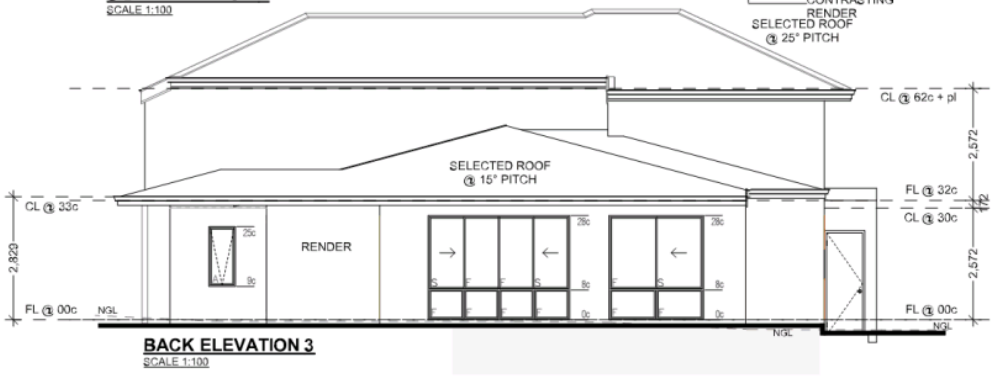
FOR CLIENT: BLACK



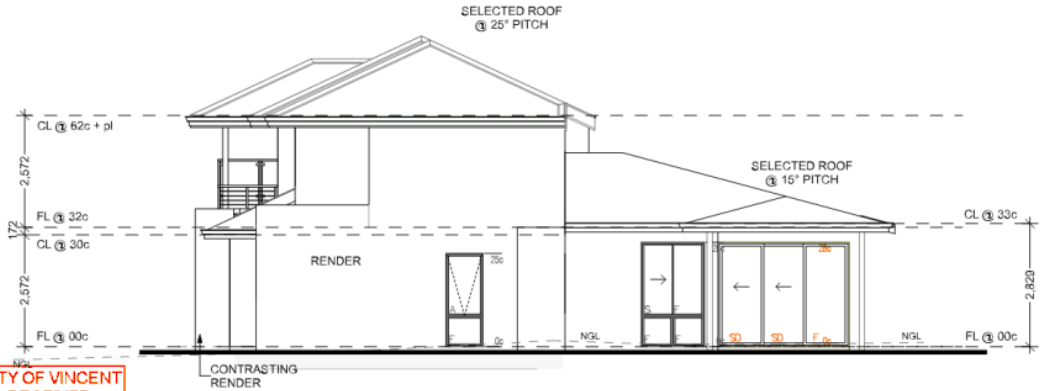
FRONT ELEVATION 1
SCALE 1:100



SIDE ELEVATION 2
SCALE 1:100



BACK ELEVATION 3
SCALE 1:100



SIDE ELEVATION 4
SCALE 1:100

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No	DATE	AMENDMENTS	DWG

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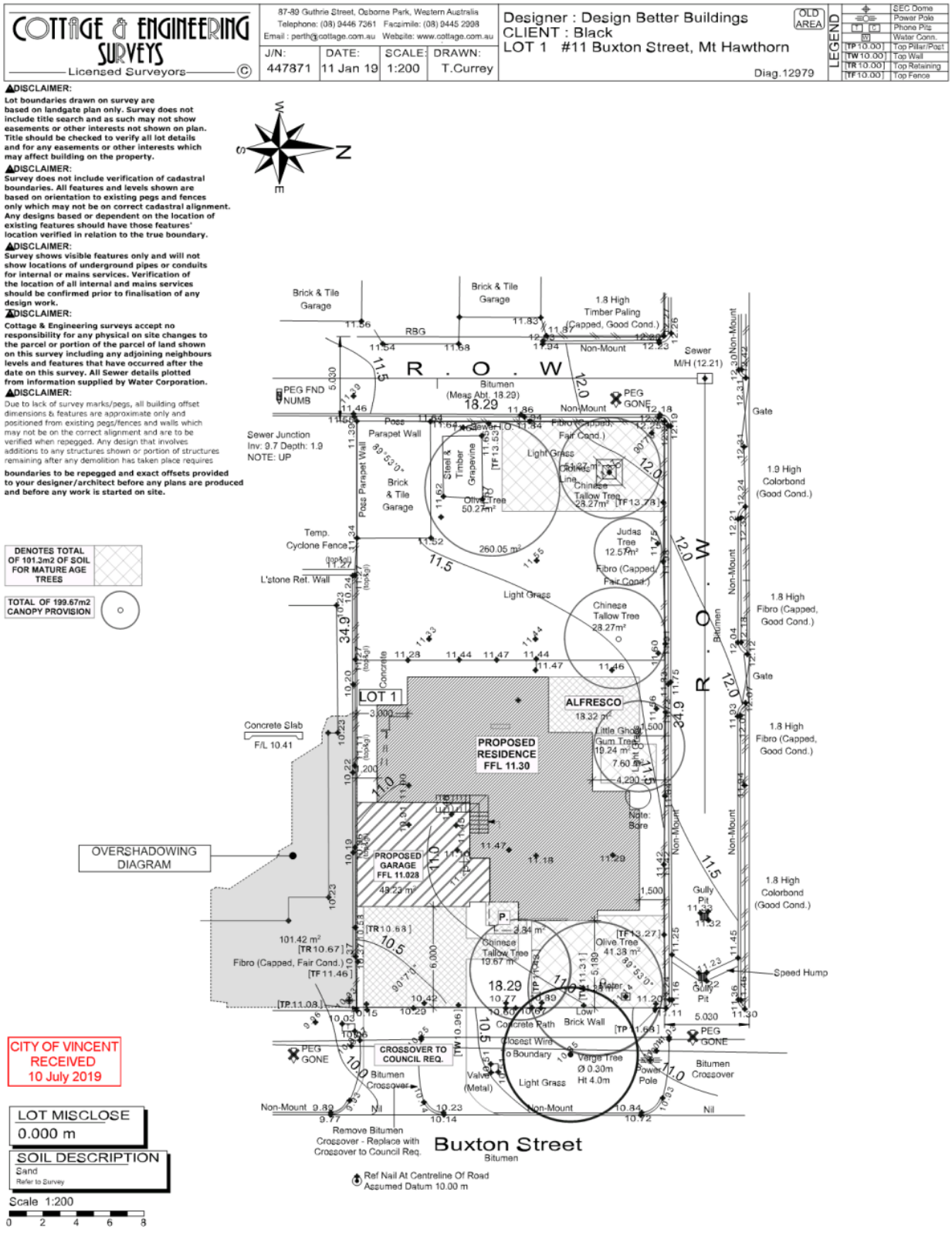
SHEET 3 of 5

PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK



DESIGN BETTER BUILDINGS	No	DATE	AMENDMENTS	DWG	JOB NO: 9631	PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN
Tel: (08) 9242 1999 Mob: 0417 907 012 www.designbetterbuildings.com.au					DATE: 10-Jul-19	
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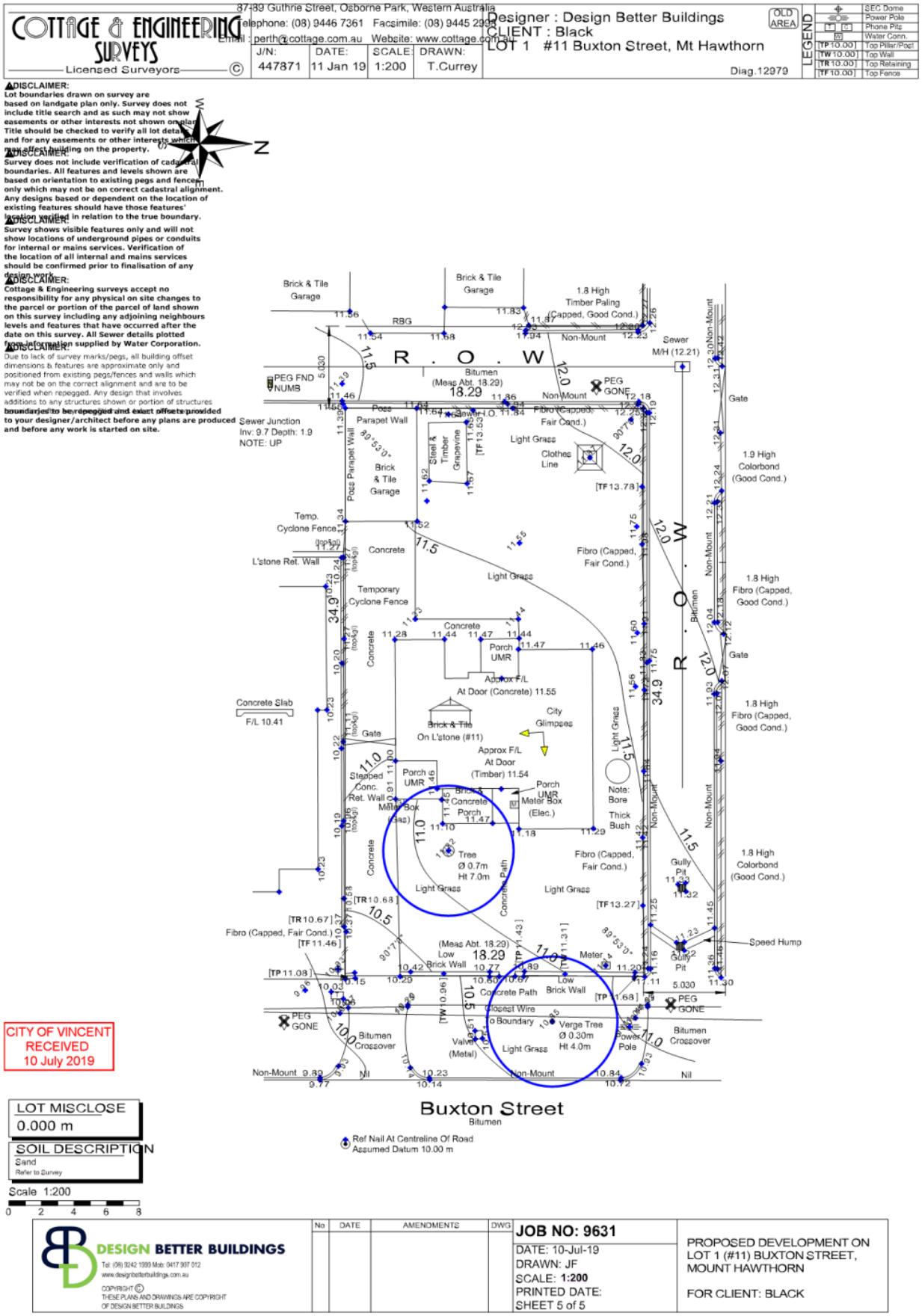
					SCALE: 1:200	FOR CLIENT: BLACK
					PRINTED DATE:	
					SHEET 4 of 5	


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2955
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 447871 DATE: 11 Jan 19 SCALE: 1:200 DRAWN: T.Currey
Designer : Design Better Buildings
CLIENT : Black
LOT 1 #11 Buxton Street, Mt Hawthorn
Diag.12979
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pitz
Water Conn.
Top Piller/Post
Top Wall
Top Retaining
Top Fence
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
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DISCLAIMER:
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DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
R . O . W
Buxton Street
Bitumen
Brick & Tile Garage
1.8 High Timber Paling (Capped, Good Cond.)
Non-Mount
Sewer M/H (12.21)
PEG FND NUMB
PEG GONE
Gate
1.9 High Colorbond (Good Cond.)
Sewer Junction Inv: 9.7 Depth: 1.9 NOTE: UP
Parapet Wall
Fibro (Capped, Fair Cond.)
Light Grass
Clothes Line
Steel & Timber Grapevine
Temp. Cyclone Fence
L'stone Ret. Wall
Concrete
Temporary Cyclone Fence
Porch UMR
Approx F/L At Door (Concrete) 11.55
Concrete Slab F/L 10.41
Brick & Tile On L'stone (#11)
City Glimpses
Approx F/L At Door (Timber) 11.54
Stepped Conc. Ret. Wall
Meter Box (Gas)
Meter Box (Elec.)
Note: Bore
Thick Bush
Tree Ø 0.7m Ht 7.0m
Concrete Path
Gully Pit
Speed Hump
Fibro (Capped, Fair Cond.) [TF 11.46]
(Meas Abt. 18.29) 18.29
Low Brick Wall
Meter
Closest Wire to Boundary
Verge Tree Ø 0.30m Ht 4.0m
Power Pole
Valve (Metal)
Bitumen Crossover
Non-Mount 9.89
Nil
10.23
10.14
10.84
10.72
Ref Nail At Centreline Of Road
Assumed Datum 10.00 m
CITY OF VINCENT
RECEIVED
10 July 2019
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey
Scale 1:200
0 2 4 6 8
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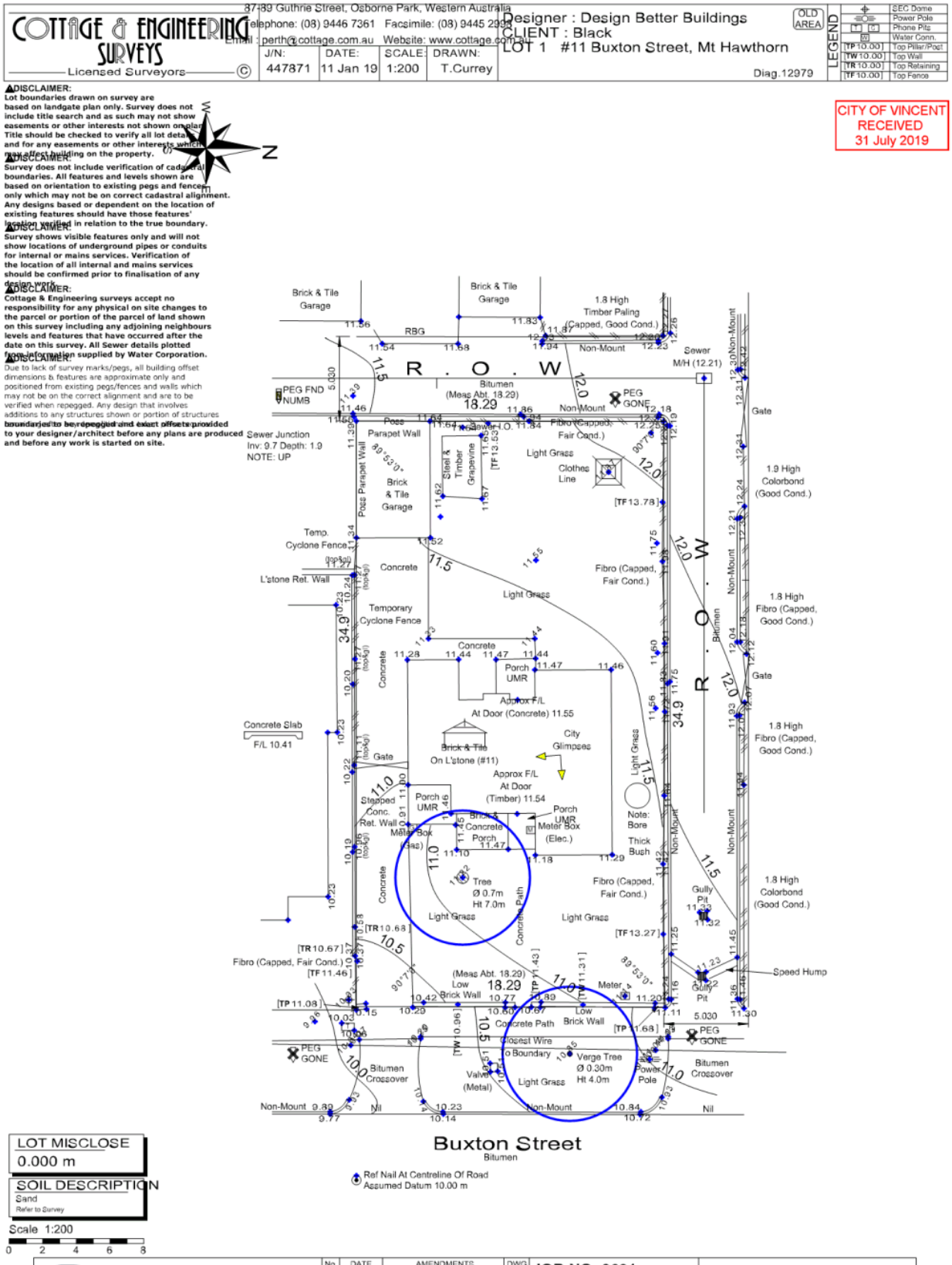
JOB NO: 9631
DATE: 10-Jul-19
DRAWN: JF
SCALE: 1:200
PRINTED DATE:
SHEET 5 of 5
PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN
FOR CLIENT: BLACK

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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2955
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 447871 DATE: 11 Jan 19 SCALE: 1:200 DRAWN: T.Currey
Designer : Design Better Buildings
CLIENT : Black
LOT 1 #11 Buxton Street, Mt Hawthorn
Diag.12979
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
Top Pillar/Post
Top Wall
Top Retaining
Top Fence
DISCLAIMER:
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CITY OF VINCENT RECEIVED 31 July 2019
R . O . W
Buxton Street
Bitumen
Brick & Tile Garage
1.8 High Timber Paling (Capped, Good Cond.)
Sewer M/H (12.21)
PEG FND NUMB
PEG GONE
Sewer Junction Inv: 9.7 Depth: 1.9 NOTE: UP
Parapet Wall
Light Grass
Clothes Line
1.9 High Colorbond (Good Cond.)
Temp. Cyclone Fence
L'stone Ret. Wall
Concrete
Fibro (Capped, Fair Cond.)
Temporary Cyclone Fence
1.8 High Fibro (Capped, Good Cond.)
Porch UMR
Approx F/L At Door (Concrete) 11.55
Concrete Slab F/L 10.41
Brick & Tile On L'stone (#11)
City Glimpses
Approx F/L At Door (Timber) 11.54
Stepped Conc. Ret. Wall
Meter Box (Gas)
Meter Box (Elec.)
Note: Bore
Thick Bush
Tree Ø 0.7m Ht 7.0m
Concrete Path
Gully Pit
Speed Hump
(Meas Abt. 18.29)
Low Brick Wall
Meter
Closest Wire to Boundary
Verge Tree Ø 0.30m Ht 4.0m
Power Pole
Valve (Metal)
Bitumen Crossover
Non-Mount
Nil
Ref Nail At Centreline Of Road
Assumed Datum 10.00 m
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey
Scale 1:200
0 2 4 6 8
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No DATE AMENDMENTS DWG
JOB NO: 9631
DATE: 31/07/2019
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SHEET 5 of 5
PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN
FOR CLIENT: BLACK

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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
447871	11 Jan 19	1:200	T.Currey

Designer : Design Better Buildings
CLIENT : Black
LOT 1 #11 Buxton Street, Mt Hawthorn
Diag.12979

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T	Phone Pits
W	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

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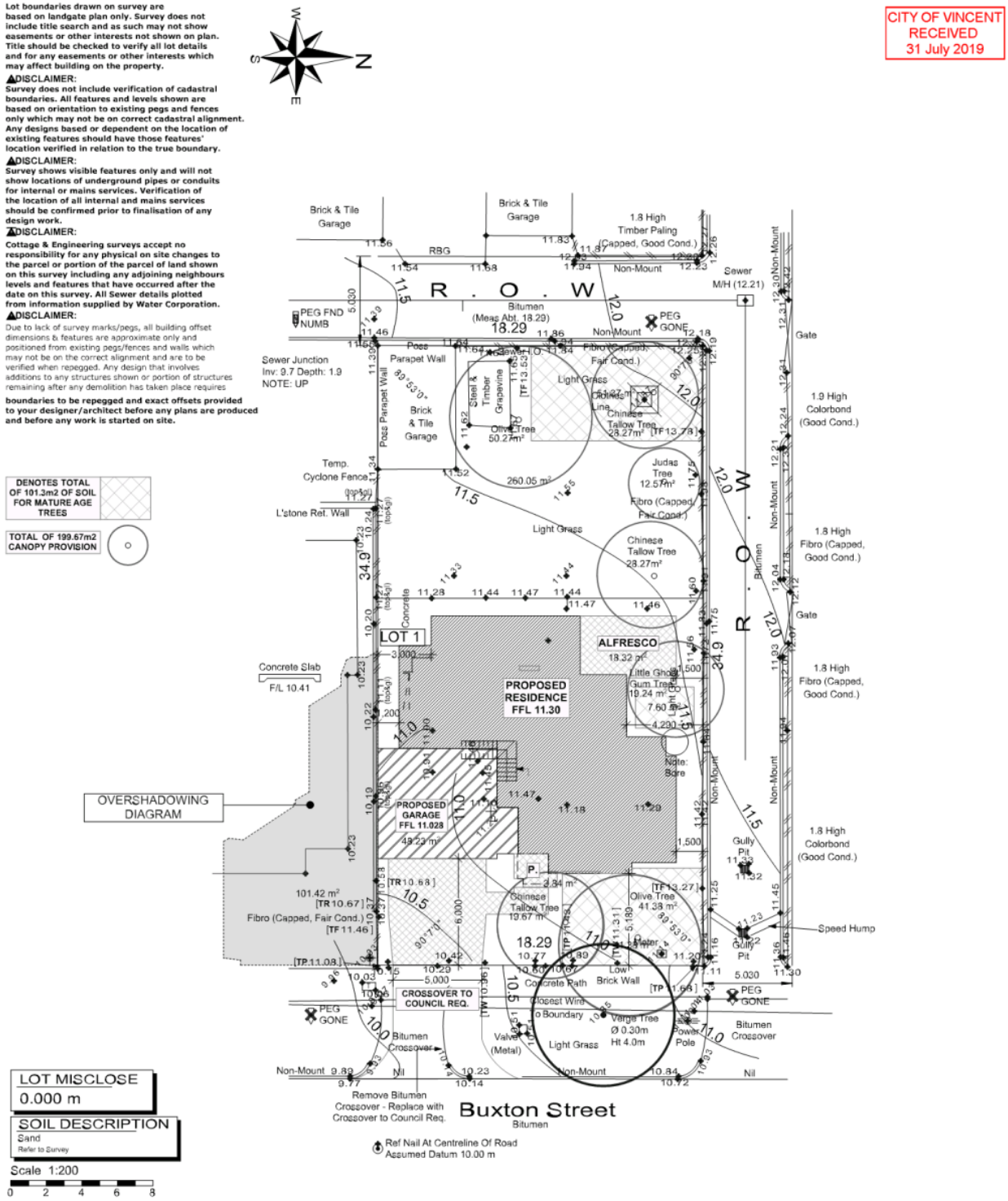
CITY OF VINCENT
RECEIVED
31 July 2019



DENOTES TOTAL OF 101.3m2 OF SOIL FOR MATURE AGE TREES

TOTAL OF 199.67m2 CANOPY PROVISION

LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

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No	DATE	AMENDMENTS	DWG

JOB NO: 9631
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DRAWN: JF
SCALE: 1:200
PRINTED DATE:
SHEET 4 of 5

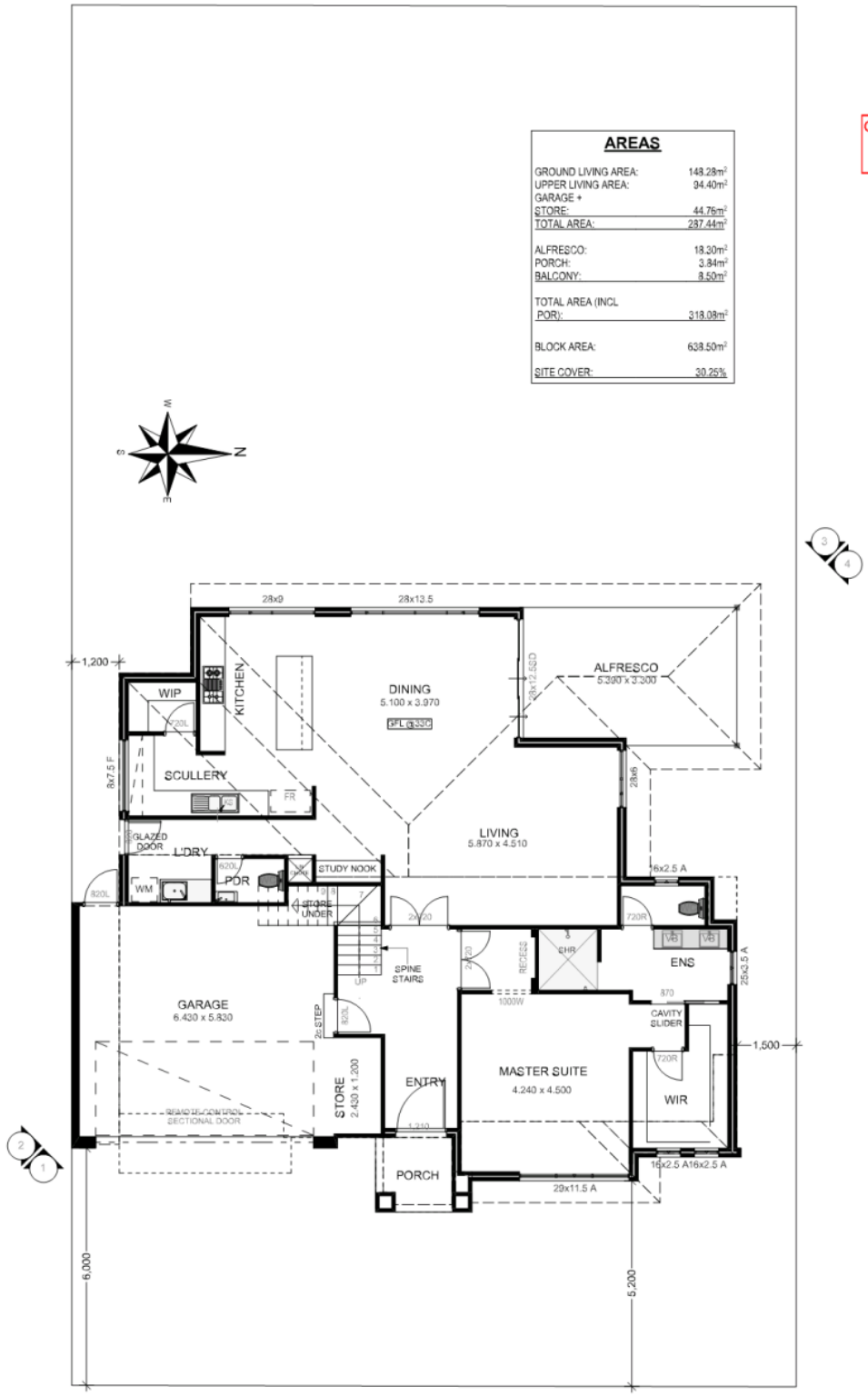
PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK

CITY OF VINCENT
RECEIVED
31 July 2019

AREAS

GROUND LIVING AREA:	148.28m²
UPPER LIVING AREA:	94.40m²
GARAGE + STORE:	44.76m²
TOTAL AREA:	287.44m²
ALFRESCO:	18.30m²
PORCH:	3.84m²
BALCONY:	8.50m²
TOTAL AREA (INCL POR):	318.08m²
BLOCK AREA:	638.50m²
SITE COVER:	30.25%



GROUND FLOOR PLAN
SCALE 1:100

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PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK

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31 July 2019

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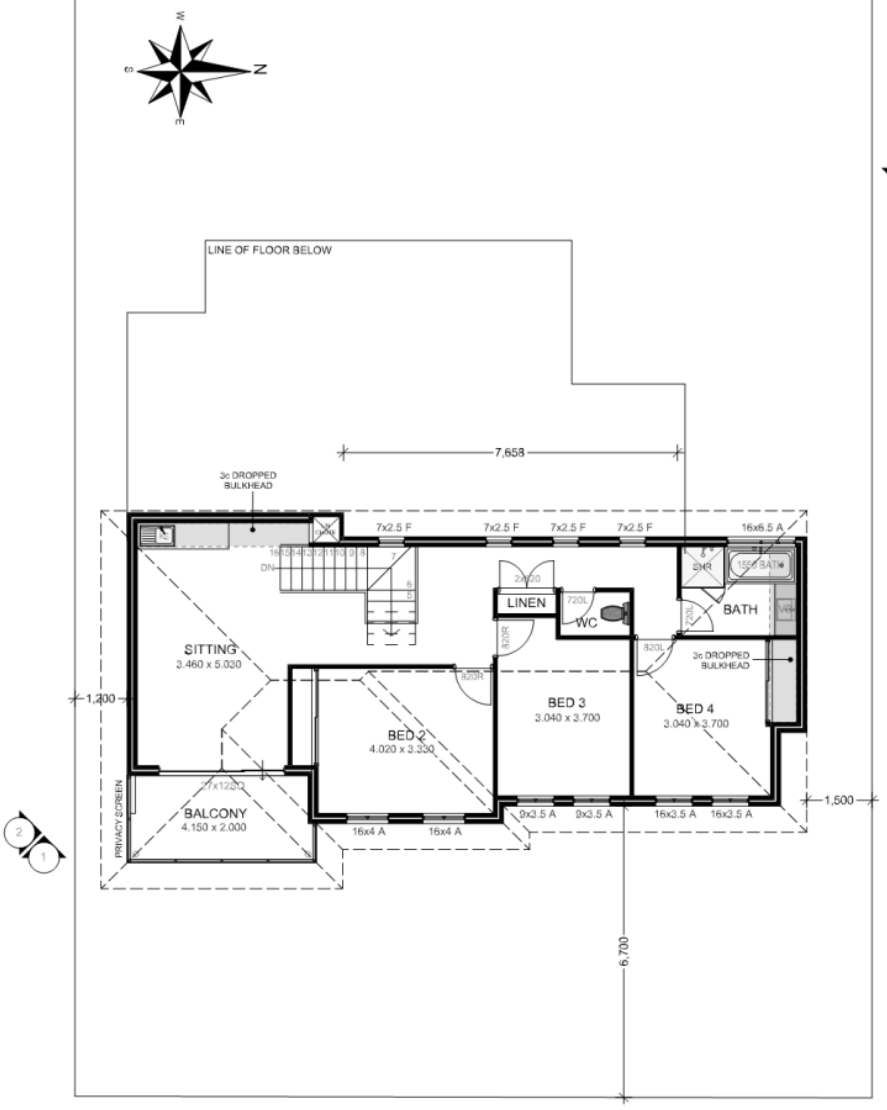
BLOCK AREA:	638.50m²
SITE COVER:	30.25%



UPPER FLOOR PLAN
SCALE 1:100

DESIGN BETTER BUILDINGS
Tel: (08) 9242 1999 Mob: 0417 907 012
www.designbetterbuildings.com.au

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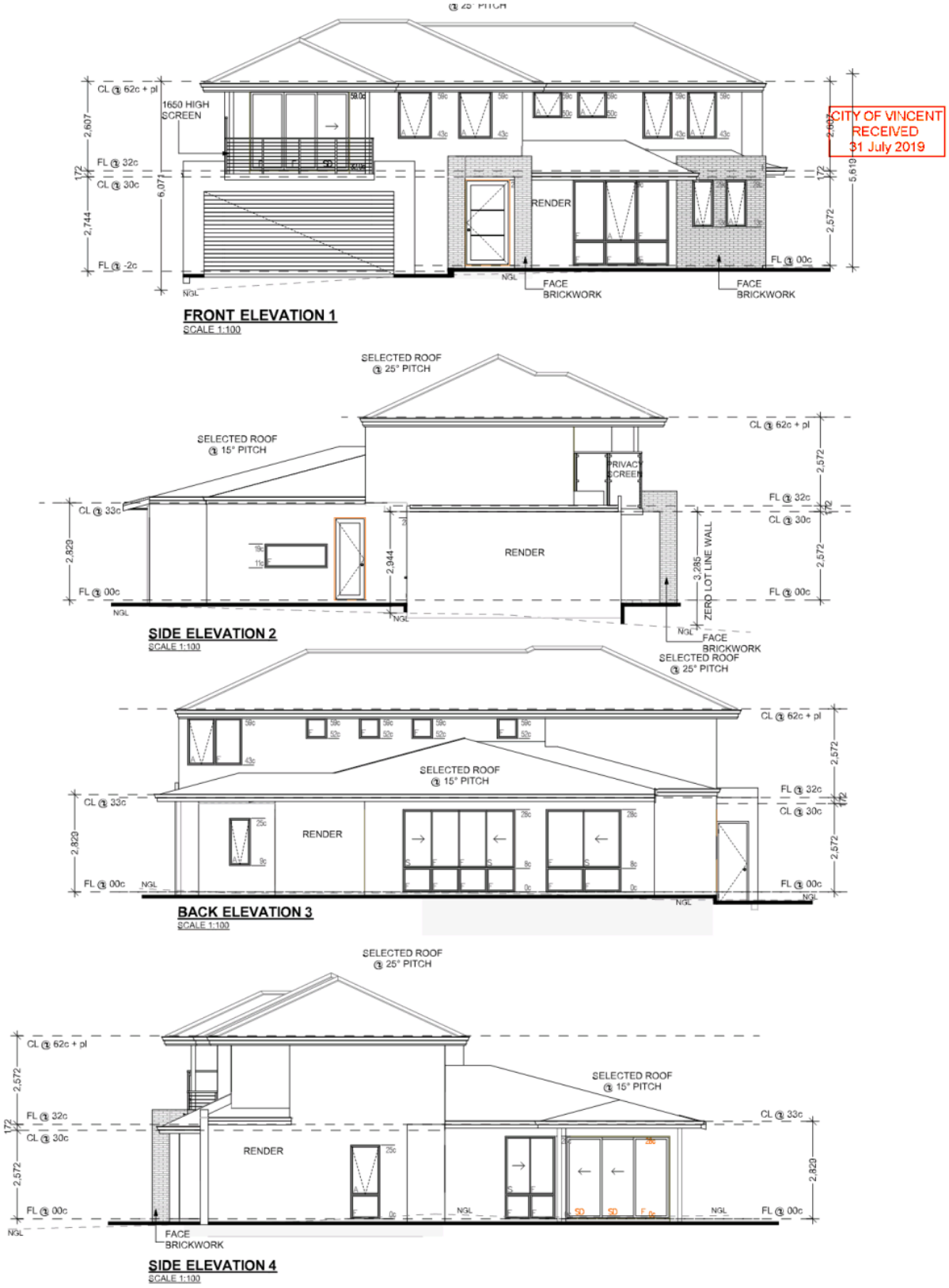
No	DATE	AMENDMENTS	DWG

JOB NO: 9631
DATE: 31/07/2019
DRAWN: JF
SCALE: 1:100
PRINTED DATE:
SHEET 2 of 5

PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK



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No	DATE	AMENDMENTS	DWG

JOB NO: 9631
DATE: 31/07/2019
DRAWN: JF
SCALE: 1:100
PRINTED DATE:
SHEET 3 of 5

PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN

FOR CLIENT: BLACK


CITY OF VINCENT
RECEIVED
31 July 2019

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Support Support proposal.	Support noted.

Street Setback • The remainder of the street has the required, if not more than the required 7.92 metres, this will in no way "preserve nor enhance", it is not "consistent with the established streetscape", nor does "use appropriate minor projections that do not detract from the character of the streetscape" or indeed "positively contribute to the prevailing development context and streetscape". Not sympathetic to the streetscape and won't preserve the character of the established homes. The building will dominate the street.	• The dwelling is articulated on the ground floor to reduce the mass and scale of the dwelling. The stepped approach for the dwelling frontage – inclusive of major openings, minor projections, eaves and ancillary roof forms – provide elements which assist in ameliorating the imposition of perceived and actual bulk. This is consistent with the objectives of the Built Form Policy, as outlined in the report. Although the City's policies do not provide prescriptive guidelines in regards to roof and wall colours of dwellings, the grey render finish, white colorbond pitched roof and red brick accents are elements from the development style which currently exist in the established streetscape and are reinterpreted on the subject dwelling. The design is sympathetic to the area, and preserve and enhance the visual character of the existing streetscape. The revised development plans submitted by the applicant incorporates the DRP Chair's comments to reduce the massing and bulk of the dwelling and incorporate materials which are characteristics of the Buxton Street established streetscape. The positioning of major openings and balconies to the ground and upper floor of the dwelling ensures minimal areas of blank and solid walls to the façade of the dwelling, and facilitates a greater level of passive surveillance and interaction to the street. The subject portion of Buxton Street contains dwellings of a mixed age and built form outcome. The proposed dwelling and setback are deemed to be appropriate and consistent with the adjacent properties given the stepped nature of the dwelling, pitched roof form, upper floor setbacks and incorporation of landscaping within the front setback area, and as a result the proposal positively contributes to the prevailing streetscape.

Summary of Submissions:

• One of the main characteristics of this section of Buxton Street is the large setbacks. The large setback results in increased openness of the streetscape and allows for non-paved grassed areas or landscaping to reduce urban heat. The large setback also allows for increased street side land use which, together with low level dividing fences, increases the likelihood of neighbourhood-oriented environment in this portion of Buxton Street.	• The applicant has revised the proposal to increase the setback of the upper floor of the dwelling and to create greater articulation. The proposal would result in a reduced street setback than the deemed to comply requirement set out in the Built Form Policy. The development would result in open space in the front setback area to accommodate deep soil and canopy coverage. The proposal meets the landscaping deemed to comply requirements of the Built Form, with canopy and deep soil incorporated into the front setback area of the dwelling. The existing mature Jacaranda verge tree is also being retained which contributes to open space and landscaping to the front of the dwelling. The dwelling incorporates major openings and a balcony to Buxton Street which allows for passive surveillance and interaction with the street.
• Reduced safety for vehicles when reversing out of the garage space.	• The proposed vehicle access from the dwelling satisfies the deemed to comply requirements of Clause 5.2.5 – Sightlines of the R Codes ensuring that safe vehicle access is provided.
• Large setbacks improve the openness of the streetscape and is more environmentally friendly. This also creates a closer-knit community for interaction and noticing suspicious behaviours in the area.	• The dwelling incorporates major openings and articulated entry points to provide passive surveillance to the dwelling and satisfy the street surveillance deemed to comply requirements of the R Codes.
Building Height	
• Proposed wall height is 600 millimetres above the permitted height which is also based on the south end of the block being subjected to a 1.1 metre site elevation to cater for the sloping nature of the block. The skillion roof extends some 300 millimetres higher than the planning recommendations designed to "respond and contribute to neighbourhood context and streetscape character and do not overwhelm or dominate existing development" and "preserves and enhances the visual character of the existing streetscape by considering building bulk and scale".	• The applicant has amended the plans to incorporate a pitched roof form. The revised roof form of the dwelling meets the deemed to comply building height requirement. The applicant is seeking a 0.07 metre variation to wall height, however this does not impose bulk to the streetscape for the reasons outlined in the report.
• The wall and skillion heights are significantly larger than the deemed to comply provisions. Even if compliant, the building itself would not comply with the design principles. The second storey of the dwelling extends right to the front, creating a building which is not sympathetic to the streetscape, creates unnecessary visual bulk and will dominate the streetscape. Consideration should be given to setting the second storey back to lessen the visual bulk from the street and be more sympathetic to the surrounding buildings.	• The dwelling has been amended to a pitched roof form in lieu of the skillion roof. The dwelling's roof height meets the deemed to comply requirements in regards to building height. The upper floor or the dwelling is setback and articulated from the ground floor and incorporates major openings and habitable outdoor spaces (balconies) as well as mixed materials, to mitigate streetscape bulk.

Summary of Submissions:

• The wall and unusual skillion heights are significantly higher than the 'deemed to comply provisions' and are of grave concern to neighbours. The second storey of the building extends right to the front of the block, creating a large house which is not sympathetic to the streetscape. This design is visually and unnecessarily dominant with its anterior "bulk" and will dominate the streetscape. The development is not complimentary to any of the existing dwellings, with no modern buildings on this lower section of Buxton Street and no features inherent in the design to reflect the local character or history.	• The application has been revised to demonstrate a pitched roof form, which is consistent with the established streetscape. The elevations and street façade of the dwelling now incorporates mixed materials, including red brick, to reflect the established and prevailing character of Buxton Street. The applicant has amended the proposal to provide an increased setback to the upper floor, which assists in reducing massing of the dwelling.
• Lacks materials used in keeping with our streetscape – too modern.	• The dwelling incorporates additional materials – red brick, render and white detailing – to provide a dwelling which is sympathetic to the built form identity and appearance of dwellings in this portion of Buxton Street, as well as the surrounding Mount Hawthorn context.
• The second storey being so set forward the design looks more like a boundary wall with windows than a house design which doesn't at all tie in with the existing streetscape.	• The application has provided revised plans which set back the upper floor from the street and ground floor. Additional colours and materials and revisions to the roof form have been made to create a dwelling which is more consistent with the Buxton Street streetscape. The upper floor of the dwelling is articulated and provides a number of major openings which facilitate street surveillance and reduce solid, blank walls to the street.
Lot Boundary Setbacks	
• The visual dominance of the lot boundary wall forming the external wall to the proposed two car garage is not in keeping with the existing streetscape. The wall visible from the street will dominate and overwhelm the landscape with its substantial visual bulk. The visual dominance of this wall is quite imposing with no real attractiveness or tie in with the existing streetscape. This is more so emphasised by the minimal street setback.	• The height of the boundary wall has been reduced, seeking a minor variation of 0.15 metres to the 3.0 metre average wall height requirement. The departure from the deemed to comply requirements is minor in nature and would meet the design principles. The impact of the southern lot boundary wall to the garage would be reduced as viewed from the street because it would be behind the front of neighbouring southern dwelling.
• The buildings with a balcony will impact the privacy of the other houses.	• The balcony meets the visual privacy deemed to comply requirements.

Summary of Submissions:

Site Works and Retaining • Retaining wall at the front of the property significantly exceeds the maximum allowed, and does not consider that natural fall of the street. The 1.1 metre high retaining wall will significantly add to the building height and visual bulk and will dominate the streetscape. The building and its level should be adjusted to reflect the natural fall of the street and be more sympathetic to its surroundings. • The front retaining wall significantly exceeds the maximum permitted and levels should be adjusted to reflect the natural fall of the street. The 1.1m high retaining wall will significantly add to the buildings height and visual bulk and will dominate the streetscape. This will be additive to the unnecessary excessive height and forward placement of the second story and high skillion roof. • Other than breaching the code, this adds visual dominance of the imposing structure by adding height.	• No retaining is proposed to the dwelling. 1.1 metres of fill was shown to a portion of the southern elevation of the dwelling, as advertised. This incorrectly shows the amount of fill compared to the ground level as measured at the street. The applicant has revised the proposal to correctly show the 0.5 metres of fill required for a portion of the southern elevation of the dwelling as measured from natural ground level. This is compliant with the deemed to comply requirements of the R Codes. • The proposed fill to a portion of the lot ensures a better pedestrian and vehicle access point and grade to the dwelling, which is also responsive to the natural slope of the site. No retaining walls are proposed. The proposed fill does not impact on the height of the dwelling, which the applicant has now amended the site works to meet the deemed to comply requirements of the R Codes. • The proposed fill does not impact on the overall height of the dwelling, which the applicant has amended to meet the deemed to comply requirements of the R Codes in regards to roof height. The application is seeking a minor (0.07 metre) variation to wall height, however this is not considered to impose bulk to the streetscape.
Visual Privacy No attempt appears to have been made in the development to reduce the impact of visual privacy to the side of the property or neighbouring dwellings privacy from the balcony area in form of orientation, layout or screening.	The applicant has provided 1.6 metre screening to the southern elevation of balcony. The screening provided satisfies the visual privacy deemed to comply requirements of the R Codes.
Character Retention Nomination This section of Buxton St has been nominated to be a "Character Retention Area" as it has a unique character & charm, with its modest, traditional, single storied homes, many which are restored war service homes, which have front porches & which adhere to the setback laws. Residents have tried hard to preserve the visual character of the street & the large setbacks for alterations and additions undertaken as well as incorporated landscaping and open space.	Administration's consideration of the application gives due consideration to the Character Retention Area nomination currently submitted to the City. This nomination has not substantially progressed and will be prepared by Administration for advertising. The applicant has modified the scale and façade of the dwelling to demonstrate a built form outcome that addresses the Character Retention Policy objectives and provides for a development sympathetic to the established streetscape. The dwelling meets the deemed to comply open space and landscaping requirements of the R Codes. The dwelling incorporates deep soil and canopy within the street setback area, consistent with neighbouring properties.

Summary of Submissions:

Solar Access The excessive height will create shadows, reduce sunlight to the adjacent homes & impact on their solar panels.	The development satisfies Clause 5.4.2 – Solar Access of the R Codes which permits 35% overshadowing to adjacent properties. The overshadowing proposed is 17.3%.
Other Comments • Attractiveness of a building is clearly subjective, the Built Form Policy provides clear guidance for residential developments. The development does not meet two of the four contextual Policy Objectives as follows: › Policy Objective 2 – Development must be "*respectful of local and* historical context". The proposed development with the skillion roof and both storeys projecting to the front of the property with minimal street setback, presents as overly large and dominating. The homes in Mount Hawthorn are generally modest, traditional character homes with an appealing style and timeless charm. There are many war service homes in the area and the historic Anzac Cottage is less than 300m from our street. Many of the homes in the area have been restored and extended retaining the original portion of the home. The proposal is in complete contrast to the local environment and devoid of any historical context typically associated with Mount Hawthorn. › Policy Objective 3 – Development must "*preserve and interpret* established built form and social character". Homes in Mount Hawthorn are generally modest and traditional in style, and often use natural face brick, limestone foundations, timber window frames, and front porches or verandas. The proposed development has none of these features. The development is not sensitive to the character of the established homes in the street and in Mount Hawthorn as a whole. The minimal setback and imposing nature will dominate the street and will not retain a human scale necessary for high quality neighbourhood interactions.	• The applicant has amended the plans to demonstrate a built form outcome that is more consistent with the existing streetscape. The skillion roof has been replaced with a pitched roof, in line with the general character and appearance of Buxton Street. A reduced street setback than the deemed to comply standard of the Built Form Policy is proposed. The street setback area provides for deep soil and canopy cover, while the dwelling incorporates vertical and horizontal separation of the ground and upper floors of the dwelling through the incorporation of major openings to reduce blank and solid walls, minor projections from the porch and balcony, eaves and ancillary roof forms that assists in reducing the mass and scale of the development as it presents to the street. In addition, the dwelling incorporates varying materials, finishes and colours found in the streetscape, such as render, red brick and white window trim. The development's proximity to the Anzac Cottage is noted, however, does not explicitly form part of a deemed to comply provision considered in the planning assessment of the application. • The dwelling incorporates colours and materials that are reflective of the existing dwellings as well as alterations and additions undertaken to adjacent properties. A contemporary design has been proposed that is not prohibited under the policy framework, and that incorporates the use of red facebrick, render and a defined entry/porch to the dwelling are consistent with existing development. The articulation of the dwelling, landscaping within the front setback area as well as major openings which address the street, facilitate development consistent with the design principles and built form outcomes that the policy framework contemplates for this area.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

CITY OF VINCENT
RECEIVED
10 April 2019

April 10, 2019

City of Vincent
Attn: Natasha Trefry
Planning Department
244 Vincent Street
LEEDERVILLE WA 6007

Dear Natasha

RE – Letter of justification for issues raised for proposed res to no 11 Buxton St Mount Hawthorn WA

The following letter outlines justifications for the above proposed development, and is based on email received on the 2nd of April.

Built form policy 5.2 street setback

- We've increased setback from 4.8m to 5.2m to reflect the setback of the immediately surrounding properties.

- Although the proposed setbacks do not meet street average, they are in keeping with the surrounding properties, as noted below.
    - Number 7 Buxton St having a setback of 5.4m
    - Number 9 Buxton St having setback of 5.0m
    - Although not on the same street, secondary street setback back for 171 and 165 Anzac is approx 1.5m both being in close proximity to no 11 Buxton.

- Although the street is predominantly single storey, the area is also zoned R30 and as such the site in question can be subdivided into two blocks, the owners are not planning to subdivide the property as they have young children and would like to enjoy the back yard, but they would like to have the ability to be able to subdivide in the future, if we use the average to determine front setback for the property, then this will not be possible.

- Allowing a reduced front setback will also reduce area of lawn and garden which intern will help with water conservation.

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RECEIVED
10 April 2019

- Although we have a reduced setback and a two storey facade, the articulation, and use of contrasting materials including render, face brick and or stone, within the elevation will enhance the streetscape.

Clause 5.7 setback of garage, & Residential design codes Clause 5.3.5 Vehicular access

- We've increased setback from the current 5.38m to 5.5m to reduce impact of garage.
- We have made every effort to reduce the impact of the garage by insuring that the garage sits behind the main building, and the inclusion of a balcony above.
- We are not adding a crossover, we are only proposing to replace the exist paving with new paving.
- Although the R-codes state that we are to use ROW for vehicular parking areas, we believe that having the garage facing the main street will, not only help with community interaction but will also reduce congestion on the street as any visitors to the property will have space to park vehicles on the driveway, as opposed to the street.
- Having garage facing street will also reduce potential future congestion in the ROW, as most of the street will eventually redevelop and will need to utilize the ROW for access to parking.

Clause 5.14 Landscaping

- As requested we have nominated 15% of deep soil zones as per attached plans.

Clause 5.31 Development on right of way

- Existing garage on ROW will be retained and renovated.

We hope the submission of the above justifications satisfy the requirements of the City of Vincent, however should you have any further comments please contact us on 9242 1999 or 0417907012.

Sincerely,

Mario Figliomeni

CITY OF VINCENT
RECEIVED
07 June 2019

June 07, 2019

City of Vincent
Attn: Natasha Trefry
Planning Department
244 Vincent Street
LEEDERVILLE WA 6007

Dear Natasha

RE – Letter of justification for issues raised for proposed res to no 11 Buxton St Mount Hawthorn WA

The following letter outlines justifications for the above proposed development, and is based on email received on the 7th of June.

Built form policy 5.2 street setback

- The proposed setback of 5.2m for the main building and 5.5m for the garage are setback further then the property being constructed on the southern side, and the existing home on the opposite side of the St(Eastern side).

- Although the proposed setbacks do not meet street average, they are in keeping with the surrounding properties, as noted below.
    - Number 9 Buxton St having setback of 5.0m
    - Number 14 Buxton St having setback of 4.5
    - Although not on the same street, secondary street setback back for 171 and 165 Anzac is approx 1.5m both being in close proximity to no 11 Buxton.
    - Numerous dwellings with reduced setbacks on Egina St Mt Hawthorn which is the next st over.(West) from Buxton

- Although the street is predominantly single storey, the area is also zoned R30 and as such the site in question can be subdivided into two loots, the owners are not planning to subdivide the property as they have a young family and would like to enjoy the back yard, but they would like the ability to subdivide in the future, if we use the average to determine front setback for the property, then this will not be possible.

- Allowing the setback variation will also reduce area of lawn and garden which intern will help with water conservation.

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07 June 2019

- Although we have a reduced setback and a two storey facade, the articulation, and use of contrasting materials including render, face brick and or stone, within the elevation will enhance the streetscape.

Building Height

- Original ground lines have been corrected as the heights were based off the levels at the front boundary, and wall height has been reduced from the 6600mm down to 6071mm, this is now quite minor variation, and all other over height issues have been eliminated.

Building bulk

- Building bulk has been greatly reduced due to the skillion roof being changed to a conventionally pitched roof.
- Although the elevation is contemporary, we've added feature face brickwork in order to better fit into the current street scape.

Lot boundary setbacks(Lot Boundary Walls)

- Maximum wall height has been reduced from 3700mm down to 3287mm and average height has been reduced from 3500mm down to 3115mm.
- The boundary wall would comfortably meet the average and maximum, and is only over height due to the ground level dropping sharply where the garage is situated.

Site works and retaining

- Levels have been updated and noted on plans and elevations.

Visual Privacy

- Screen 1650 high has been added to the Southern side of balcony.

Right of Way Widening

- We currently propose a 1.5m setback from the current boundary. Which would allow for 1.0m setback to the building once future lane widening is taken into account.

Landscaping

- As requested we have nominated 15% of deep soil zone as per attached plans.
- 30% tree canopy has also been nominated on the site plan, along with tree species.

We hope the submission of the above justifications satisfy the requirements of the City of Vincent, however should you have any further comments please contact us on 9242 1999 or 0417907012.

Sincerely,

Mario Figliomeni

CITY OF VINCENT
RECEIVED
07 June 2019

To whom it may concern

Re- development application for no 11 Buxton Street Mt Hawthorn

We would like to acknowledge the community and council feedback. We have revised our plans to take this into account. We hope these revised plans will better reflect the character of the street.

We've been unable to find a compromise on the front setback of the property and we would like to provide our reasons for this to be taken into account at the council meeting.

Firstly, it should be noted that this block is zoned R30 and has the potential to be subdivided in the future. Whilst subdivision is not on our immediate time frame (you will note we did not demolish the garage at the rear) we would like to retain the ability to subdivide the property in the distant future. We are aware that the City of Vincent has obligations to meet State Government infill targets, which cannot be met if a small portion of activist residents are allowed to push land owners to build in the middle of an R30 block.

The house we are proposing is an average size (330sqm inc garage) family home by modern standards and is not excessively large.

Notwithstanding the subdivision potential, we specifically searched for a larger than average property with rear lane access to park our caravan. It will disappoint us and no doubt the residents if we are unable to park at the rear of the property. We assume a parked caravan at the front of the house will be unsympathetic to the character of the area.

CITY OF VINCENT
RECEIVED
07 June 2019

Having just moved from a large block in Duncraig where the front yard exceeded the size of the back yard we would also strongly dispute that large front yards build community engagement. We rarely encountered passers-by in the many hours standing pouring water on our front lawn in futile attempts to keep the grass alive in the summer. We are not aware of any research to support larger front yards building community spirit.

Finally, we would like to point out that we are not the only new home builders in the street to build forward of the 8m setback. We can give numerous examples of properties up and down the street built forward of this. However, we don't need to go far, with numbers 9, 12 & 16 being new builds at setbacks between 3-5 metres. We would argue it would look more out of place if our property was setback at 8 metres given the proximity to the street of surrounding houses.

We hope the council can take into account the above considerations when considering our approval.

Paul and Louise Black
11 Buxton Street
Mt Hawthorn

Summary of Submissions:

The tables below summarise the comments received during the second advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	Officer Technical Comment:
Support Support proposal.	Support of the proposal and built form elements are noted.
Street Setback No objection to the proposed development and the street setback. Nearby on Britannia Road, there are new builds with a lesser setbacks. The proposal does not visually detract or adversely impact the existing streetscape.	
Building Height • No objections to the proposed building height • With respect to Building Height, we have no objections.	
Lot Boundary Setbacks • No objections to the proposed lot boundary wall height. • With respect to Lot Boundary Setback, we have no objections.	

Comments Received in Objection:	Officer Technical Comment:
Street Setback • Development does not satisfy the design principles of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape. The reduced setback fails to preserve or enhance the visual character of the established streetscape. Acceptance of 5.2m for this development will further reduce the average set back and, in time, will change the unique character of the street.	• The dwelling is articulated on the ground floor to reduce the mass and scale of the dwelling. The stepped approach for the dwelling frontage – inclusive of major openings, minor projections, eaves and ancillary roof forms – provide elements which assist in ameliorating the imposition of perceived and actual bulk. This is consistent with the objectives of the Built Form Policy, as outlined in the report. Although the City's policies do not provide prescriptive guidelines in regards to roof and wall colours of dwellings, the grey render finish, white colorbond pitched roof and red brick accents are elements from the development style which currently exist in the established streetscape and are reinterpreted on the subject dwelling. The design is sympathetic to the area, and preserve and enhance the visual character of the existing streetscape. The revised development plans submitted by the applicant incorporates the DRP Chair's comments to reduce the massing and bulk of the dwelling and incorporate materials which are characteristics of the Buxton Street established streetscape. The positioning of major openings and balconies to the ground and upper floor of the dwelling ensures minimal areas of blank and solid walls to the façade of the dwelling, and facilitates a greater level of passive surveillance and interaction to the street.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	The subject portion of Buxton Street contains dwellings of a mixed age and built form outcome. The proposed dwelling and setback are deemed to be appropriate and consistent with the adjacent properties given the stepped nature of the dwelling, pitched roof form, upper floor setbacks and incorporation of landscaping within the front setback area, and as a result the proposal positively contributes to the prevailing streetscape.
• Large setbacks provide an increased openness to the streetscape which allows for non-paved grassed areas or landscaping to reduce urban heat. The large setback also allows for increased street side land use which, together with low level dividing fences, increases the likelihood of neighbourly interactions and passive surveillance in the street.	• The applicant has revised the proposal to increase the setback of the upper floor of the dwelling and to create greater articulation. The proposal would result in a reduced street setback than the deemed to comply requirement set out in the Built Form Policy. The development would result in open space in the front setback area to accommodate deep soil and canopy coverage. The proposal meets the landscaping deemed to comply requirements of the Built Form, with canopy and deep soil incorporated into the front setback area of the dwelling. The existing mature Jacaranda verge tree is also being retained which contributes to open space and landscaping to the front of the dwelling. The dwelling incorporates major openings and a balcony to Buxton Street which allows for passive surveillance and interaction with the street.
• Varying the setback for different parts of the building (such as the garage) has improved the "average" setback of the development, the reduced setback of the balcony to 5.0 metre has offset much of this gain.	• The dwelling is articulated on the ground floor to reduce the mass and scale of the dwelling. The dwellings stepped approach – inclusive of major openings, minor projections, eaves and ancillary roof forms – provide elements which attempt to ameliorate the imposition of perceived and actual bulk. This is consistent with the objectives of the built form policy, as outlined in the report. The applicant has further revised the upper floor to provide a 5.5 metre setback to the balcony.
• Setback of garage and balcony could be improved upon as it stands out and implodes into the street.	• The balcony is a minor projection to the street, and provides articulation to the front façade of the proposal. The applicant has further revised the plans to increase the balcony setback to 5.5 metres. The garage has also been setback to 6.0 metres. The City's DRP Chair advised that the balcony over the garage provides a level of visual relief.
• "Overly concreteness" impinges on the street where most of the houses are set back from the road to accommodate grassed and green areas.	• The street setback proposed allows for the provision of open space in the front setback area to accommodate deep soil and canopy coverage. The proposal meets the landscaping deemed to comply requirements of the Built Form. The existing mature Jacaranda verge tree is also being retained which contributes to open space and landscaping to the front of the dwelling.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
• While the new plans have partially addressed the setback concerns (with the garage for example) it's the setback areas like the balcony (still at 5 metres) which are the greatest issue, due of course to the height. The enjoyment of our property and alfresco living areas would be inhibited.	• The balcony is a projection to the street, and provides articulation to the front façade of the proposal. The applicant has further revised the plans to increase the balcony setback to 5.5 metres. The application is seeking a 0.07 metre variation to wall height, however this does not impose bulk to the streetscape, as per the reasons outlined in the report. The development complies with solar access and visual privacy, limiting impacts on amenity to neighbouring properties.
Vehicle Access • Street is regularly full of parked cars on both sides of the street. • The reduced setback also has the potential to reduce safety when vehicles reversing out of the garage space for pedestrians using the street.	The proposed vehicle access from the dwelling satisfies the deemed to comply requirements of Clause 5.2.5 – Sightlines of the R Codes ensuring that safe vehicle access is provided.
Future Development of Lot Are there planning restrictions that would stop the plot being subdivided and a second house being put onto the back section? Have objections and would reassurances that this would not be able to be achieved.	The subject property is 637 square metres in size and zoned Residential R30. The R Codes allows subdivision to be considered for the site if the average (300 square metres) and minimum (260 square metres) lot sizes can be achieved. The site has subdivision potential, as do other sites within the Mount Hawthorn area. Subdivision applications are determined by the Western Australian Planning Commission (WAPC). The construction of a second dwelling to the rear of the site does not form part of this application.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

2. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.

3. With reference to Condition 3, the City encourages landscaping methods and species selection which do not rely on reticulation.

4. With reference to Condition 6, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

5. With reference to Condition 7, the acquisition of land for future right of way (ROW) widening will be considered at any future subdivision stage.

6. With reference to Condition 9, all new crossovers to the development site are subject to a separate application to be approved by the City.

7. A security bond for the sum of $2,000, shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Bulwer Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.

8. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.

5.6 NO. 48 (LOT: 202; D/P: 413236) EGINA STREET, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE

TRIM Ref: D19/101127

Author: Clair Morrison, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: North

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Summary of Submissions - Administration's Response

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the proposed Single House at No. 48 (Lot: 202; D/P: 413236) Egina Street, Mount Hawthorn, in accordance with the plans in Attachment 2, for the following reasons

1. **The proposed lot boundary wall along the northern lot boundary does not satisfy the Design Principles of Clause 5.1.3 Lot Boundary Setbacks of State Planning Policy 7.3 Residential Design Codes – Volume 1 as the design and materials of the lot boundary wall presents an unacceptable level of building bulk and scale which;**

   1.1 **Has not been designed to reduce the impact of building bulk to No. 48A Egina Street, Mount Hawthorn;**

   1.2 **Results in a detrimental amenity impact to the use and enjoyment of No. 48A Egina Street, Mount Hawthorn; and**

   1.3 **The lot boundary does not preserve the visual character of Egina Street, and negatively impacts on the streetscape and character of the street; and**

2. **As a result of the bulk impact of the proposed two-storey boundary wall, the development:**

   2.1 **Is not compatible with the established residential area in which it is located and is inconsistent with an objective of the Residential zone under the Scheme;**

   2.2 **Is not compatible with its setting (Clause 67(m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and**

   2.3 **Would have an adverse impact on the amenity and a detrimental impact on the character of the locality (Clause 67(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*).**

PURPOSE OF REPORT:

To consider an application for development approval for a two-storey Single House at No. 48 Egina Street, Mount Hawthorn (the subject site).

PROPOSAL:

The application proposes the construction of a two-storey Single House at the subject site.

BACKGROUND:

Landowner:	Colin Roe and Corinne Roe
Applicant:	Urbanista Town Planning
Date of Application:	17 May 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Single House
Lot Area:	306m^2
Right of Way (ROW):	No
Heritage List:	No

The subject site is bound by Egina Street to the west, Single Houses to the south and east, and a vacant green title lot to the north (No. 48A Egina Street), as shown on the location plan included as **Attachment 1**. Egina Street and the broader area surrounding the subject site is characterised by one and two-storey Single Houses.

The subject site is currently a vacant lot that has been cleared in preparation for development. The subject site is one of two green title lots created as a result of subdivision approval issued by the Western Australian Planning Commission (WAPC) on 28 February 2017. The City issued a clearance for the subdivision approval on 24 July 2018. The City was notified on 29 January 2019 that the Deposited Plan and Certificate of Title had been issued by Landgate.

Previous Development Application

At its Ordinary Meeting on 16 October 2018, Council considered a development application for two Grouped Dwellings at the parent lot of the subject site, No. 48 (Lot: 5; D/P: 14389) Egina Street. Council resolved to refuse the application for the following reasons:

1. *The development does not satisfy the design principles of Clause 5.1.2 (Street Setback) of the Residential Design Codes or Clause P5.2.1 of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape.*

2. *The development does not satisfy the design principles of Clause 5.2.1 (Setback of garages and carports) of the Residential Design Codes or Clause P5.7.2 of the Built Form Policy, as the visual dominance of the proposed garages compromise the character and the existing streetscape.*

The applicant sought a review of this decision by the State Administrative Tribunal (SAT) on 26 October 2018. Pursuant to Section 31 of the State Administrative Tribunal Act 2004, the SAT invited the Council to reconsider its decision. Prior to the application for reconsideration being presented to Council, Administration was provided with a copy of the Deposited Plan and Certificate of Title for the subdivided lots (No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street) by the applicant on 29 January 2019. As a result, the application presented to Council for reconsideration was for two Single Houses, rather than two Grouped Dwellings. Council reconsidered amended plans at its Ordinary Meeting on 5 February 2019 where it resolved to refuse the application for the following reasons:

1. *As a consequence of the bulk, scale and dominating appearance of the proposed garages of the single houses, the proposed development:*

   (a) is not compatible with the established residential area in which it is located and is, therefore, inconsistent with an objective of the Residential zone under the Scheme;
   (b) is not compatible with its setting (clause 67(m) of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and
   (c) would have an adverse impact on the amenity of the locality (clause 67(n) of the deemed provisions).

2. *Contrary to an objective of the Residential zone under the Scheme, the design of the proposed development is contrary to sustainability principles because:*

(a) the landscaping design would restrict solar access and ventilation to private open space areas of the single houses; and
(b) the building design, including a two storey boundary wall, would restrict solar access and ventilation to No. 48 Egina Street, Mount Hawthorn.

3. The matters referred to in paragraphs 2(a) and (b) would have an adverse impact on the amenity of the occupants of the proposed development.

4. Adequate landscaping on-site has not been provided to reduce the impact of the proposed development on adjoining properties and the streetscape (clause 67(p) of the deemed provisions).

Following Council's decision, the SAT dismissed the applicant's application for review. This was on the basis that Landgate had issued the Deposited Plan and Certificate of Title for the two green title lots at No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street. SAT determined that this meant that Lot 5 (being the parent lot) no longer existed and a decision could not be made on the development application.

Current Development

Following the dismissal of the SAT review, the applicant submitted two separate development applications for Single Houses at the subject site and at No. 48A Egina Street, Mount Hawthorn. The plans that form the subject development application for a Single House do not vary from those determined by Council at its Ordinary Meeting of Council held 5 February 2019 and are contained in **Attachment 2**.

The development application for a Single House on No. 48A Egina Street is also on this Ordinary Meeting agenda for Council's consideration and determination. Administration has assessed each application independently from one another.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and the State Government's Residential Design Codes (R Codes – Volume 1). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use	✓	
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Bicycle Facilities	✓	
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Lot Boundary Walls	
Deemed-to-Comply Standard	**Proposal**
Built Form Policy Clause 5.3 Lot Boundary Setbacks Where the wall abuts an existing or simultaneously constructed wall of a similar of greater dimensions; or Boundary walls to a maximum height of 3.5 metres and average height of 3 metres for up to two-thirds of the lot boundary behind the front setback.	 <u>Northern Lot Boundary Wall</u> Average Height – 4.75 metres Maximum Height – 6.0 metres No existing boundary wall on adjoining site and no boundary wall proposed to be simultaneously constructed as part of this application.

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations 2015), for a period of 14 days commencing on 10 June 2019 and concluding on 25 June 2019. Community consultation was undertaken by means of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

In response to community consultation, eight submissions were received, all objecting to the proposed development. Concerns raised during the community consultation period relating the proposed Single House are as follows:

- The bulky nature of the development as a result of the lot boundary wall height and landscaping;
- The proposal does not reflect the established streetscape and characteristics of Egina Street;
- The proposed double garage is not subservient to the dwelling and dominate the street façade and are not a favourable outcome for the street;
- The cumulative impact of bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and isn't compatible with its setting;
- The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, and does not reflect the existing streetscape characteristics;
- The proposal is not consistent with maintaining the character of Mount Hawthorn; and
- There is inadequate landscaping which does not reflect the existing character of the street nor create a sense of open space between buildings.

A summary of the submissions received and Administration's response is included as **Attachment 3**. The applicant has not provided any response to the summary of submissions.

Design Review Panel (DRP):

Referred to DRP: No.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the SAT for a review of Council's determination.

The deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the WAPC. The WAPC has issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Residential Design Codes Volume 2 – Apartments (R Codes Volume 2 – Apartments) but which have not been approved by Council. As a result, the assessment would only have 'due regard' to those deemed-to-comply standards relating to landscaping approved by Council in the Built Form Policy.

Delegation to Determine Applications:

This application is being presented to Council as it received more than five objections during community consultation.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The proposed Single House presents the same built form as the southern dwelling in the previously refused development application for two Single Houses at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn. Administration previously supported the proposed lot boundary walls as the dwellings formed part of one application, and Administration contemplated the simultaneous construction of the dwellings and lot boundary walls via a planning condition of approval. This was to ensure compliance with the deemed-to-comply standards of the R Codes Volume 1 relating to lot boundary walls.

In assessing the subject development application for a Single House, the City does not have the ability to require two separate dwellings proposed on two separate green title lots that are the subject of two separate applications to be constructed simultaneously. The proposed two-storey northern lot boundary wall constructed independently would fail to meet the relevant design principles relating to lot boundary walls and would adversely impact the adjoining neighbour (No. 48A Egina Street) and the streetscape. This is discussed further below.

Lot Boundary Walls

The proposal incorporates a northern lot boundary wall with an average height of 4.75 metres and maximum height of 6.0 metres, in lieu of the Built Form Policy deemed-to-comply standard of 3.0 metre average height and 3.5 metre maximum height. The lot boundary wall extends for a total of 20.4 metres behind the street setback line.

The lot boundary wall does not satisfy the design principles and local housing objectives of the R Codes Volume 1 and Built Form Policy, respectively, for the following reasons:

- A blank two storey boundary wall does not reflect the existing character of Egina Street, given it would be the only example of this scale of lot boundary wall within the street;
- The lot boundary wall would not preserve the visual character of Egina Street, given the cumulative impact of its single material, lack of articulation, overall height, length and scale. The wall would present an unacceptable level of bulk and would not enhance the visual character of the street; and
- The overall impact of the abovementioned considerations would negatively impact on the amenity and use of the northern adjoining lot, and does not positively contribute to the prevailing character of the street.

The lot boundary wall has been assessed against Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The proposed lot boundary wall is not considered to satisfy these clauses as the blank two-storey lot boundary wall would result in an unacceptable amount of building bulk when viewed from the street and the adjoining northern property, and as there are no design elements such as multiple materials or articulation to assist in reducing the bulk and scale of the wall.

Landscaping

The proposal results in canopy cover of 21.8 percent of the subject site in lieu of the deemed-to-comply requirement of 30 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of approximately 8.0 metres at maturity. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of approximately 3.0 metres and 4.0 metres, respectively. The proposed species and location of landscaping satisfies the local housing objectives of the Built Form Policy for the following reasons:

- The subject site is currently clear of any vegetation, the increased canopy would provide an increased urban air quality and reduce the impact of the urban heat island effect within the City;
- The location of landscape and the size of chosen species at maturity presents a demonstrated contribution to the greener landscape amenity within the City;
- The proposed tree species are consistent with the City's tree selection tool and are capable of growing to a substantially greater height and canopy than that shown on the development plans. This may impact on the viability of the trees given the trees are proposed to be planted within close proximity to each other. This would maximise canopy coverage onsite;
- The location of landscaping within the street setback area and to the rear of the property assists in reducing the impact of the Single House on the public realm and adjoining residential lots; and
- The proposed landscaping would provide landscape amenity for residents of the subject site and adjoining residents.

Concerns raised During Community Consultation

Garage

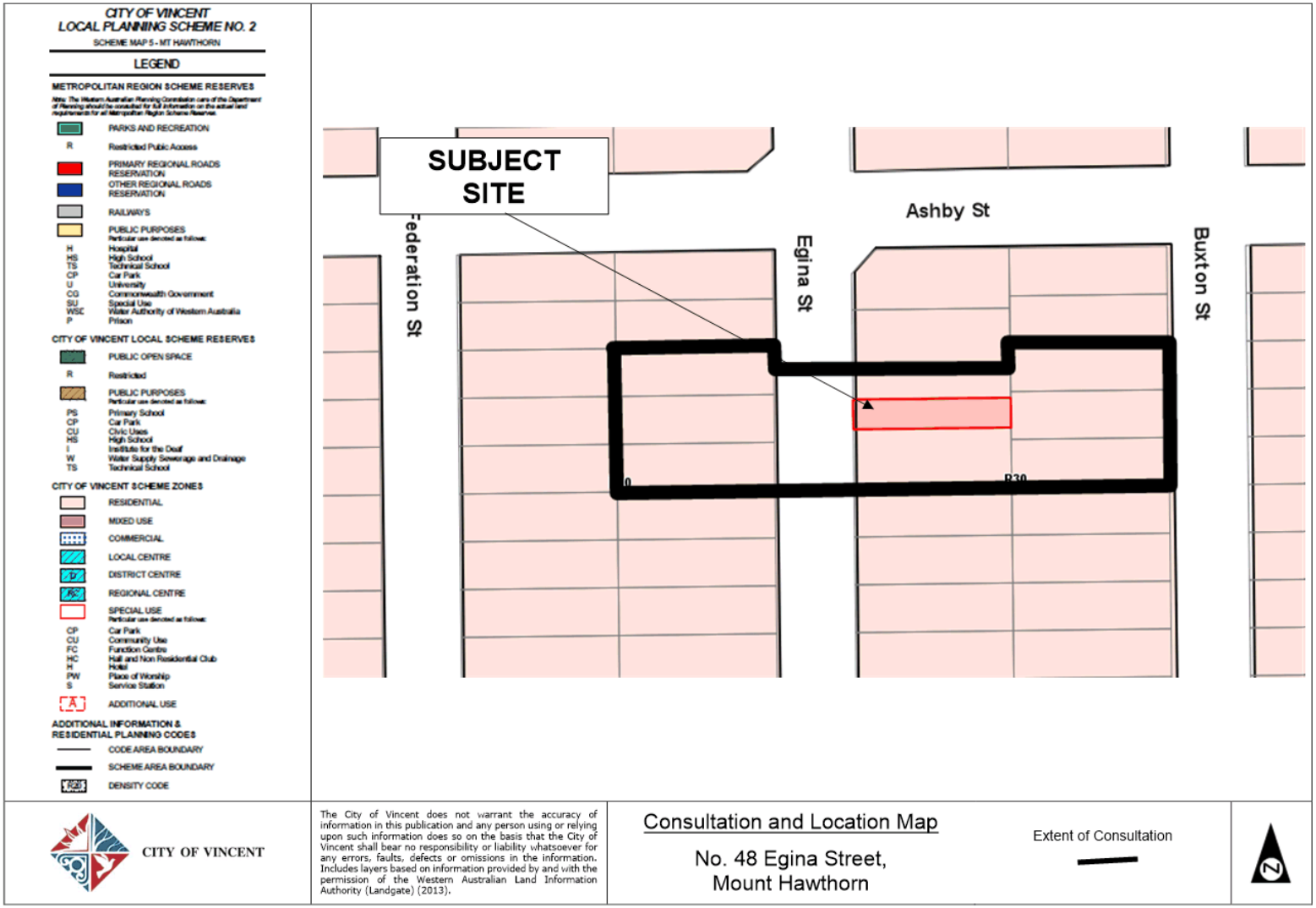
The proposal presents a double garage to the street. The proposed garage satisfies the deemed-to-comply standard of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metre of the building.

Streetscape and Character

The proposal has been assessed against the relevant matters to be considered under Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to the compatibility of the setting and amenity impacts on the character of the locality. Egina Street is characterised by single and two-storey Single Houses that present double garages to the street. There are no examples of double garages that occupy greater than 50 percent of the lot width. There is potential for the creation of lots through subdivision that comply with the planning framework and that have a side-by-side lot configuration, including along Egina Street. This is relevant when considering the future streetscape character of Egina Street.

The façade of the development to the street incorporates design elements and characteristics that are compatible with Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The street is characterised by Single Houses with double garages, with a significant number of garages being in line or in front of the dwelling;
- The materials and design elements used in the street façade, including facebrick, render and pitched roof reflect common characteristics and design elements along Egina Street;
- The cumulative effect of the street setback, proposed canopy coverage and inclusion of an open-faced balcony to the street façade assists in mitigating the overall impact of building bulk and scale; and
- The proposed garage would not result in an adverse impact on the use or amenity of the adjoining southern lot given the garage is setback behind the alignment of the porch at neighbouring property No. 46 Egina Street and overshadowing to this property complies with the deemed-to-comply requirement of the R Codes Volume 1. The proposed garage is also located behind the balcony on the subject site.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R30 DENSITY CODE
SUBJECT SITE
Federation St
Egina St
Ashby St
Buxton St
R30
CITY OF VINCENT
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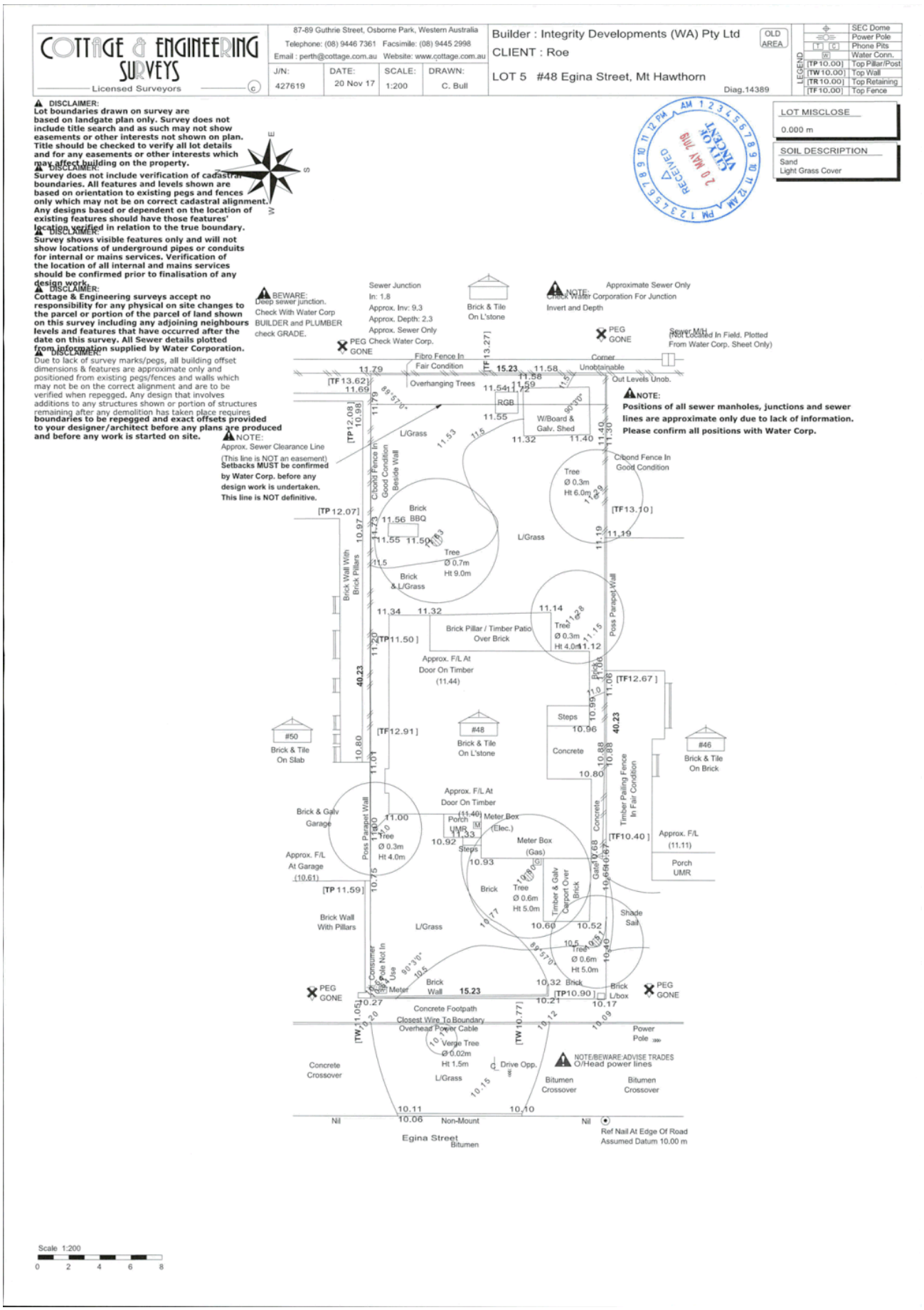
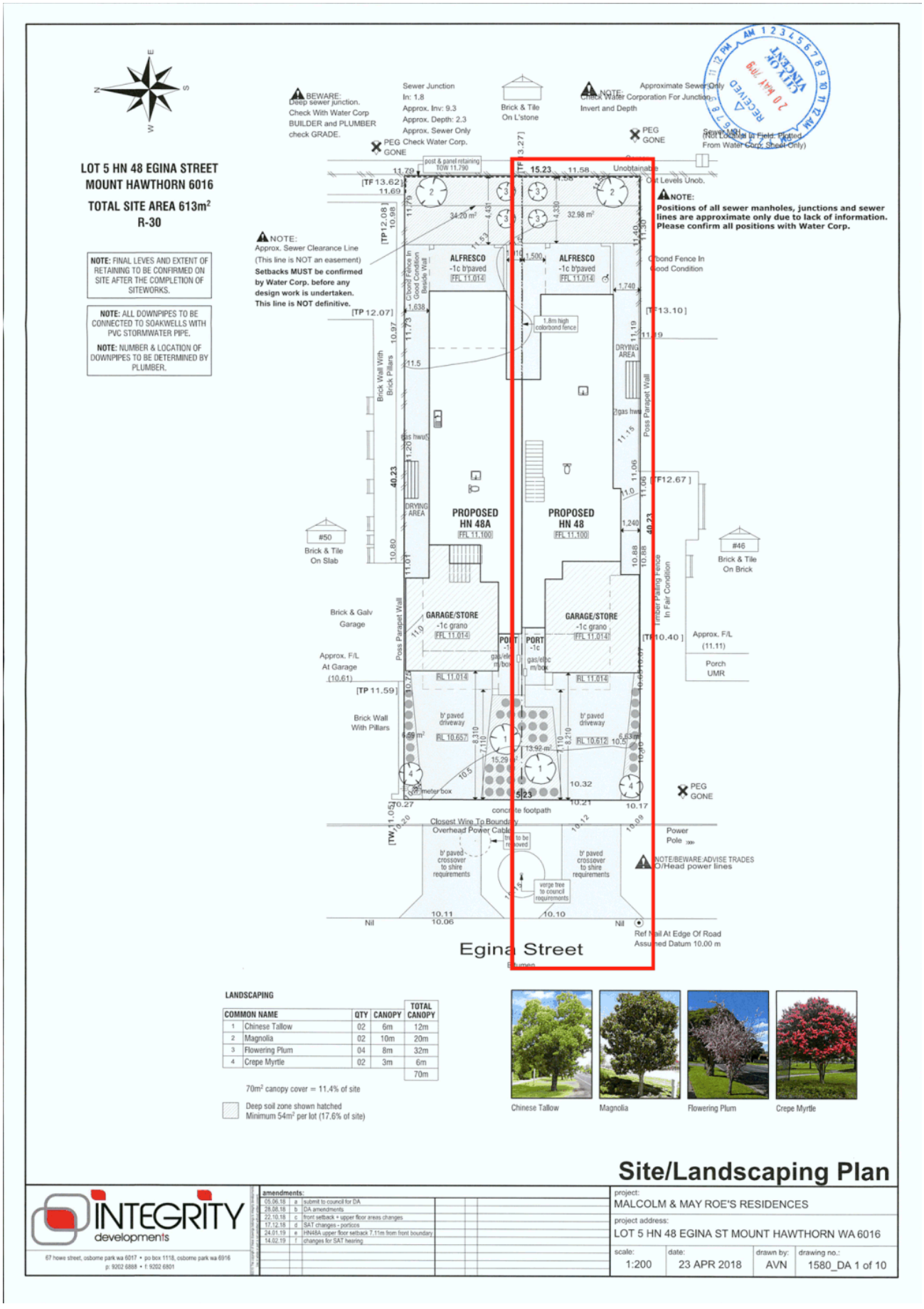
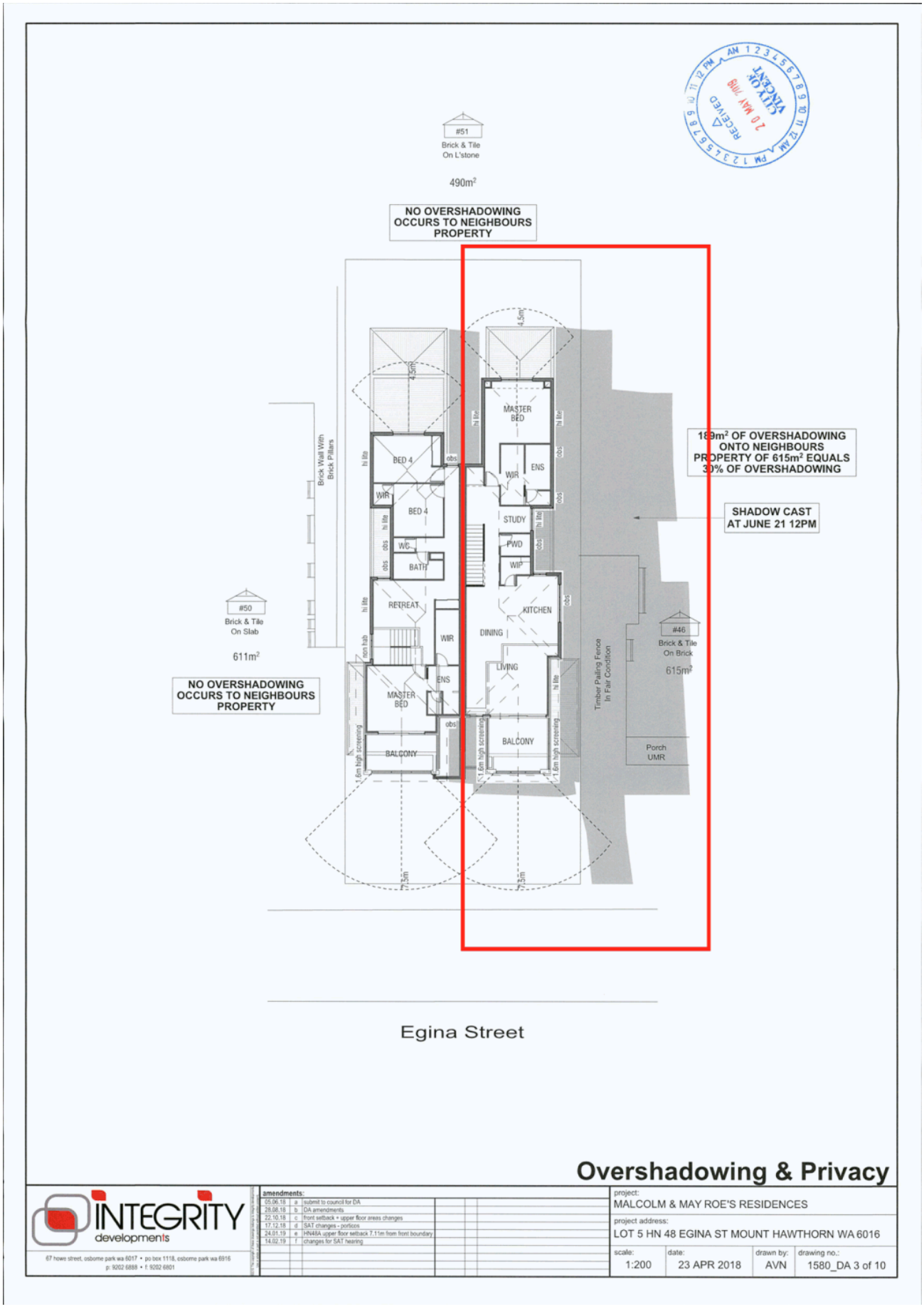
Consultation and Location Map
No. 48 Egina Street, Mount Hawthorn
Extent of Consultation
N


SUBJECT SITE
Federation St
Egina St
Ashby St
Buxton St
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
No. 48 Egina Street,
Mount Hawthorn
N


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 427619 DATE: 20 Nov 17 SCALE: 1:200 DRAWN: C. Bull
Builder : Integrity Developments (WA) Pty Ltd
CLIENT : Roe
LOT 5 #48 Egina Street, Mt Hawthorn
Diag.14389
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
[TP 10.00] Top Pillar/Post
[TW 10.00] Top Wall
[TR 10.00] Top Retaining
[TF 10.00] Top Fence
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Light Grass Cover
RECEIVED 20 MAY 2019
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
Sewer Junction In: 1.8 Approx. Inv: 9.3 Approx. Depth: 2.3 Approx. Sewer Only
PEG Check Water Corp. GONE
NOTE: Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.
NOTE: Check Water Corporation For Junction Invert and Depth
Approximate Sewer Only
Brick & Tile On L'stone
PEG GONE
Sewer MH (Not Located In Field. Plotted From Water Corp. Sheet Only)
NOTE: Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.
Fibro Fence In Fair Condition
Overhanging Trees
Corner Unobtainable
Out Levels Unob.
RGB
W/Board & Galv. Shed
L/Grass
C/bond Fence In Good Condition Beside Wall
C/bond Fence In Good Condition
Tree Ø 0.3m Ht 6.0m
Brick BBQ
Tree Ø 0.7m Ht 9.0m
Brick & L/Grass
Brick Wall With Brick Pillars
Brick Pillar / Timber Patio Over Brick
Tree Ø 0.3m Ht 4.0m
Poss Parapet Wall
Approx. F/L At Door On Timber (11.44)
#50 Brick & Tile On Slab
#48 Brick & Tile On L'stone
#46 Brick & Tile On Brick
Steps
Concrete
Timber Paling Fence In Fair Condition
Brick & Galv Garage
Approx. F/L At Garage (10.61)
Approx. F/L At Door On Timber (11.40)
Porch UMR
Meter Box (Elec.)
Meter Box (Gas)
Approx. F/L (11.11)
Brick
Tree Ø 0.6m Ht 5.0m
Timber & Galv Carport Over Brick
Shade Sail
Brick Wall With Pillars
Consumer Pole Not In Use
Gas Meter
Brick Wall
Brick L/box
PEG GONE
Concrete Footpath
Closest Wire To Boundary
Overhead Power Cable
Verge Tree Ø 0.02m Ht 1.5m
Power Pole
NOTE/BEWARE:ADVISE TRADES O/Head power lines
Drive Opp.
Concrete Crossover
Bitumen Crossover
Nil
Non-Mount
Egina Street
Bitumen
Ref Nail At Edge Of Road Assumed Datum 10.00 m
Scale 1:200
0 2 4 6 8


LOT 5 HN 48 EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 613m²
R-30
NOTE: FINAL LEVES AND EXTENT OF RETAINING TO BE CONFIRMED ON SITE AFTER THE COMPLETION OF SITEWORKS.
NOTE: ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE.
NOTE: NUMBER & LOCATION OF DOWNPIPES TO BE DETERMINED BY PLUMBER.
BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
Sewer Junction In: 1.8 Approx. Inv: 9.3 Approx. Depth: 2.3 Approx. Sewer Only
PEG Check Water Corp. GONE
Brick & Tile On L'stone
NOTE: Approximate Sewer Only Check Water Corporation For Junction Invert and Depth
PEG GONE
Sewer MH (Not Location In Field. Plotted From Water Corp Sheet Only)
NOTE: Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.
NOTE: Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.
ALFRESCO -1c b'paved FFL 11.014
PROPOSED HN 48A FFL 11.100
PROPOSED HN 48 FFL 11.100
GARAGE/STORE -1c grano FFL 11.014
DRYING AREA
Brick Wall With Brick Pillars
Poss Parapet Wall
Timber Paling Fence In Fair Condition
Colorbond Fence In Good Condition
1.8m high colorbond fence
#50 Brick & Tile On Slab
#46 Brick & Tile On Brick
Brick & Galv Garage
Approx. F/L At Garage (10.61)
Approx. F/L (11.11)
Porch UMR
b' paved driveway
b' paved crossover to shire requirements
concrete footpath
Closest Wire To Boundary Overhead Power Cable
Power Pole
NOTE/BEWARE:ADVISE TRADES O/Head power lines
verge tree to council requirements
Ref Nail At Edge Of Road Assumed Datum 10.00 m
Egina Street
LANDSCAPING
COMMON NAME | QTY | CANOPY | TOTAL CANOPY
1 Chinese Tallow | 02 | 6m | 12m
2 Magnolia | 02 | 10m | 20m
3 Flowering Plum | 04 | 8m | 32m
4 Crepe Myrtle | 02 | 3m | 6m
70m
70m² canopy cover = 11.4% of site
Deep soil zone shown hatched Minimum 54m² per lot (17.6% of site)
Chinese Tallow
Magnolia
Flowering Plum
Crepe Myrtle
Site/Landscaping Plan
INTEGRITY developments
67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801
amendments:
05.06.18 a submit to council for DA
28.08.18 b DA amendments
22.10.18 c front setback + upper floor areas changes
17.12.18 d SAT changes - porticos
24.01.19 e HN48A upper floor setback 7.11m from front boundary
14.02.19 f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:200
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 1 of 10



Overshadowing & Privacy

INTEGRITY developments

67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801

amendments:		
05.06.18	a	submit to council for DA
28.08.18	b	DA amendments
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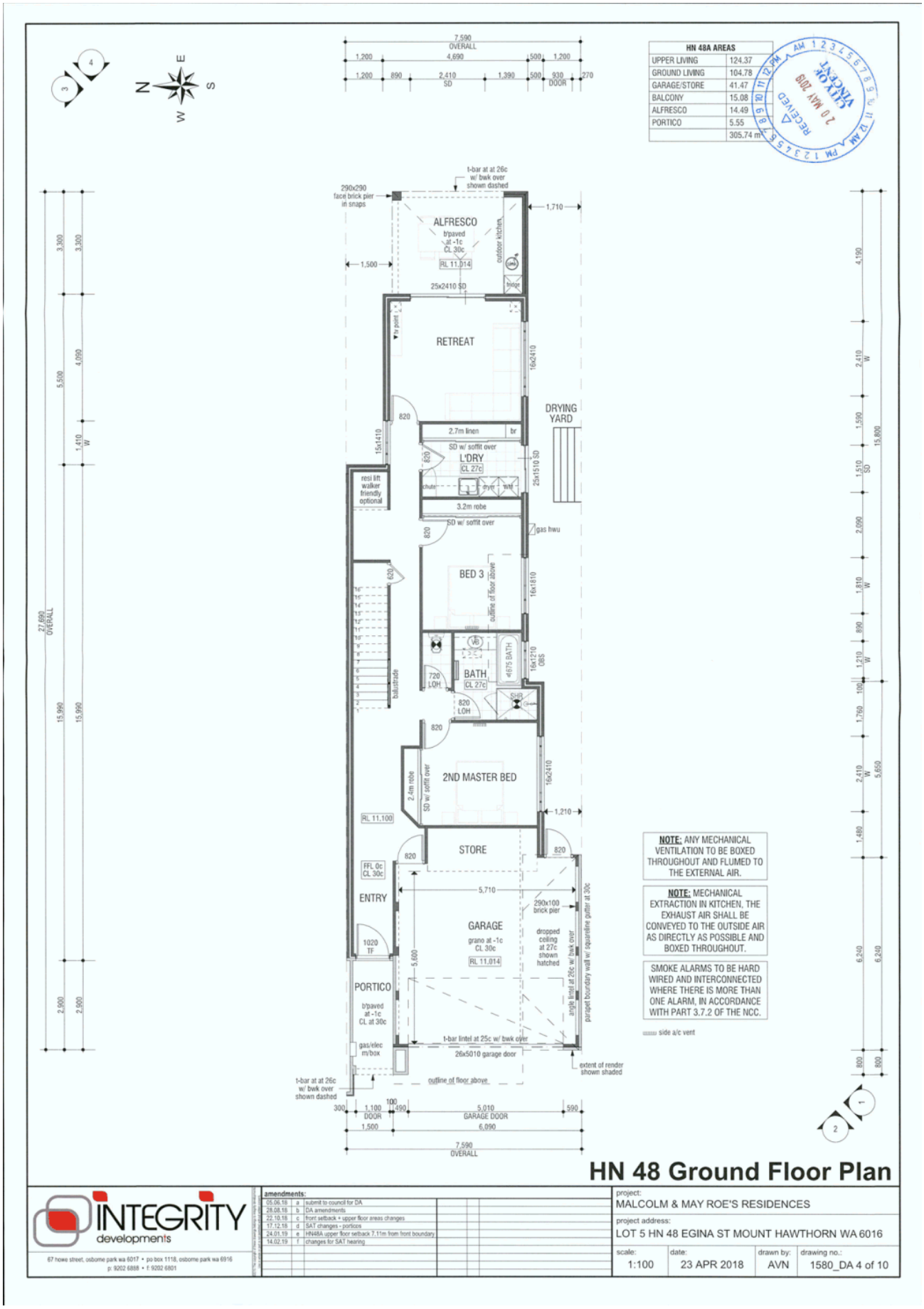
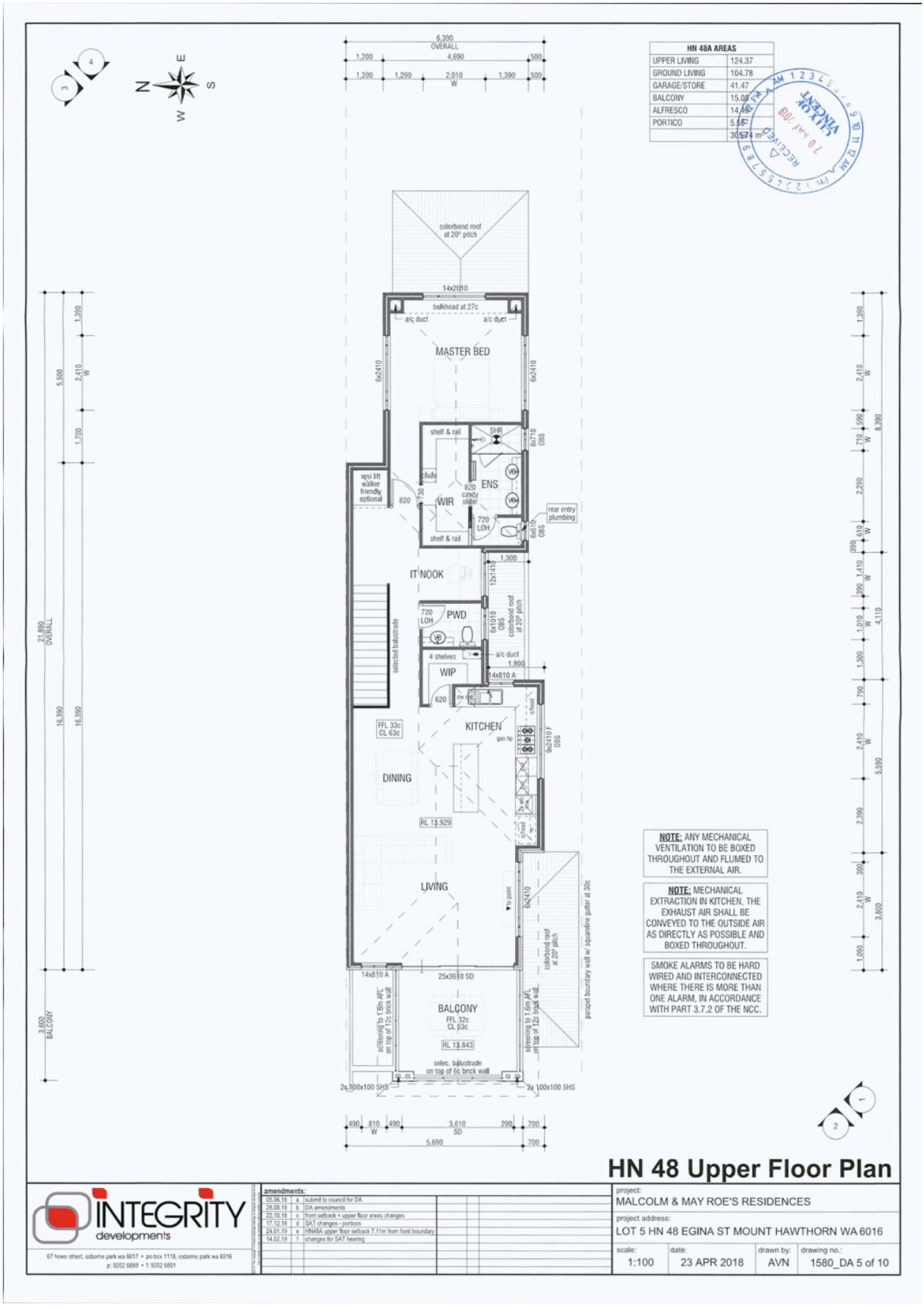
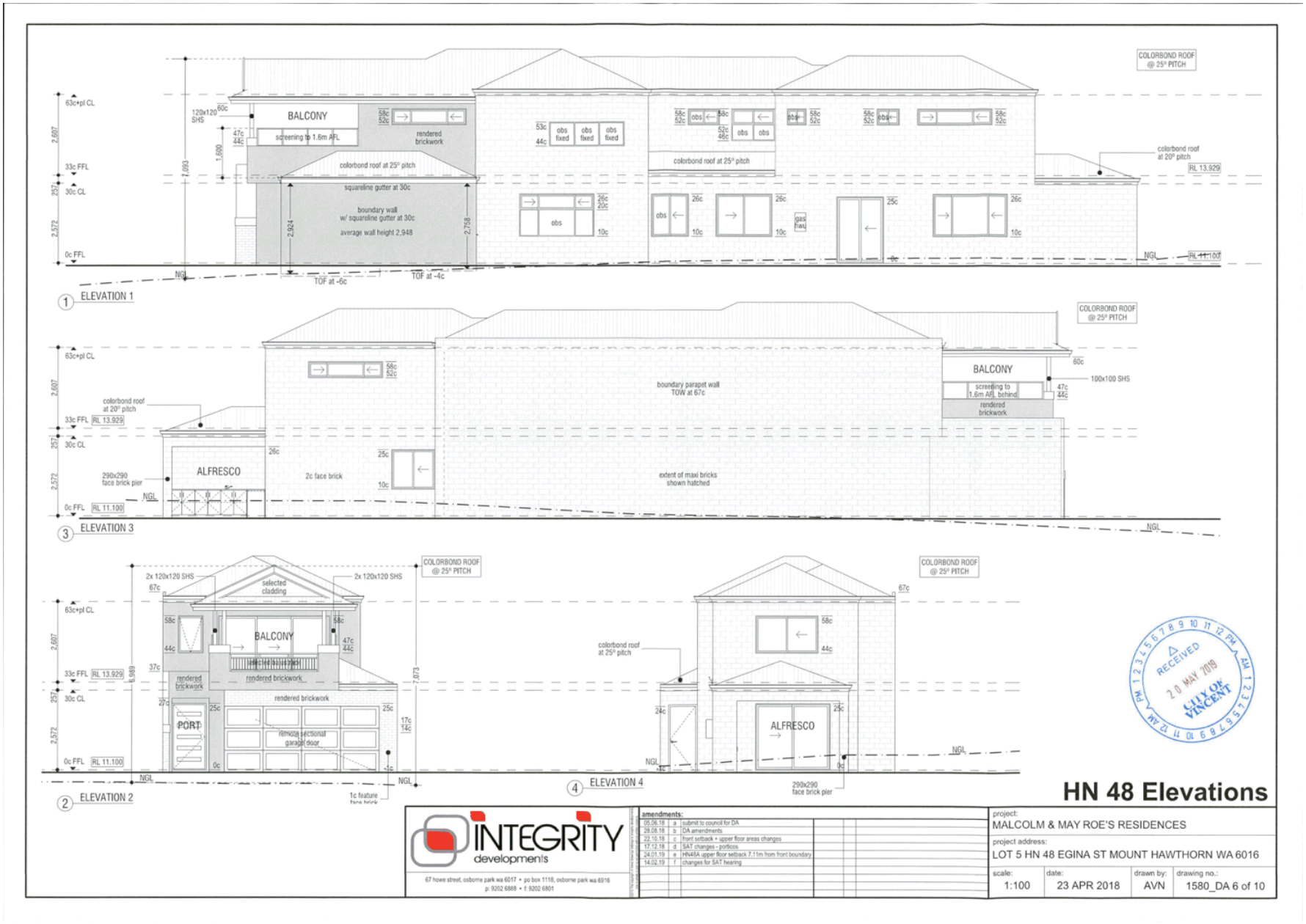
scale:	date:	drawn by:	drawing no.:
1:200	23 APR 2018	AVN	1580_DA 3 of 10


HN 48A AREAS
UPPER LIVING 124.37
GROUND LIVING 104.78
GARAGE/STORE 41.47
BALCONY 15.08
ALFRESCO 14.49
PORTICO 5.55
305.74 m²
RECEIVED 20 MAY 2019 CITY OF VINCENT
ALFRESCO
RETREAT
DRYING YARD
L'DRY
BED 3
BATH
2ND MASTER BED
STORE
ENTRY
GARAGE
PORTICO
NOTE: ANY MECHANICAL VENTILATION TO BE BOXED THROUGHOUT AND FLUMED TO THE EXTERNAL AIR.
NOTE: MECHANICAL EXTRACTION IN KITCHEN, THE EXHAUST AIR SHALL BE CONVEYED TO THE OUTSIDE AIR AS DIRECTLY AS POSSIBLE AND BOXED THROUGHOUT.
SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM, IN ACCORDANCE WITH PART 3.7.2 OF THE NCC.
HN 48 Ground Floor Plan
INTEGRITY developments
amendments:
a submit to council for DA
b DA amendments
c front setback + upper floor areas changes
d SAT changes - porticos
e HN48A upper floor setback 7.11m from front boundary
f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:100
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 4 of 10


HN 48A AREAS
UPPER LIVING 124.37
GROUND LIVING 104.78
GARAGE/STORE 41.47
BALCONY 15.08
ALFRESCO 14.45
PORTICO 5.55
305.74 m²
RECEIVED 10 MAY 2019
colorbond roof at 20° pitch
MASTER BED
IT NOOK
PWD
WIP
KITCHEN
DINING
LIVING
BALCONY
ENS
WIR
rear entry plumbing
selected balustrade
NOTE: ANY MECHANICAL VENTILATION TO BE BOXED THROUGHOUT AND FLUMED TO THE EXTERNAL AIR.
NOTE: MECHANICAL EXTRACTION IN KITCHEN, THE EXHAUST AIR SHALL BE CONVEYED TO THE OUTSIDE AIR AS DIRECTLY AS POSSIBLE AND BOXED THROUGHOUT.
SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM, IN ACCORDANCE WITH PART 3.7.2 OF THE NCC.
HN 48 Upper Floor Plan
INTEGRITY developments
amendments:
05.06.18 a submit to council for DA
28.08.18 b DA amendments
22.10.18 c front setback + upper floor areas changes
17.12.18 d SAT changes - portico
24.01.19 e HN48A upper floor setback 7.11m from front boundary
14.02.19 f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:100
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 5 of 10


COLORBOND ROOF @ 25° PITCH
BALCONY
screening to 1.6m AFL
rendered brickwork
colorbond roof at 25° pitch
squareline gutter at 30c
boundary wall w/ squareline gutter at 30c
average wall height 2,948
colorbond roof at 20° pitch
RL 13.929
63c+pl CL
33c FFL
30c CL
0c FFL
NGL
RL 11.100
TOF at -6c
TOF at -4c
1 ELEVATION 1
boundary parapet wall TOW at 67c
100x100 SHS
screening to 1.6m AFL behind
ALFRESCO
2c face brick
290x290 face brick pier
extent of maxi bricks shown hatched
3 ELEVATION 3
2x 120x120 SHS
selected cladding
PORT
remote sectional garage door
rendered brickwork
2 ELEVATION 2
4 ELEVATION 4
RECEIVED
20 MAY 2019
CITY OF VINCENT
HN 48 Elevations
INTEGRITY developments
67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801
amendments:
05.06.18 a submit to council for DA
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project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:100
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 6 of 10

HN 48A MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR







HN 48 MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX COLORBOND DUNE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
SURFMIST

FACE BRICK:
RED VINTAGE OR SIMILAR

3D Views

INTEGRITY developments

67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
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amendments:		
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project:
MALCOLM & MAY ROE'S RESIDENCES

project address:
LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

scale:	date:	drawn by:	drawing no.:
	23 APR 2018	AVN	1580_DA 10 of 10

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
Application The proposal has been determined twice by Council, and the applicant has not made any material changes to the design on the basis of the refusals.	Noted. Council has previously considered an application for two single houses on the parent lot that comprised of 612 square metres. Council, most recently, resolved to refuse a reconsideration of this application at its Ordinary Meeting on 5 February 2019, due to the bulk, scale and appearance of the two proposed double garages, the proposal not achieving sustainability principles and the lack of landscaping proposed. During this application process, the landowner finalised the subdivision of this lot and Certificate of Titles were issued for two green title lots. The City was notified of these titles being issued on 29 January 2019. One of these lots is No. 48 Egina Street, for which the applicant now proposes one single house. The plans for the proposed single house reflect the plans of the northern dwelling as presented to Council at the Ordinary Meeting of Council held 5 February 2019. Administration has undertaken an assessment of the proposal and recommended that the application be refused.
Lot Boundary Wall • The bulky nature of the development is a result of the proposal failing to meet the deemed-to-comply standards for lot boundary wall height and canopy cover. • The 6m high lot boundary wall and setbacks to the north and south do not meet the deemed-to-comply standards, which add to the bulk of the development. • The proposed lot boundary walls do not satisfy the relevant corresponding design principles.	The proposed lot boundary wall extends for a total of 20.4 metres, with an average and maximum height of 4.75 metres and 6.0 metres, respectively. The wall presents as one material, no openings or break up through articulation. The cumulative impact of the design, colours and materials of the proposed lot boundary wall presents an unacceptable level of building bulk and scale when viewed from the southern adjoining lot and the street. The lot boundary wall does not satisfy the design principles and local housing objectives of the R Codes – Volume 1 or the Built Form Policy.
Streetscape • Egina Street is characterised by standalone houses on wide lots, whereas this development is similar to townhouses. • The development and small lots created are inconsistent with the established streetscape. • The proposed double garages accounts for majority of the ground floor façade which dominates and is a terrible outcome for the street. • The bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and isn't compatible with Clause 67(m) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. • The proposed balcony is not set back far enough and increases the	Egina Street is characterised by single- and two-storey single houses that present double garages to the street. The design elements and characteristics of the proposed single house is compatible with its setting given: • The materials and design elements used incorporate facebrick, render and a pitched roof that reflect characteristics and design elements of housing stock along Egina Street; • The cumulative outcome of the proposed street setback, canopy within the front setback and an open faced balcony in the street façade assists in mitigating the overall impact of building bulk and scale; and • The landscaping reduces the impact of the dwelling when viewed from the

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
visual bulk of the dwelling by bringing floor space out towards the street, which is not in keeping with the streetscape and creates a visually imposing frontage. • The proposal will set an unwelcome precedent for further subdivision of neighbouring blocks. • This proposal is not consistent with maintaining the character of Mount Hawthorn.	public realm.
Garage • The proposed garage dominates the front elevation and is not keeping with the established streetscape. • The double garage door is dominating and overwhelming for the size of the lot. • The garage mass on the narrow lots create a streetscape that is not in keeping with the existing streetscape of Egina Street. • The proposed garage is not subservient to the main dwelling and dominates the façade. • We continue to object to the bulk and scale of the dwellings and the visual dominance of the two double garages.	The proposed garage satisfies the deemed-to-comply standards of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metres of the building. The design elements and characteristics of the proposed double garage is compatible with its setting and does not result in an adverse amenity impact on adjoining lots and the public realm for the following reasons: • The street is characterised by single houses with double garages, with a significant number of garages being in line or in front of the dwelling; • The garage is setback behind the alignment of the porch at neighbouring property No. 46 Egina Street and overshadowing to this property complies with the deemed-to-comply requirement of the R Codes - Volume 1. • The garage is located behind the adjoining neighbour garage and the proposed balcony on the subject site, reducing the visual impact; and • The balcony protruding over the garage assists in providing relief and in reducing the visual prominence of the garage when viewed from the street.
Subdivision • The subdivision of the lot into two is increasing the amount of building bulk by maximising the site. • The accumulative impact of the subdivision and proposal of two dwellings on these lots increase the bulk of the dwellings and compromises the deemed-to-comply provisions.	The subdivision of No. 48 (Lot: 5; D/P: 14389) Egina Street was approved by the Western Australian Planning Commission (WAPC) on 28 February 2018. In subdividing R30 lots, the deemed-to-comply minimum and average site area requirement is 260 square metres and 300 square metres, respectively. There is no deemed-to-comply frontage width, which permits side-by-side lot configuration. The subdivision application meets the deemed-to-comply requirements and was approved. The City was notified of titles for these subdivided lots being issued on 29 January 2019. The subdivision configuration has contributed to the applicant's

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	decision to incorporate two-storey lot boundary walls for a more effective use of space internal to the proposed dwelling. The City accepts that the cumulative impact of this frontage width and proposed double garage has resulted in a garage design which extends across the majority of the lot frontage.
Landscaping • There is inadequate landscaping which does not reflect the existing character of the street, • The proposed landscaping will not create a sense of open space between buildings or provide any greener landscape amenity for residents or the public realm.	The applicant proposes a canopy cover of 23.2 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of 8.0 metres. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of 30.0 metres and 4.0 metres respectively. Egina Street is characterised by single houses, with some examples of tree canopy within the street setback area. The subject site is currently clear of any vegetation. The proposed landscaping satisfies the relevant local housing objectives of the Built Form Policy, for the following reasons: • The location of canopy and species chosen reduces the visibility of the dwelling from the public realm at maturity; and • The proposed canopy would increase the landscape amenity of the street, provide an increased urban air quality and reduce the impact of the urban heat island effect within the City.
Solar Access There is overshadowing onto the southern lot.	The proposed single house results in 28.5 percent overshadowing onto the immediately adjoining residential lot to the south being No. 46 Egina Street. The extent and location of overshadowing onto the southern adjoining lot meets the deemed-to-comply standards of Clause 5.4.2 Solar Access to Adjoining Sites of R Codes – Volume 1.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

5.7 NO. 48A (LOT: 201; D/P: 413236) EGINA STREET, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE

TRIM Ref: D19/101126

Author: Clair Morrison, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: North

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Summary of Submissions - Administration Response

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the proposed Single House at No. 48A (Lot: 201; D/P: 413236) Egina Street, Mount Hawthorn, in accordance with the plans in Attachment 2, for the following reasons:

1. **The proposed lot boundary wall along the southern lot boundary does not satisfy the Design Principles of Clause 5.1.3 Lot Boundary Setbacks of State Planning Policy 7.3 Residential Design Codes – Volume 1 as the design and materials of the lot boundary wall presents an unacceptable level of building bulk and scale which;**

   1.1 **Has not been designed to reduce the impact of building bulk to No. 48 Egina Street, Mount Hawthorn;**

   1.2 **Results in a detrimental amenity impact to the use and enjoyment of No. 48 Egina Street, Mount Hawthorn; and**

   1.3 **The lot boundary wall does not preserve the visual character of Egina Street, and negatively impacts on the streetscape and character of the street;**

2. **As a result of the bulk impact of the proposed two-storey boundary wall, the development:**

   2.1 **Is not compatible with the established residential area in which it is located and is inconsistent with an objective of the Residential zone under the Scheme;**

   2.2 **Is not compatible with its setting (Clause 67(m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and**

   2.3 **Would have an adverse impact on the amenity and a detrimental impact on the character of the locality (Clause 67(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and**

3. **The proposed development does not satisfy the Design Principles of Clause 5.4.2 Solar Access for Adjoining Sites of State Planning Policy 7.3 Residential Design Codes – Volume 1 and is contrary to sustainability principles that is an objective of the Residential Zone under the Scheme because:**

   3.1 **The extent of overshadowing falls onto a significant portion of the southern adjoining site behind the street setback line, which restricts solar access to No. 48 Egina Street, Mount Hawthorn; and**

   3.2 **The development does not provide protection of solar access to No. 48 Egina Street, Mount Hawthorn.**

PURPOSE OF REPORT:

To consider an application for development approval for a two-storey Single House at No. 48A Egina Street, Mount Hawthorn (the subject site).

PROPOSAL:

The application proposes the construction of a two-storey Single House at the subject site.

BACKGROUND:

Landowner:	Colin Roe and Corinne Roe
Applicant:	Urbanista Town Planning
Date of Application:	17 May 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Single House
Lot Area:	307m^2
Right of Way (ROW):	No
Heritage List:	No

The subject site is bound by Egina Street to the west, Single Houses to the north and east, and a vacant green title lot to the south (No. 48 Egina Street), as shown on the location plan included as **Attachment 1**. Egina Street and the broader area surrounding the subject site is characterised by one and two-storey Single Houses.

The subject site is currently a vacant lot that has been cleared in preparation for development. The subject site is one of two green title lots created as a result of subdivision approval issued by the Western Australian Planning Commission (WAPC) on 28 February 2018. The City issued a clearance for the subdivision approval on 24 July 2018. The City was notified on 29 January 2019 that the Deposited Plan and Certificate of Title had been issued by Landgate.

Previous Development Application

At its Ordinary Meeting on 16 October 2018, Council considered a development application for two Grouped Dwellings at the parent lot of the subject site, No. 48 (Lot: 5; D/P: 14389) Egina Street. Council resolved to refuse the application for the following reasons:

1. *The development does not satisfy the design principles of Clause 5.1.2 (Street Setback) of the Residential Design Codes or Clause P5.2.1 of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape.*

2. *The development does not satisfy the design principles of Clause 5.2.1 (Setback of garages and carports) of the Residential Design Codes or Clause P5.7.2 of the Built Form Policy, as the visual dominance of the proposed garages compromise the character and the existing streetscape.*

The applicant sought a review of this decision by the State Administrative Tribunal (SAT) on 26 October 2018. Pursuant to Section 31 of the *State Administrative Tribunal Act 2004*, the SAT invited the Council to reconsider its decision. Prior to the application for reconsideration being presented to Council, Administration was provided with a copy of the Deposited Plan and Certificate of Title for the subdivided lots (No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street) by the applicant on 29 January 2019. As a result, the application presented to Council for reconsideration was for two Single Houses, rather than two Grouped Dwellings. Council reconsidered amended plans at its Ordinary Meeting on 5 February 2019 where it resolved to refuse the application for the following reasons:

1. *As a consequence of the bulk, scale and dominating appearance of the proposed garages of the single houses, the proposed development:*

   (a) *is not compatible with the established residential area in which it is located and is, therefore, inconsistent with an objective of the Residential zone under the Scheme;*

(b) is not compatible with its setting (clause 67(m) of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and
(c) would have an adverse impact on the amenity of the locality (clause 67(n) of the deemed provisions).

2. Contrary to an objective of the Residential zone under the Scheme, the design of the proposed development is contrary to sustainability principles because:

(a) the landscaping design would restrict solar access and ventilation to private open space areas of the single houses; and
(b) the building design, including a two storey boundary wall, would restrict solar access and ventilation to No. 48 Egina Street, Mount Hawthorn.

3. The matters referred to in paragraphs 2(a) and (b) would have an adverse impact on the amenity of the occupants of the proposed development.

4. Adequate landscaping on-site has not been provided to reduce the impact of the proposed development on adjoining properties and the streetscape (clause 67(p) of the deemed provisions).

Following Council's decision, the SAT dismissed the applicant's application for review. This was on the basis that Landgate had issued the Deposited Plan and Certificate of Title for the two green title lots at No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street. SAT determined that this meant that Lot 5 (being the parent lot) no longer existed and a decision could not be made on the development application.

Current Development Application

Following the dismissal of the SAT review, the applicant submitted two separate development applications for Single Houses at the subject site and at No. 48 Egina Street, Mount Hawthorn. The plans that form the subject development application for a Single House do not vary from those determined by Council at its Ordinary Meeting of Council held 5 February 2019 and are contained in **Attachment 2**.

The development application for a Single House on No. 48 Egina Street is also on this Ordinary Meeting agenda for Council's consideration and determination. Administration has assessed each application independently from one another.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and the State Government's Residential Design Codes (R Codes – Volume 1). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use	✓	
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Roof Form	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Bicycle Facilities	✓	
Solar Access		✓
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Lot Boundary Walls	
Deemed-to-Comply Standard	**Proposal**
Built Form Policy Clause 5.3 Lot Boundary Setbacks Where the wall abuts an existing or simultaneously constructed wall of a similar of greater dimensions; or Boundary walls to a maximum height of 3.5m and average height of 3m for up to two-thirds of the lot boundary behind the front setback.	 <u>Southern Lot Boundary Wall</u> Average Height – 4.75m Maximum Height – 6.0m No existing boundary wall on adjoining site and no boundary wall proposed to be simultaneously constructed as part of this application.
Solar Access for Adjoining Sites	
Deemed-to-Comply Standard	**Proposal**
R Codes – Volume 1 Clause 5.4.2 Solar Access for Adjoining Sites 35% overshadowing onto southern adjoining property.	 60% overshadowing onto southern adjoining property.

The above elements of the proposal does not meet the specified deemed-to-comply standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations 2015), for a period of 14 days commencing on 10 June 2019 and concluding on 25 June 2019. Community consultation was undertaken by means of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

In response to community consultation, 10 submissions were received, all objecting to the proposed development. Concerns raised during the community consultation period relating to the proposed Single House are as follows:

- The bulky nature of the development as a result of the lot boundary wall height and landscaping;
- The proposal does not reflect the established streetscape and characteristics of Egina Street;
- The proposed double garage is not subservient to the dwelling and dominate the street façade and are not a favourable outcome for the street;
- The cumulative impact of bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and isn't compatible with its setting;
- The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, and does not reflect the existing streetscape characteristics;
- The proposal is not consistent with maintaining the character of Mount Hawthorn;
- There is inadequate landscaping which does not reflect the existing character of the street nor create a sense of open space between buildings; and
- There is overshadowing onto the southern lot.

A summary of the submissions received and Administration's response is included as **Attachment 3**. The applicant has not provided any response to the summary of submissions.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the SAT for a review of Council's determination.

The deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the WAPC. The WAPC has issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Residential Design Codes Volume 2 – Apartments (R Codes Volume 2 – Apartments) but which have not been approved by Council. As a result, the assessment would only have 'due regard' to those deemed-to-comply standards relating to landscaping approved by Council in the Built Form Policy.

Delegation to Determine Applications:

This application is being presented to Council as it received more than five objections during community consultation.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The proposed Single House presents the same built form as the northern dwelling in the previously refused development application for two Single Houses at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn. Administration previously supported the proposed lot boundary walls and extent of overshadowing, for the following reasons:

- The dwellings formed part of one application, where Administration contemplated the simultaneous construction of the dwellings and lot boundary walls via a planning condition of approval. This was to ensure compliance with the deemed-to-comply standards of the R-Codes Volume 1 relating to lot boundary walls; and
- The extent of overshadowing from No. 48A Egina Street would primarily fall onto the adjoining lot boundary wall, which contained no major openings, nor would the overshadowing have fallen onto any outdoor living areas or solar collectors.

In assessing the subject development application for a Single House, the City does not have the ability to require two separate dwellings proposed on two separate green title lots that are the subject of two separate applications to be constructed simultaneously. The proposed two-storey southern lot boundary wall constructed independently would fail to meet the relevant design principles relating to lot boundary walls and extent of overshadowing, and would adversely impact the adjoining neighbour (No. 48 Egina Street) and the streetscape. This is discussed further below.

Lot Boundary Walls

The proposal incorporates a southern lot boundary wall with an average height of 4.75 metres and maximum height of 6.0 metres, in lieu of the Built Form Policy deemed-to-comply standard of a 3.0 metre average height and 3.5 metre maximum height. The lot boundary wall extends for a total of 20.4 metres behind the street setback line.

The lot boundary wall does not satisfy the design principles and local housing objectives of the R Codes Volume 1 and Built Form Policy, respectively, for the following reasons:

- A blank two storey boundary wall does not reflect the existing character of Egina Street, given it would be the only example of this scale of lot boundary wall within the street;
- The lot boundary wall would not preserve the visual character of Egina Street, given the cumulative impact of its single material, lack of articulation, overall height, length and scale. The wall would present an unacceptable level of bulk and would not enhance the visual character of the street;
- The height of the lot boundary wall would result in an unacceptable amount of overshadowing onto the southern adjoining property, and the location of the wall would restrict potential development outcomes for the southern adjoining property; and
- The overall impact of the abovementioned considerations would negatively impact on the amenity and use of the southern adjoining lot, and does not positively contribute to the prevailing character of the street.

The lot boundary wall has been assessed against Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The proposed lot boundary wall is not considered to satisfy these clauses as the blank two-storey lot boundary wall would result in an unacceptable amount of building bulk when viewed from the street and the adjoining southern property, and as there are no design elements such as multiple materials or articulation to assist in reducing the bulk and scale of the wall.

Solar Access for Adjoining Sites

The proposed development results in 60 percent overshadowing to the adjoining southern lot in lieu of the R Codes Volume 1 deemed-to-comply standard of 35 percent. The extent and location of overshadowing does not satisfy the design principles for the following reasons:

- Given the orientation of the lot, the extent of overshadowing falls onto a significant portion of the southern adjoining site behind the street setback line. This would restrict sunlight to the adjoining southern lot; and
- The development does not provide protection of solar access to the adjoining site, given the lack of articulation and length of boundary wall would result in overshadowing that extends to a large portion of the adjoining southern lot.

Landscaping

The proposal would result in canopy cover of 23.2 percent of the subject site in lieu of the deemed-to-comply requirement of 30 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of approximately 8.0 metres at maturity. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of approximately 3.0 metres and 4.0 metres, respectively. The proposed species and location of landscaping satisfies the local housing objectives of the Built Form Policy for the following reasons:

- The subject site is currently clear of any vegetation, the increased canopy would provide an increased urban air quality and reduce the impact of the urban heat island effect within the City;
- The location of landscape and the size of chosen species at maturity presents a demonstrated contribution to the greener landscape amenity within the City;

- The proposed tree species are consistent with the City's tree selection tool and are capable of growing to a substantially greater height and canopy than that shown on the development plans. This may impact on the viability of the trees given the trees are proposed to be planted within close proximity to each other, this would maximise canopy coverage onsite;
- The location of landscaping within the street setback area and to the rear of the property assists in reducing the impact of the Single House on the public realm and adjoining residential lots; and
- The proposed landscaping would provide landscape amenity for residents of the subject site and adjoining residents.

The application proposes the removal of a recently planted Weeping Peppermint tree in the verge of the property to facilitate vehicular access. Transplanting this tree is not possible as it would be unlikely to survive. The applicant has shown a replacement street tree to be planted in the verge of the property.

Concerns Raised During Community Consultation

Garage

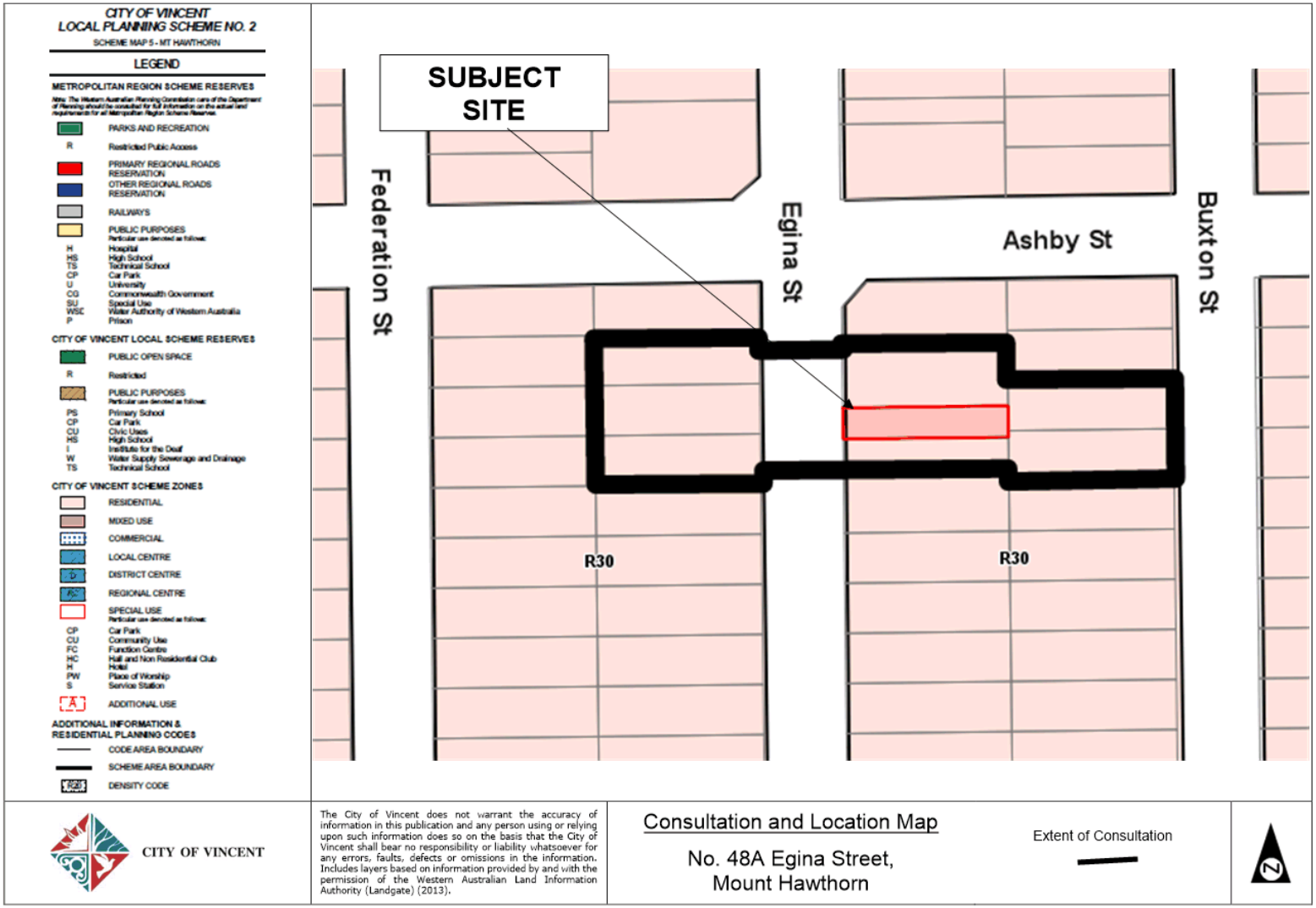
The proposal presents a double garage to the street. The proposed garage satisfies the deemed-to-comply standard of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metre of the building.

Streetscape and Character

The proposal has been assessed against the relevant matters to be considered under Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to the compatibility of the setting and amenity impacts on the character of the locality. Egina Street is characterised by single and two-storey Single Houses that present double garages to the street. There are no examples of double garages that occupy greater than 50 percent of the lot width. There is potential for the creation of lots through subdivision that comply with the planning framework and that have a side-by-side lot configuration, including along Egina Street. This is relevant when considering the future streetscape character of Egina Street.

The façade of the development to the street incorporates design elements and characteristics that are compatible with Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The street is characterised by Single Houses with double garages, with a significant number of garages being in line or in front of the dwelling;
- The materials and design elements used in the street façade, including facebrick, render and pitched roof reflect common characteristics and design elements along Egina Street;
- The cumulative effect of the street setback, proposed canopy coverage and inclusion of an open-faced balcony to the street façade assists in mitigating the overall impact of building bulk and scale; and
- The proposed garage would not result in an adverse impact on the use or amenity of the adjoining northern lot given the garage abuts the existing double garage on No. 50 Egina Street. The proposed garage is located behind the front of this garage on the adjoining property and is located behind the proposed balcony on the subject site.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 5 - MT HAWTHORN
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Public Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSC Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R30 DENSITY CODE
SUBJECT SITE
Federation St
Egina St
Ashby St
Buxton St
R30
R30
CITY OF VINCENT
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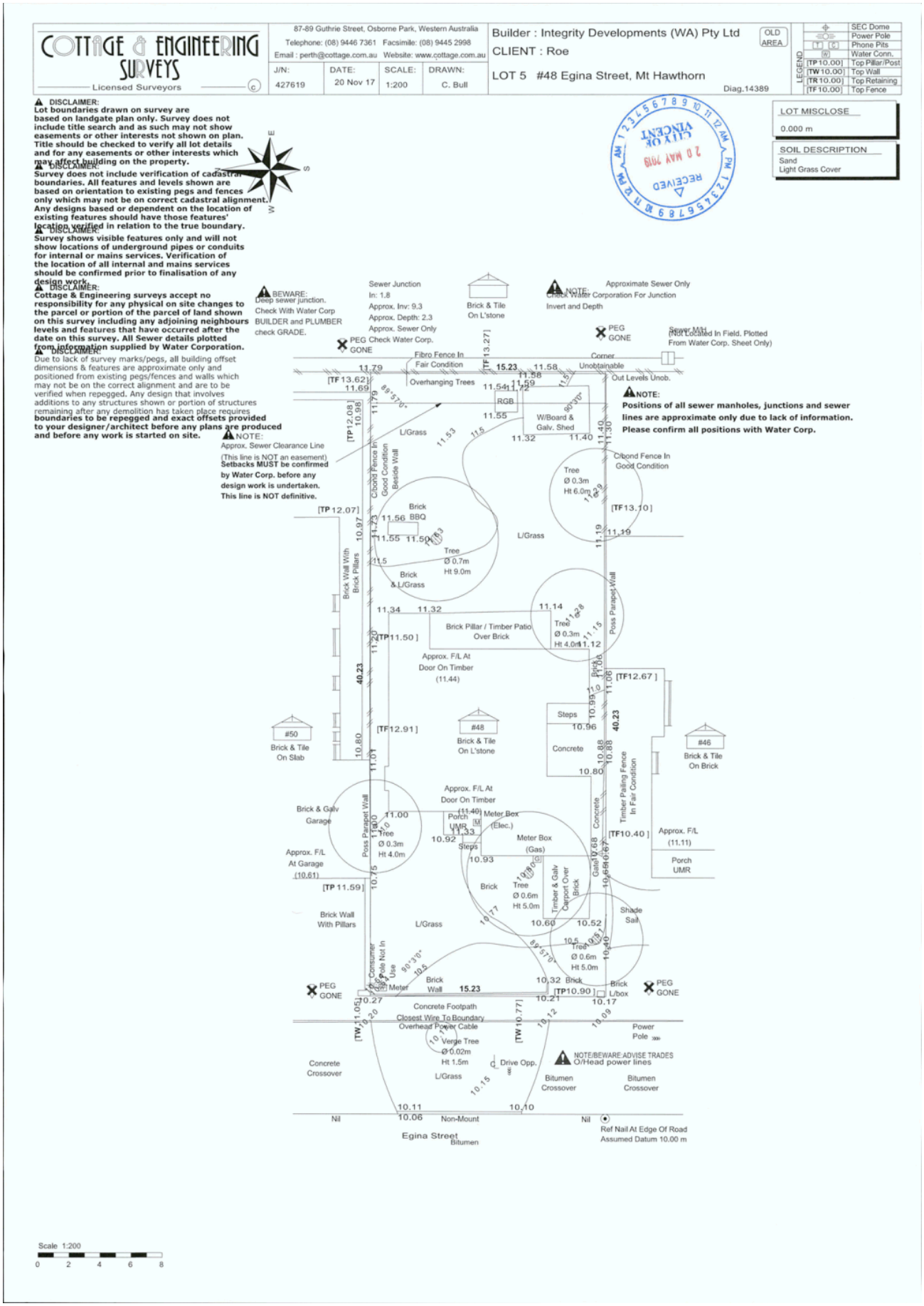
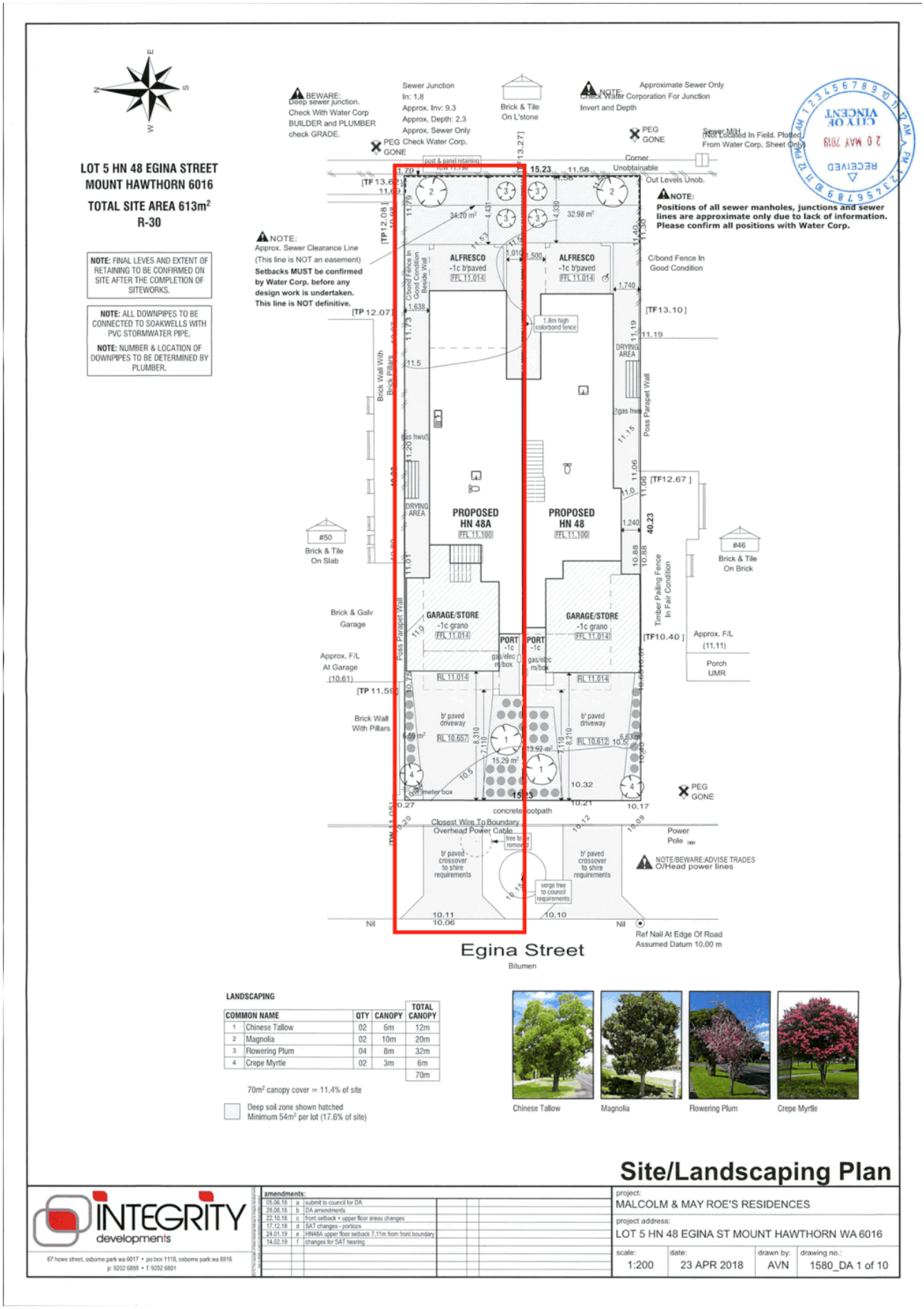
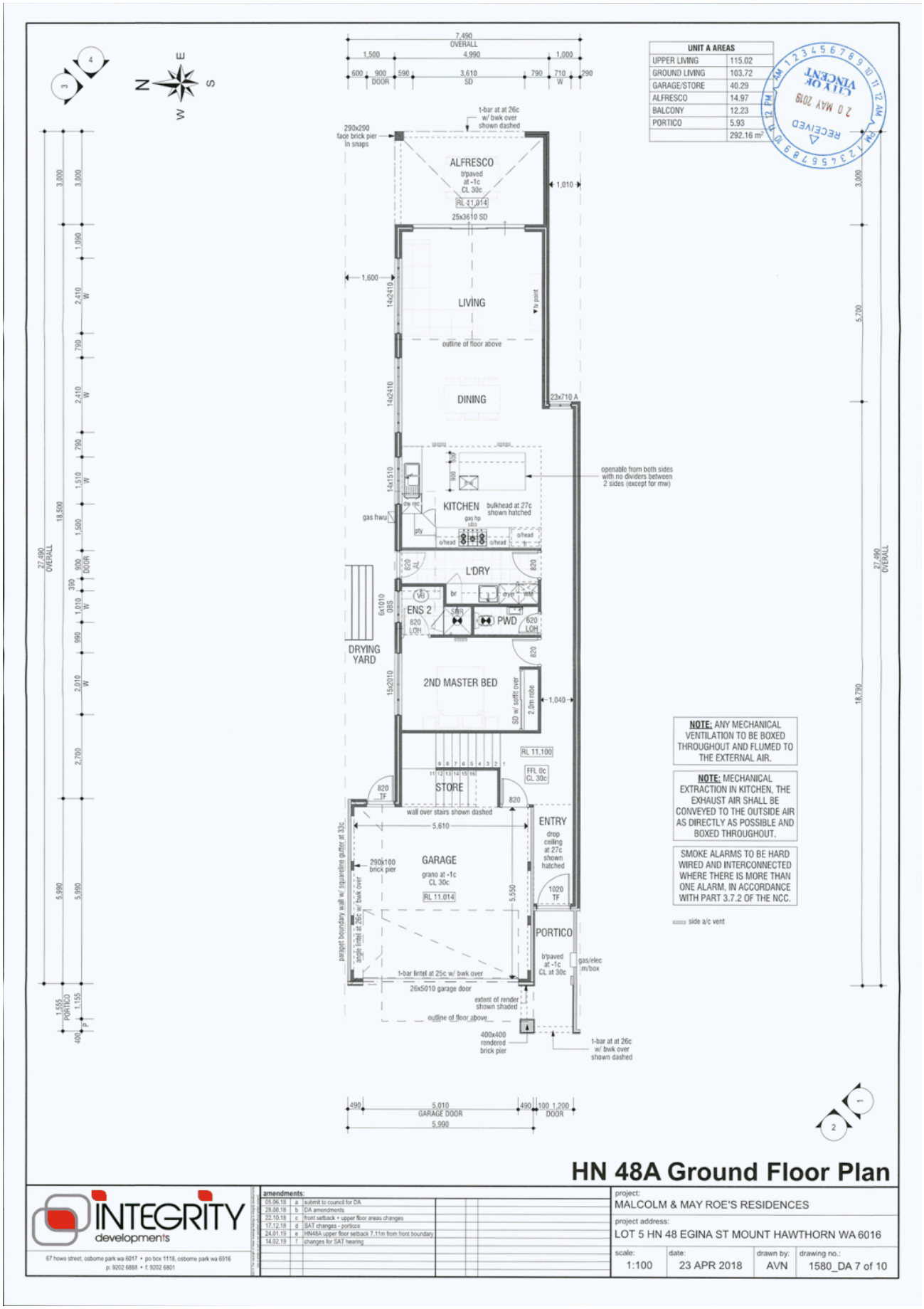
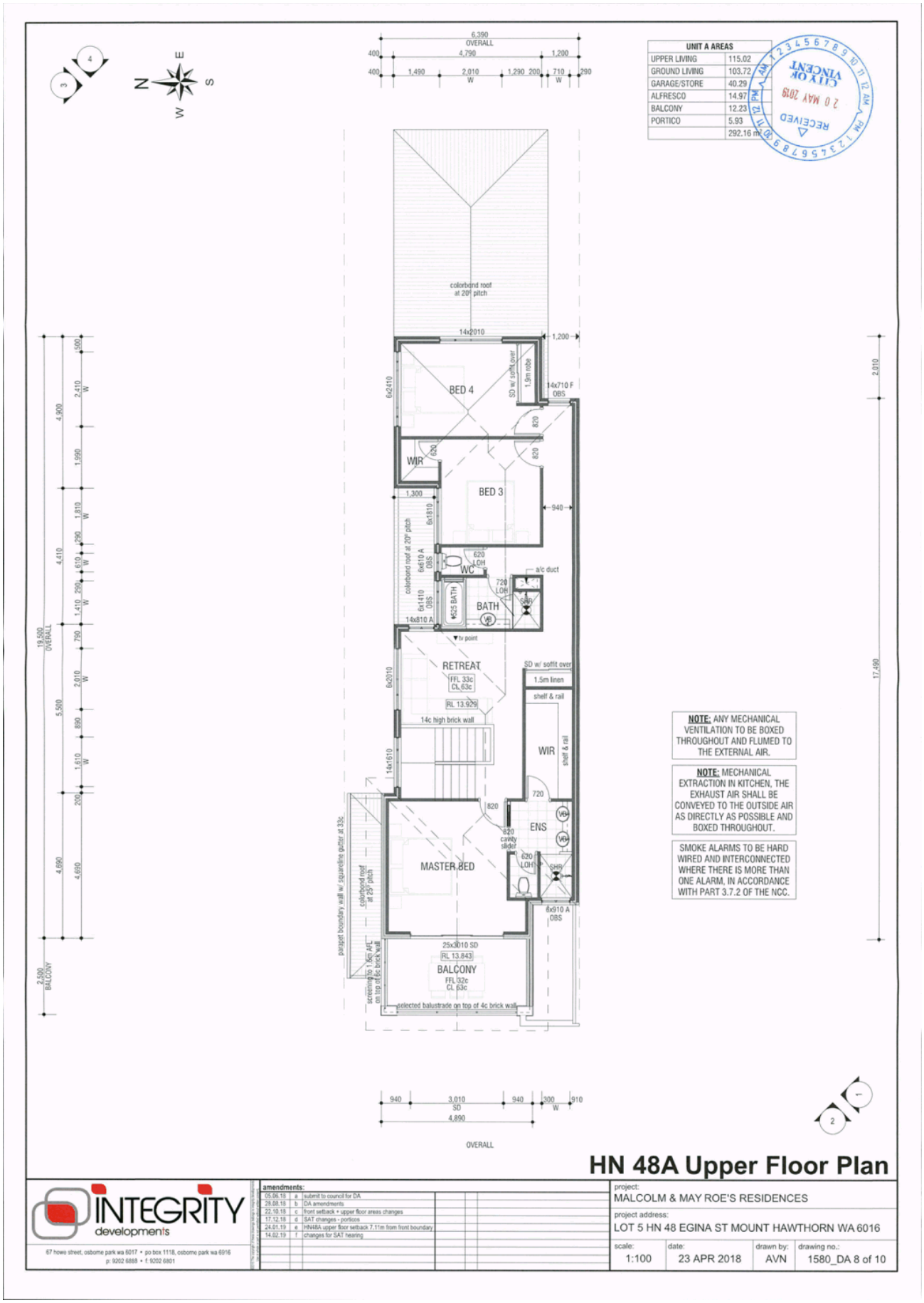
Consultation and Location Map
No. 48A Egina Street, Mount Hawthorn
Extent of Consultation
N

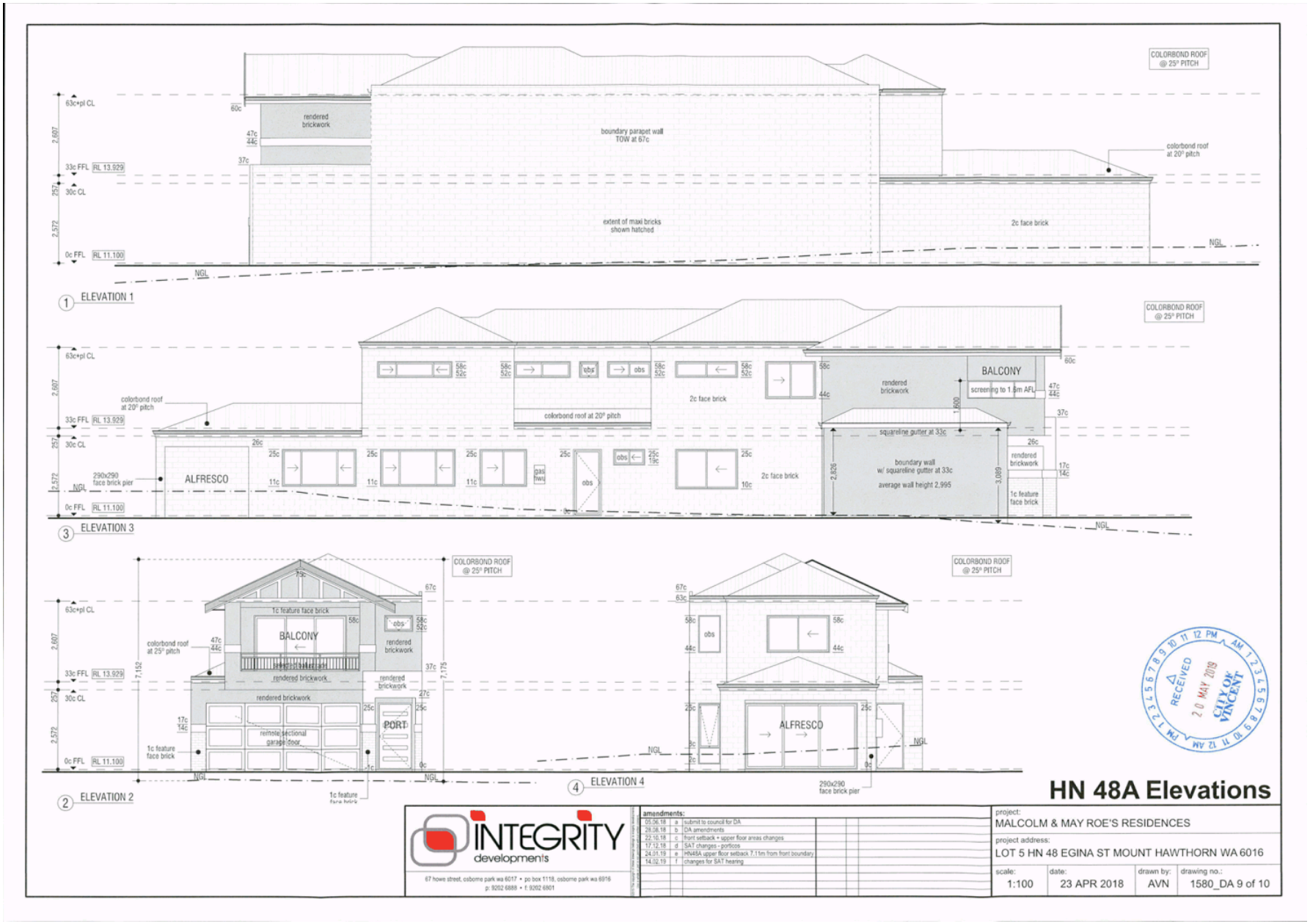

SUBJECT SITE
Ashby St
Federation St
Egina St
Buxton St
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
No. 48A Egina Street,
Mount Hawthorn
N


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 427619
DATE: 20 Nov 17
SCALE: 1:200
DRAWN: C. Bull
Builder : Integrity Developments (WA) Pty Ltd
CLIENT : Roe
LOT 5 #48 Egina Street, Mt Hawthorn
Diag.14389
OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
[TP 10.00] Top Pillar/Post
[TW 10.00] Top Wall
[TR 10.00] Top Retaining
[TF 10.00] Top Fence
LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Light Grass Cover
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
BEWARE:
Deep sewer junction.
Check With Water Corp
BUILDER and PLUMBER
check GRADE.
Sewer Junction
In: 1.8
Approx. Inv: 9.3
Approx. Depth: 2.3
Approx. Sewer Only
Check Water Corp.
Brick & Tile
On L'stone
NOTE:
Check Water Corporation For Junction
Invert and Depth
Approximate Sewer Only
PEG GONE
Sewer M/H
(Not Located In Field. Plotted From Water Corp. Sheet Only)
Fibro Fence In
Fair Condition
Corner
Unobtainable
Out Levels Unob.
Overhanging Trees
RGB
W/Board &
Galv. Shed
L/Grass
NOTE:
Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information.
Please confirm all positions with Water Corp.
NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed by Water Corp. before any design work is undertaken.
This line is NOT definitive.
Cribond Fence In
Good Condition
Beside Wall
Tree
Ø 0.3m
Ht 6.0m
Brick
BBQ
Tree
Ø 0.7m
Ht 9.0m
Brick
& L/Grass
Brick Wall With
Brick Pillars
Poss Parapet Wall
Brick Pillar / Timber Patio
Over Brick
Approx. F/L At
Door On Timber
(11.44)
Steps
Concrete
#50
Brick & Tile
On Slab
#48
Brick & Tile
On L'stone
#46
Brick & Tile
On Brick
Timber Paling Fence
In Fair Condition
Approx. F/L At
Door On Timber
Brick & Galv
Garage
Porch
UMR
Meter Box
(Elec.)
Meter Box
(Gas)
Approx. F/L
At Garage
(10.61)
Approx. F/L
(11.11)
Porch
UMR
Brick
Tree
Ø 0.6m
Ht 5.0m
Timber & Galv
Carport Over
Brick
Shade
Sail
Brick Wall
With Pillars
Consumer
Pole Not In
Use
Meter
Brick
Wall
Brick
L/box
Concrete Footpath
Closest Wire To Boundary
Overhead Power Cable
Verge Tree
Ø 0.02m
Ht 1.5m
Drive Opp.
NOTE/BEWARE:ADVISE TRADES
O/Head power lines
Power
Pole
Concrete
Crossover
Bitumen
Crossover
Nil
Non-Mount
Egina Street
Bitumen
Ref Nail At Edge Of Road
Assumed Datum 10.00 m
Scale 1:200
0 2 4 6 8


LOT 5 HN 48 EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 613m²
R-30
NOTE: FINAL LEVES AND EXTENT OF RETAINING TO BE CONFIRMED ON SITE AFTER THE COMPLETION OF SITEWORKS.
NOTE: ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE.
NOTE: NUMBER & LOCATION OF DOWNPIPES TO BE DETERMINED BY PLUMBER.
BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
Sewer Junction In: 1.8 Approx. Inv: 9.3 Approx. Depth: 2.3 Approx. Sewer Only
PEG Check Water Corp. GONE
Brick & Tile On L'stone
NOTE: Approximate Sewer Only Check Water Corporation For Junction Invert and Depth
PEG GONE
Sewer M/H (Not Located In Field. Plotted From Water Corp. Sheet Only)
Corner Unobtainable
Out Levels Unob.
RECEIVED CITY OF VINCENT 20 MAY 2019
NOTE: Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.
NOTE: Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.
ALFRESCO -1c b'paved FFL 11.014
C/bond Fence In Good Condition
PROPOSED HN 48A FFL 11.100
PROPOSED HN 48 FFL 11.100
DRYING AREA
Poss Parapet Wall
Brick Wall With Brick Pillars
#50 Brick & Tile On Slab
#46 Brick & Tile On Brick
Brick & Galv Garage
GARAGE/STORE -1c grano FFL 11.014
PORT -1c
Timber Pailing Fence In Fair Condition
Approx. F/L At Garage (10.61)
Approx. F/L (11.11)
Porch UMR
Brick Wall With Pillars
b' paved driveway
b' paved crossover to shire requirements
verge tree to council requirements
concrete footpath
Closest Wire To Boundary Overhead Power Cable
Power Pole
NOTE/BEWARE:ADVISE TRADES O/Head power lines
Nil
Ref Nail At Edge Of Road Assumed Datum 10.00 m
Egina Street
Bitumen
LANDSCAPING
COMMON NAME | QTY | CANOPY | TOTAL CANOPY
1 Chinese Tallow | 02 | 6m | 12m
2 Magnolia | 02 | 10m | 20m
3 Flowering Plum | 04 | 8m | 32m
4 Crepe Myrtle | 02 | 3m | 6m
70m
70m² canopy cover = 11.4% of site
Deep soil zone shown hatched Minimum 54m² per lot (17.6% of site)
Chinese Tallow
Magnolia
Flowering Plum
Crepe Myrtle
Site/Landscaping Plan
INTEGRITY developments
67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801
amendments:
05.06.18 a submit to council for DA
28.08.18 b DA amendments
22.10.18 c front setback + upper floor areas changes
17.12.18 d SAT changes - portices
24.01.19 e HN48A upper floor setback 7.11m from front boundary
14.02.19 f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:200
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 1 of 10


UNIT A AREAS
UPPER LIVING 115.02
GROUND LIVING 103.72
GARAGE/STORE 40.29
ALFRESCO 14.97
BALCONY 12.23
PORTICO 5.93
292.16 m²
RECEIVED CITY OF VINCENT 20 MAY 2019
ALFRESCO
LIVING
DINING
KITCHEN
L'DRY
ENS 2
PWD
2ND MASTER BED
DRYING YARD
STORE
ENTRY
GARAGE
PORTICO
NOTE: ANY MECHANICAL VENTILATION TO BE BOXED THROUGHOUT AND FLUMED TO THE EXTERNAL AIR.
NOTE: MECHANICAL EXTRACTION IN KITCHEN, THE EXHAUST AIR SHALL BE CONVEYED TO THE OUTSIDE AIR AS DIRECTLY AS POSSIBLE AND BOXED THROUGHOUT.
SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM, IN ACCORDANCE WITH PART 3.7.2 OF THE NCC.
side a/c vent
HN 48A Ground Floor Plan
INTEGRITY developments
67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801
amendments:
15.06.18 a submit to council for DA
28.08.18 b DA amendments
22.10.18 c front setback + upper floor areas changes
17.12.18 d SAT changes - portico
24.01.19 e HN48A upper floor setback 7.11m from front boundary
14.02.19 f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:100
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 7 of 10


UNIT A AREAS
UPPER LIVING 115.02
GROUND LIVING 103.72
GARAGE/STORE 40.29
ALFRESCO 14.97
BALCONY 12.23
PORTICO 5.93
292.16 m²
RECEIVED
20 MAY 2019
CITY OF VINCENT
colorbond roof at 20° pitch
BED 4
WIR
BED 3
WC
BATH
RETREAT
WIR
ENS
MASTER BED
BALCONY
NOTE: ANY MECHANICAL VENTILATION TO BE BOXED THROUGHOUT AND FLUMED TO THE EXTERNAL AIR.
NOTE: MECHANICAL EXTRACTION IN KITCHEN, THE EXHAUST AIR SHALL BE CONVEYED TO THE OUTSIDE AIR AS DIRECTLY AS POSSIBLE AND BOXED THROUGHOUT.
SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM, IN ACCORDANCE WITH PART 3.7.2 OF THE NCC.
HN 48A Upper Floor Plan
INTEGRITY developments
amendments:
05.06.18 a submit to council for DA
28.08.18 b DA amendments
22.10.18 c front setback + upper floor areas changes
17.12.18 d SAT changes - porticos
24.01.19 e HN48A upper floor setback 7.11m from front boundary
14.02.19 f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:100
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 8 of 10


COLORBOND ROOF @ 25° PITCH
rendered brickwork
boundary parapet wall TOW at 67c
colorbond roof at 20° pitch
extent of maxi bricks shown hatched
2c face brick
NGL
63c+pl CL
33c FFL RL 13.929
30c CL
0c FFL RL 11.100
1 ELEVATION 1
BALCONY
screening to 1.6m AFL
squareline gutter at 33c
boundary wall w/ squareline gutter at 33c
average wall height 2,995
rendered brickwork
1c feature face brick
ALFRESCO
290x290 face brick pier
3 ELEVATION 3
1c feature face brick
PORT
reinforced sectional garage door
2 ELEVATION 2
4 ELEVATION 4
RECEIVED 20 MAY 2019 CITY OF VINCENT
HN 48A Elevations
INTEGRITY developments
67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801
amendments:
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28.08.18 b DA amendments
22.10.18 c front setback + upper floor areas changes
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24.01.19 e HN48A upper floor setback 7.11m from front boundary
14.02.19 f changes for SAT hearing
project: MALCOLM & MAY ROE'S RESIDENCES
project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016
scale: 1:100
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 9 of 10

HN 48A MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR







RECEIVED
CITY OF VINCENT
27 MAY 2019

HN 48 MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX COLORBOND DUNE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
SURFMIST

FACE BRICK:
RED VINTAGE OR SIMILAR

3D Views

INTEGRITY developments

67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6868 • f: 9202 6801

amendments:

05.06.18	a	submit to council for DA
29.08.18	b	DA amendments
22.10.18	c	front setback + upper floor areas changes
17.12.18	d	SAT changes - porticos
24.01.19	e	HN48A upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing

project:
MALCOLM & MAY ROE'S RESIDENCES

project address:
LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

scale:	date:	drawn by:	drawing no.:
	23 APR 2018	AVN	1580_DA 10 of 10

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
Application The proposal has been determined twice by Council, and the applicant has not made any material changes to the design on the basis of the refusals.	Noted. Council has previously considered an application for two single houses on the parent lot that comprised of 612 square metres. Council, most recently, resolved to refuse a reconsideration of this application at its Ordinary Meeting on 5 February 2019, due to the bulk, scale and appearance of the two proposed double garages, the proposal not achieving sustainability principles and the lack of landscaping proposed. During this application process, the landowner finalised the subdivision of this lot and Certificate of Titles were issued for two green title lots. The City was notified of these titles being issued on 29 January 2019. One of these lots is No. 48A Egina Street, for which the applicant now proposes one single house. The plans for the proposed single house reflect the plans of the northern dwelling as presented to Council at the Ordinary Meeting of Council held 5 February 2019. Administration has undertaken an assessment of the proposal and recommended that the application be refused.
Lot Boundary Wall • The bulky nature of the development is a result of the proposal failing to meet the deemed-to-comply standards for lot boundary wall height and canopy cover. • The 6m high lot boundary wall and setbacks to the north and south do not meet the deemed-to-comply standards, which add to the bulk of the development. • The proposed lot boundary walls do not satisfy the relevant corresponding design principles.	The proposed lot boundary wall extends for a total of 20.4 metres, with an average and maximum height of 4.75 metres and 6.0 metres, respectively. The wall presents as one material, no openings or break up through articulation. The cumulative impact of the design, colours and materials of the proposed lot boundary wall presents an unacceptable level of building bulk and scale when viewed from the southern adjoining lot and the street. The lot boundary wall does not satisfy the design principles and local housing objectives of the R Codes – Volume 1 or the Built Form Policy.
Streetscape • Egina Street is characterised by standalone houses on wide lots, whereas this development is similar to townhouses. • The development and small lots created are inconsistent with the established streetscape. • The proposed double garages accounts for majority of the ground floor façade which dominates and is a terrible outcome for the street. • The bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and isn't compatible with Clause 67(m) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*	Egina Street is characterised by single- and two-storey single houses that present double garages to the street. The design elements and characteristics of the proposed single house is compatible with its setting given: • The materials and design elements used incorporate facebrick, render and a pitched roof that reflect characteristics and design elements of housing stock along Egina Street; • The cumulative outcome of the proposed street setback, canopy within the front setback and an open faced balcony in the street façade assists in mitigating the overall impact of building bulk and scale; and

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
• The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, which is not in keeping with the streetscape and creates a visually imposing frontage. • The proposal will set an unwelcome precedent for further subdivision of neighbouring blocks. • This proposal is not consistent with maintaining the character of Mount Hawthorn.	• The landscaping reduces the impact of the dwelling when viewed from the public realm.
Garage • The proposed garage dominates the front elevation and is not keeping with the established streetscape. • The double garage door is dominating and overwhelming for the size of the lot. • The garage mass on the narrow lots create a streetscape that is not in keeping with the existing streetscape of Egina Street. • The proposed garage is not subservient to the main dwelling and dominates the façade. • We continue to object to the bulk and scale of the dwellings and the visual dominance of the two double garages.	The proposed garage satisfies the deemed-to-comply standards of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metres of the building. The design elements and characteristics of the proposed double garage is compatible with its setting and does not result in an adverse amenity impact on adjoining lots and the public realm for the following reasons: • The street is characterised by single houses with double garages, with a significant number of garages being in line or in front of the dwelling; • The layout and location of the proposed garage abuts the existing double garage boundary wall on adjoining No. 50 Egina Street; • The garage is located behind the adjoining neighbour garage and the proposed balcony on the subject site, reducing the visual impact; and • The balcony protruding over the garage assists in providing relief and in reducing the visual prominence of the garage when viewed from the street.
Subdivision • The subdivision of the lot into two is increasing the amount of building bulk by maximising the site. • The accumulative impact of the subdivision and proposal of two dwellings on these lots increase the bulk of the dwellings and compromises the deemed-to-comply provisions.	The subdivision of No. 48 (Lot: 5; D/P: 14389) Egina Street was approved by the Western Australian Planning Commission (WAPC) on 28 February 2018. In subdividing R30 lots, the deemed-to-comply minimum and average site area requirement is 260 square metres and 300 square metres, respectively. There is no deemed-to-comply frontage width, which permits side-by-side lot configuration. The subdivision application meets the deemed-to-comply requirements and was approved.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	The City was notified of titles for these subdivided lots being issued on 29 January 2019. The subdivision configuration has contributed to the applicant's decision to incorporate two-storey lot boundary walls for a more effective use of space internal to the proposed dwelling. The City accepts that the cumulative impact of this frontage width and proposed double garage has resulted in a garage design which extends across the majority of the lot frontage.
Landscaping • There is inadequate landscaping which does not reflect the existing character of the street, • The proposed landscaping will not create a sense of open space between buildings or provide any greener landscape amenity for residents or the public realm.	The applicant proposes a canopy cover of 23.2 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of 8.0 metres. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of 30.0 metres and 4.0 metres respectively. Egina Street is characterised by single houses, with some examples of tree canopy within the street setback area. The subject site is currently clear of any vegetation. The proposed landscaping satisfies the relevant local housing objectives of the Built Form Policy, for the following reasons: • The location of canopy and species chosen reduces the visibility of the dwelling from the public realm at maturity; and • The proposed canopy would increase the landscape amenity of the street, provide an increased urban air quality and reduce the impact of the urban heat island effect within the City.
Solar Access There is overshadowing onto the southern lot.	The proposed single house results in 60 percent overshadowing onto the immediately adjoining residential lot to the south being No. 48 Egina Street. The extent and location of overshadowing onto the southern adjoining lot does not protect sunlight access for the southern adjoining lot and therefore does not satisfy the design principles of Clause 5.4.2 Solar Access to Adjoining Sites.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

5.8 FOOD STALLHOLDER FEES - MINOR REVIEW

TRIM Ref: **D19/107639**

Author: **Mark Fallows, Manager Regulatory Services**

Authoriser: **Stephanie Smith, A/Executive Director Planning and Place**

Attachments: **Nil**

RECOMMENDATION:

That the Council:

1. **APPROVES BY AN ABSOLUTE MAJORITY the amendment to the Schedule of Fees and Charges 2019/20, pursuant to section 6.16 of the *Local Government Act 1995*, to:**

    1.1 **Reduce the 'Food Stallholders: Annual Permit – Medium or High Risk' fee from $390.00 to $130.00; and**

    1.2 **Amend the heading of the 'Food Stallholders Annual (venue specific including markets)' fee to read 'Food Stallholders Annual (applies to all markets/venues)'; and**

2. **NOTES that local public notice of the amendment to the Fees and Charges 2019/20 will be advertised in accordance with section 6.19 of the *Local Government Act 1995*.**

PURPOSE OF REPORT:

To consider amending the Fees and Charges 2019/20 to:

1. Reduce the Food Stallholder Annual Permit fee; and

2. Amend the heading so that the annual fee applies to all markets/venues.

BACKGROUND:

The City currently conducts a food business assessment program to monitor and enforce food safety standards in accordance with the *Food Act 2008*. This program includes food business registration/notification, a desktop risk assessment, sampling and on-site inspections and applies to all food businesses including those that operate at a fixed premises and those that operate mobile premises. The number and nature of sampling and inspections is dependent on the risk profile of each food business. On average the City conducts two random inspections annually for each food business.

Currently this program applies to 566 food businesses in fixed premises, plus a number of food businesses that attend approximately 40 events each year across the City and two established markets that currently operate being Kyilla Community Farmers Market and Mount Hawthorn Hawkers Market. This program ensures that food businesses are operating in accordance with the *Food Act 2008*.

The cost for delivering this service is recovered by charging fees that are set out in the Fees and Charges 2019/20. The City currently charges two categories of fee. One fee applies to food businesses at fixed premises and the other is for food stallholders, such as food vans that operate at markets and events. The stallholder fee is applied to individual food businesses on an annual venue specific basis for markets and/or on a once-off basis for events. The exact fee paid depends on the risk level for the individual food business. A schedule of the specific fees in included below:

Fee Type	Fee Amount
Food Stallholders – Annual (venue specific including markets)	
Annual Permit – Medium or High Risk	$390.00
Annual Permit – Low Risk	$130.00
Not-for-profit/Charitable Organisations (i.e. fundraising events)	Nil

Food Stallholders – Event Based (e.g. festivals, miscellaneous)	
Application (assessment only) For a maximum of four occasions in any 12 month period (Food stalls that do not require an inspection)	$50.00
Medium or High Risk	$80.00
Low risk	$60.00
Not-for-profit/Charitable Organisations (i.e. fundraising events)	Nil
Fixed Premises	
Annual Assessment - High Risk	$640.00
Annual Assessment - Medium Risk	$530.00
Annual Assessment - Low Risk	$200.00

The Kyilla Primary and Pre Primary Parents and Citizens Association Inc. (Kyilla P&C), operator of the Kyilla Community Farmers Market, have expressed concerns that the current food stallholder venue specific fee does not encourage food businesses to participate in the market as it is not in parity with the fees charged by other local governments. In addition, as it is venue specific this means that businesses are required to pay the fee for each market venue they attend. Currently this means that a business would need to pay the fee to attend both the Kyilla Community Farmers Market and the Mount Hawthorn Hawkers Market. As a result of these issues the City has completed a minor review of the relevant fees and charges.

DETAILS:

The City reviewed the annual food stallholder fees charged by nine neighbouring and similar sized local governments. All local governments provide an equivalent food business assessment service. The following table provides a breakdown of fees charged by local governments:

Fee Amount	Number of Local Governments
No charge	2
$1 - $100	3
$101 - $200	1
$201 - $300	1
$301 - $400	1
$400+	1

Annual fees charged ranged from no charge to $450.00, with an average fee of $155.00. This compares to the City's annual fee of $390.00 for Medium and High risk food businesses and $130.00 for Low risk food businesses. All other local governments charge a uniform fee for all food businesses, and do not vary the fee based on a food business risk profile.

Some local governments elected to charge a lower fee or to charge no fee to encourage food businesses to attend at local markets. No other Local Government charges a venue specific fee. The City's Medium and High risk fee is the second highest and is greater than 200% above the benchmark average.

In response to the results of this review it is recommended that the City amend its fees for food business as follows:

1. Reduce the 'Food Stallholders: Annual Permit – Medium or High Risk' fee from $390.00 to $130.00. This reduction would result in an across-the-board fee of $130.00 for all food businesses operating at markets, and be closely aligned to the local government average fee.

2. Amend the heading of the 'Food Stallholders Annual (venue specific including markets)' fee to read 'Food Stallholders Annual (applies to all markets/venues)'. The effect of removing a venue specific fee will remove duplication of services if a food business operates at more than one market. This is dependent on the food business using the same stall design and activities for all markets which can be checked and agreed to through submission of a plan at the time of application for a permit. Currently three food businesses operate at both markets.

CONSULTATION/ADVERTISING:

The City has sought feedback from Kyilla P&C and Heart Inspired Events, operator of Mount Hawthorn Hawkers Market, of the proposed changes. Both organisations support the changes. Further community consultation is not required.

LEGAL/POLICY:

- *Food Act 2008*; and
- *Local Government Act 1995*.

Pursuant to section 6.17 of the *Local Government Act 1995* in determining the amount of a fee or charge for a service a local government is required to take into consideration:

(a) the cost to the local government of providing the service or goods; and

(b) the importance of the service or goods to the community; and

(c) the price at which the service or goods could be provided by an alternative provider.

RISK MANAGEMENT IMPLICATIONS:

Low: It is considered low risk for the City to amend its fees and charges.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Thriving Places

We are recognised as a City that supports local and small business.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The estimated decrease in revenue of the proposed fee reduction, based on 2018/2019 market attendance would be $6,205.00. This would involve revenue from Kyilla Community Farmers Market food businesses being reduced from $3722.48 to $2747.48. The reduction in revenue from Mount Hawthorn Hawkers Market would be reduced from $8371.67 to $3141.67. This estimate assumes no changes to the number of current food businesses at these markets. The impact on revenue would be less if more food stallholders are attracted by the reduced fee and if other proposed markets commence.

Both the Kyilla Community Farmers Market and the Mount Hawthorn Hawkers Market provide a valuable service to the local community and activate the City's local spaces. On this basis it is recommended that this decrease in revenue be met through the existing budget allocation for events and activation of the City's public spaces.

The City is also exploring ways to reduce the cost to provide this service through its good working relationship with both operators. Strategies can be developed which place responsibility on market operators to conduct a basic check of food businesses and report back to the City on a regular basis. Information sharing with other local governments on food business compliance can also assist to reduce costs.

The effect of removing a venue specific condition would have no budgetary impact.

COMMENTS:

The proposed changes to the annual market food stallholder fee would bring the City in line with comparable local governments. The City's current and proposed markets support a connected community and thriving places, and the report recommendation recognises this outcome. A more detailed and comprehensive review relating to food stallholder fees would occur as part of 2020/2021 budget planning.

6 INFRASTUCTURE AND ENVIRONMENT

6.1 MINOR PARKING RESTRICTION IMPROVEMENTS/AMENDMENTS

TRIM Ref: D19/98072

Author: Craig Wilson, Manager Asset & Engineering

Authoriser: Andrew Murphy, Executive Director Infrastructure and Environment

Attachments:
1. Plan No. 3529-PP-01
2. Plan No. 3530-PP-01
3. Plan No. 3531-PP-01

RECOMMENDATION:

That Council:

1. APPROVES the following minor parking restriction improvements and amendments:

1.1 install a 'yellow' No Stopping zone in Shakespeare Street, Leederville, opposite Aranmore Catholic College, Plan No. 3529-PP-01 (Attachment 1);

1.2 remove an on-road parking space in Scott Street, Leederville, corner Bourke Street, Plan No. 3530-PP-01 (Attachment 2); and

1.3 convert the exclusive Taxi Zone in Grosvenor Road, adjacent the Flying Scotsman Tavern, to a Loading Zone during the day, 6.00am to 6.00pm, and Taxi Zone at night 6.00pm to 6.00am, Monday to Sunday, Plan No. 3531-PP-01 (Attachment 3).

PURPOSE OF REPORT:

To consider improvements and amendments to parking arrangements at various locations throughout the City of Vincent as detailed in the report.

BACKGROUND:

The City regularly receives requests for the introduction of, or changes to, parking restrictions in both residential and commercial areas. Administration generally undertakes a range of investigations including parking demand and traffic volume surveys to assess traffic and on street parking conditions. That data is then used to determine whether new or amended restrictions are warranted to improve parking availability and amenity. Where changes are considered justifiable a report is then presented to Council for consideration as Administration does not have delegated authority to make such changes.

DETAILS:

A number of parking issues have recently been identified and investigated with details provided below:

Proposed 'yellow' No Stopping Zone, Shakespeare Street, Leederville

The above location is on the eastern side of Pennant Street, between Franklin and Salisbury Streets, directly adjacent the Aranmore Catholic College/St Mary's Church.

Shakespeare Street is a Safe Active Street (SAS) (formerly Bike Boulevard) and a school zone with a 30kph posted speed limit. The section of road in question is a primary drop off/pick-up point for the college, and as would be expected, heavily congested during the morning and afternoon peak periods.

A Road Safety Audit commissioned by the Department of Transport (for Stage II of the SAS) listed this portion of the route as potentially hazardous for pedestrians and cyclists alike due the nature of the erratic parking practices around school zones, particularly during the peak periods. There is 90° angled parking along the western side of Shakespeare Street that services both the college, during the week, and the

church on weekends. If a vehicle is parked on the eastern side, as frequently happens, it makes it both difficult to reverse from the bays and obstructs a drivers view of approaching traffic. Further, in recognition of the 'parking issues' the residents along the eastern side of the street have had the City endorsed 'No Parking on Verge' signs installed.

The recommended action is to make the eastern side a yellow 'No Stopping' zone from the Right of Way (the northern end of St Mary's) to Franklin Street as shown on Plan No. 3529-PP-1 **(Attachment 1)**.

Proposed Removal of an On-road Parking Space in Scott Street, Leederville.

The above location is on the western side of Scott Street, north of Bourke Street, and specifically relates to first on-road parking space closest the intersection.

Scott Street is a continuation of the Shakespeare Street Safe Active Street (SAS) and has a 30kph posted speed limit. The road pavement is relatively narrow at 6.2m wide with limited passing opportunities when a vehicle is parked (legally) on the western side.

Scott Street has a marked morning peak period, in part related to school traffic (Aranmore Catholic College) with the traffic flow predominately south bound. As a result, northbound traffic commonly has to pause when entering Scott Street, from Bourke Street, until there is a clear path of travel. If more than one vehicle is waiting, the rear end of the second vehicle often protrudes into Bourke Street.

A Road Safety Audit commissioned by the Department of Transport (for Stage II of the SAS) listed this location as a potential hazard for pedestrians, cyclists and motorists alike.

The recommended action is to make the first 5.0m part of the No Stopping zone as shown on Plan No. 3530-PP-1 **(Attachment 2).** While individual bays are not marked in residential streets, it still allows compliant parking for two standard vehicles.

Proposed Dual-purpose Parking - Loading and Taxi Zone, Grosvenor Road, Mt Lawley

The above location is on the northern side of Grosvenor Road adjacent the Flying Scotsman Tavern (639-643 Beaufort Street), which is currently a dedicated taxi zone (other than a minor portion reserved for motorcycles closest to Beaufort Street).

For a majority of the daylight hours the taxi zone is not required and therefore the space underutilised. Further, there are few loading zones within the precinct, and for which the City has received requests.

In addition, works are due to commence shortly on the redevelopment/refurbishment of the heritage listed Alexander Building located on the corner of Beaufort and Walcott Streets. As a consequence, the public car park behind the building will be disrupted, and access restricted, during construction. This will in-turn limit the ability of logistics companies and suppliers to deliver to the various businesses within the Alexander building, particularly as there is no parking on either the Beaufort or Walcott Streets frontages.

Therefore it is proposed that the 24/7 taxi zone is changed to serve a dual-purpose, loading zone during the day and taxi zone at night, when there is an established service demand.

The loading zone would not only provide an amenity to the aforementioned businesses but also that of the adjacent IGA Supermarket and Tavern.

The recommended action is to change the existing taxi zone to a Loading Zone from 6.00am to 6.00pm and a Taxi Zone from 6.00pm to 6.00am (Monday to Sunday), as shown on Plan 3531-PP-1 **(Attachment 3).**

CONSULTATION/ADVERTISING:

All affected property owners and occupiers will be notified of the parking restriction changes although it should be noted that in each instance the level of amenity for the adjacent residents and businesses will improve. There is minimal impact upon the wider community.

LEGAL/POLICY:

The *City of Vincent Parking and Parking Facilities Local Law 2007* regulates the parking or standing of vehicles in all or specified thoroughfares and reserves under the care, control and management of the City and provides for the management and operation of parking facilities.

RISK MANAGEMENT IMPLICATIONS:

Low: These proposed parking restriction changes will deliver amenity improvements for residents, businesses, and their visitors.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

"*Accessible City*

We have better integrated all modes of transport and increased services throughout the City."

SUSTAINABILITY IMPLICATIONS:

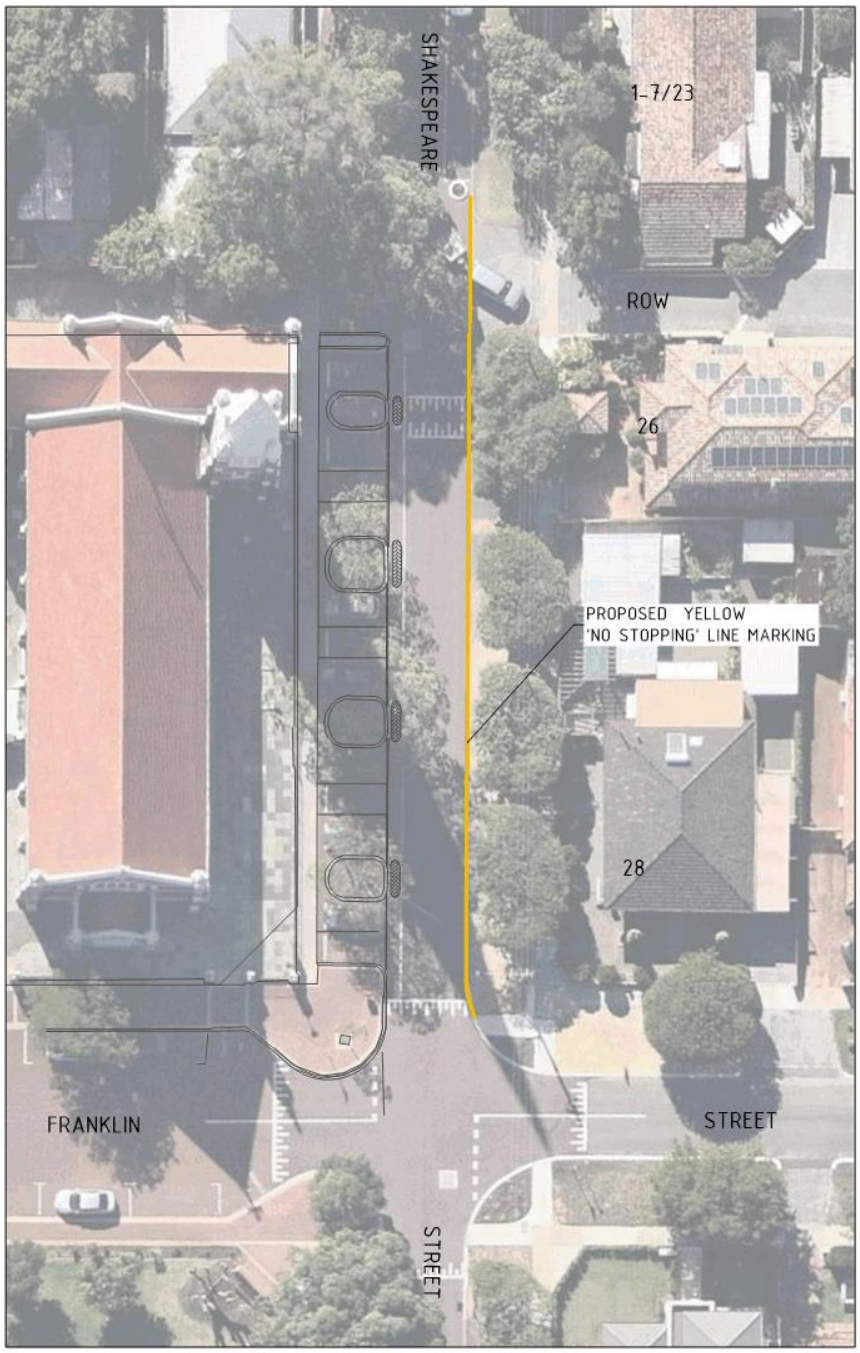
Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with these parking restriction changes will be completed utilising existing funding from the appropriate signage and line-marking budgets.

COMMENTS:

Administration has investigated current parking and traffic management issues at these locations and it is appropriate to implement minor improvements and amendments as both a road safety, amenity and service delivery improvement. While more significant changes to parking arrangements should await completion of the Integrated Transport Strategy it is necessary for Administration to continue to effectively respond to site-specific issues. It is anticipated that Administration will continue to present parking reports to Council to deal with current parking issues.



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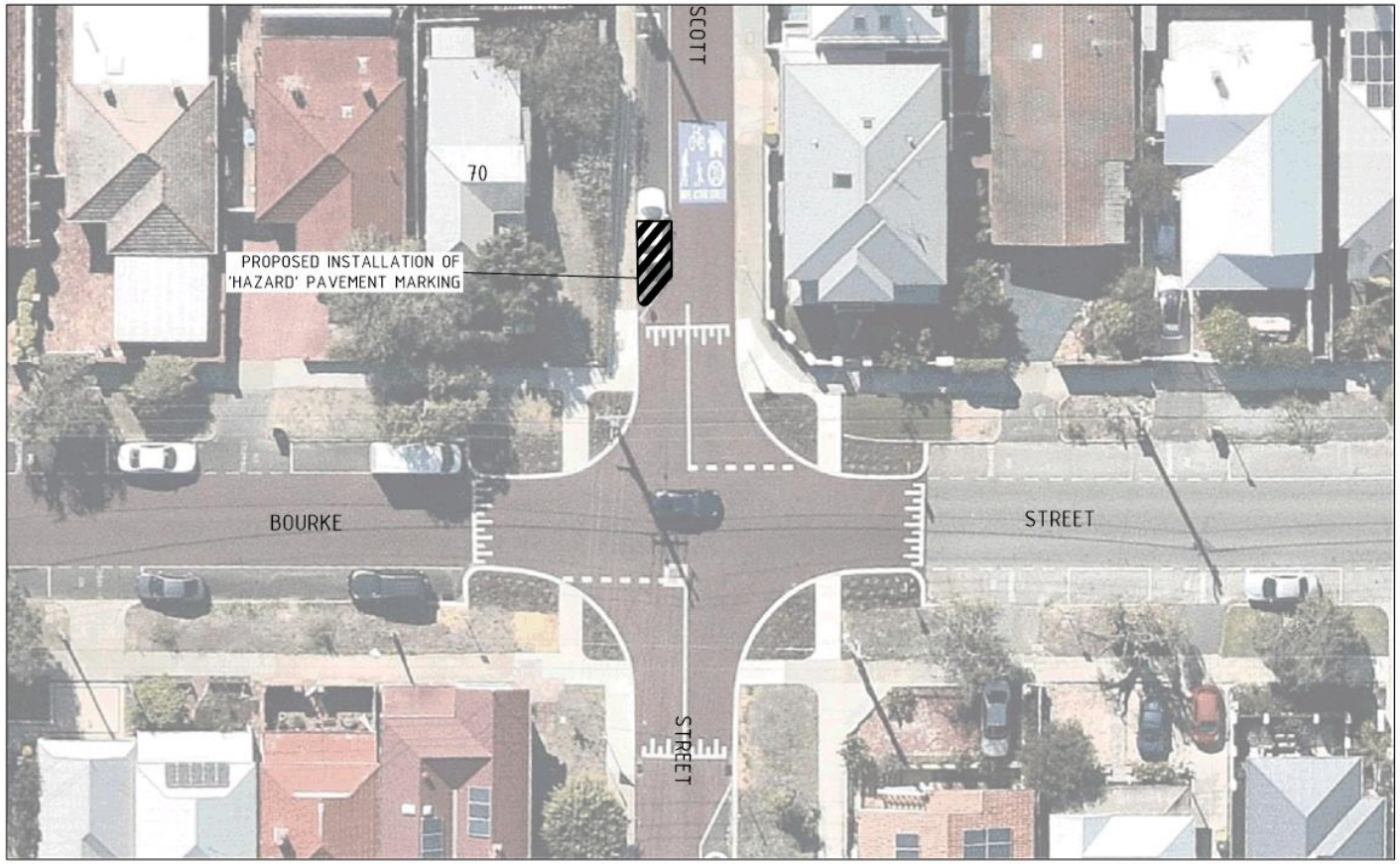
CITY OF VINCENT

CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED INSTALLATION OF YELLOW NO STOPPING
SHAKESPEARE STREET
LEEDERVILLE

SCALE:	DRAWN:	DRAWING NO:
NTS	AJ	3529-PP-01
DATE:	CHECKED:	
JULY 19	CW	SHEET 1 OF 1. A4



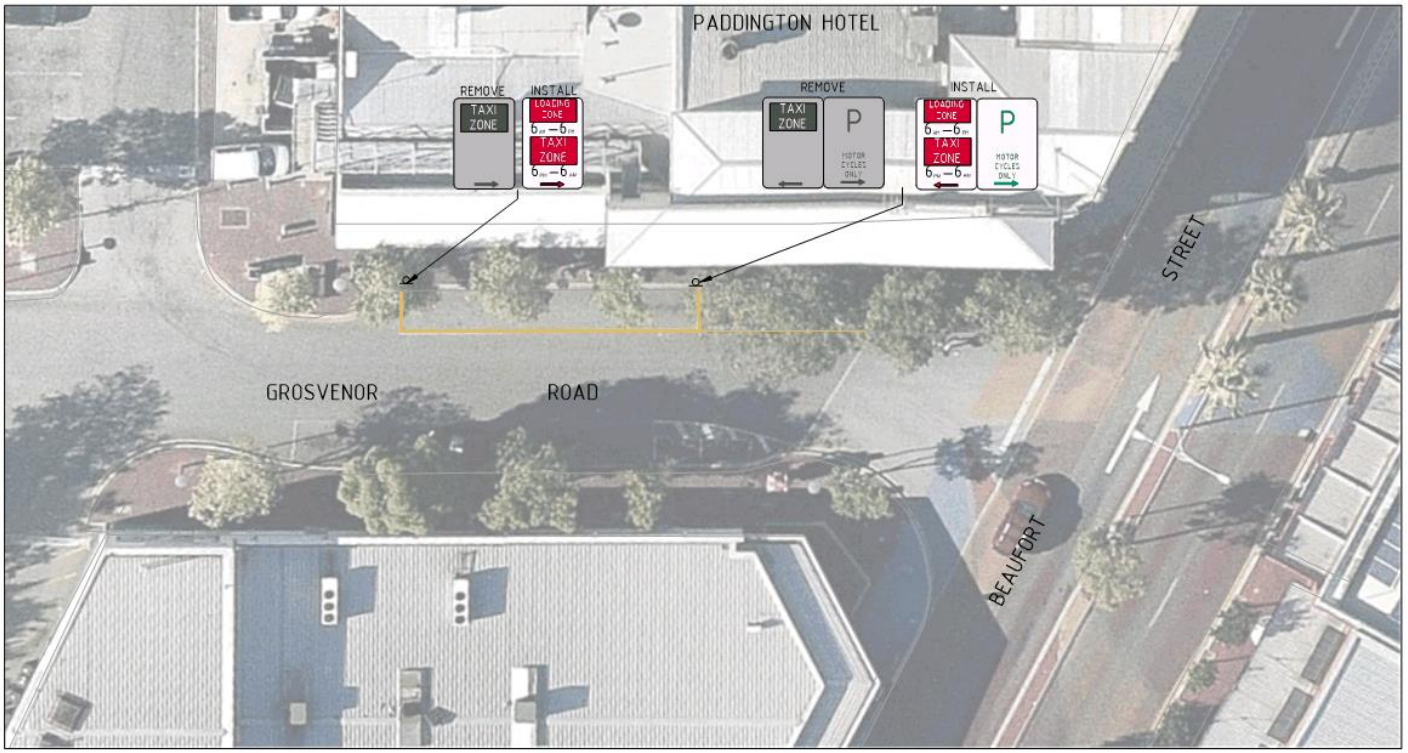


CITY OF VINCENT

CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED INSTALLATION OF 'HAZARD' PAVEMENT MARKING
ADJACENT 70 BOURKE STREET
LEEDERVILLE

SCALE:	DRAWN:	DRAWING NO:
N.T.S.	AJ	3530-PP-01
DATE: JULY 2019	CHECKED: CW	SHEET 1 OF 1. A4



CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED PARKING RESTRICTION MODIFICATION
GROSVENOR ROAD
MOUNT LAWLEY

SCALE:	DRAWN:	DRAWING NO:
N.T.S.	AJ	3531-PP-01
DATE: JULY 2019	CHECKED: AJ	SHEET 1 OF 1. A4

7 COMMUNITY AND BUSINESS SERVICES

7.1 LATE REPORT: INVESTMENT REPORT AS AT 31 JULY 2019

REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING 13 AUGUST 2019

7.2 LATE REPORT: AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 JULY 2019 TO 31 JULY 2019

REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING 13 AUGUST 2019

7.3 LATE REPORT: FINANCIAL STATEMENTS AS AT 31 JULY 2019

REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING 13 AUGUST 2019

7.4 DRAFT SAFER VINCENT PLAN 2019-2022

TRIM Ref: D19/101175

Authors: Karen Balm, Senior Community Partner

Cara Finch, Community Partner – Community Safety

Authoriser: Sandra Watson, Manager Community Partnerships

Attachments:
1. Draft Safer Vincent Plan 2019-2022 - Community Consultation Comments
2. Draft Safer Vincent Plan 2019-2022

RECOMMENDATION:

That Council:

1. **NOTES the responses received during the draft Safer Vincent Plan 2019-2022 public comment period; and**

2. **ADOPTS the Safer Vincent Plan 2019-2022 (Attachment 2) and NOTES that the Plan will be subject to further formatting, styling and graphic design as determined by the Chief Executive Officer prior to publication.**

PURPOSE OF REPORT:

To seek Council adoption of the Safer Vincent Plan 2019-2022.

BACKGROUND:

In 2018, the City undertook an extensive review of the Safer Vincent Community Safety and Crime Prevention Plan 2015-2018, as well as analysing the thoughts and ideas related to community safety that were captured in the Imagine Vincent campaign. Administration also engaged with key stakeholders including relevant City staff, WA Police Force, Nyoongar Outreach Services and the Safer Vincent Advisory Group (SVAG) and sought their advice, input and guidance on the development of the draft Safer Vincent Plan 2019-2022 (the 'Plan').

The draft Plan builds upon the strategies and objectives within the previous Plan and aims to:

- Provide the community with an overview of current local community safety priorities; and
- Promote strong community partnerships and connections that contribute to positive community safety outcomes within the City.

Three key themes emerged from the review and consultation process that underpin a range of actions and deliverables:

- Safer spaces;
- Community connection; and
- Crime prevention.

The Plan highlights streamlined and strengthened key priorities in order to address the ongoing challenges related to the prevention and policing of crime. Additionally, the inclusion of support to organisations working with people experiencing homelessness, along with collaboration with the City Homelessness Framework Committee are seen as key imperatives to ensuring a holistic approach is taken when addressing the complex issue of homelessness.

DETAILS:

At the Ordinary Council Meeting of 28 May 2019, it was resolved that Council:

1. *"1. RECEIVES the draft Safer Vincent Plan 2019-2022;*
2. *2. AUTHORISES the Chief Executive Officer to advertise the draft Safer Vincent Plan 2019-2022 forpublic comment for a period of 21 days inviting written submissions in accordance with Council Policy No. 4.1.5 – Community Consultation;*
3. *3. NOTES that a further report will be presented to the Ordinary Council Meeting in July 2019 detailing any submissions received during the public comment period; and*
4. *4. NOTES that the draft Safer Vincent Plan 2019-2022 will be subject to further formatting, styling and graphic design as determined by the Chief Executive Officer prior to publication."*

Public advertising of the draft Safer Vincent Plan 2019-2022 has been undertaken in accordance with Police 4.1.5 – Community Consultation.

37 visitors to the EHQ website viewed the draft Plan during the consultation period and of these, nine (9) responses were received through EHQ and a further seven (7) responses were received as written correspondence.

In addition, verbal feedback was received from a number of internal and external stakeholders. Feedback of an administrative nature (i.e. changes to the responsible work area) has not been included in the consultation notes.

Of note, is WA Police Force's recommendation in relation to the value of displaying the crime statistics for each suburb. The WA Police Force recommend that:

- Crime categories relating to domestic offences and those which fall outside the scope of the jurisdiction of local government (ie. Homicide, Sexual Offences, Assault (Family), Threatening Behaviour (Family), Deprivation of Liberty and Breach of Violence Restraining Order should be removed from the statistics;
- As crime trends for each individual suburb are very similar, suburb-specific data could be removed and replaced with data and commentary which clearly shows the offence types which are a priority within the City as a whole; and
- Further commentary around the higher crime rates in the suburb of Perth, which is shared with the City of Perth, should be provided to provide greater context.

Representatives from the WA Police Force have also suggested that the Commander, Metro Region North could provide a general summary about crime trends and priority offences in the Plan to further demonstrate the City's collaborative approach to community safety and crime prevention.

Based on the submissions received, Administration believes that most of the areas of concern will be addressed through existing actions and deliverables, with the following minor amendments:

- Inclusion of an 'About this Plan' section to further clarify the objectives of the Safer Vincent Plan; and its link to the City's existing strategies and planning framework;
- Place a greater emphasis on the key themes, actions and deliverables outlined in the Plan by moving the current location of the crime statistics to the end of the document as supporting information; and
- The inclusion of a new deliverable relating to the City's commitment to the provision of services such as Outreach Workers predominantly at Weld Square.

CONSULTATION/ADVERTISING:

Preparation of the draft Safer Vincent Plan 2019-2022 was based upon a variety of inputs and feedback, including:

- An analysis of the thoughts and ideas related to community safety, captured in the Imagine Vincent community engagement campaign from local residents, businesses, community organisations and visitors;
- Feedback from key stakeholders including:
  - WA Police Force
  - Nyoongar Outreach Services
  - Safer Vincent Advisory Group
- An analysis of available crime statistics and other available data.

Following Council endorsement, the draft Plan was released for community consultation from 25 June 2019 until 16 July 2019 and advertised during this period as follows:

- A news story on the City's website on 25 June, launching the draft Safer Vincent Plan community consultation;
- A comprehensive social media campaign (Facebook) commencing on 25 June 2019, advising that the draft Safer Vincent Plan 2019-2022 was open for comment, and promoting the three key focus areas of the draft Plan, along with promotion of the City's existing and proposed community safety initiatives;
- Social media posts on Twitter and LinkedIn on 25 June 2019;
- Promotion through the Perth District – WA Police Force Facebook page on 25 June 2019 (reach of over 31,000 followers); and
- A link to the City's online community engagement portal (EHQ) sent to community networks and stakeholders including WA Police Force, Nyoongar Outreach Services and the City's Advisory Groups.

Direct engagement with a number of key internal and external stakeholders also took place during the consultation period.

The submissions received have been detailed in **Attachment 1.**

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Low: While there is no legislative requirement to adopt a Community Safety and Crime Prevention Plan, it is important to promote a collaborative, holistic and whole of community approach to community safety and crime prevention within the City of Vincent.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Connected Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

We are an inclusive, accessible and equitable City for all.

Thriving Places

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

Innovative and Accountable

Our community is aware of what we are doing and how we are meeting our goals.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Specific actions and deliverables within the draft Safer Vincent Plan 2019-2022 will be delivered through allocations in the 2019/20 operating budget and subsequent budgets subject to Council consideration. Administration will also seek grant funding through the Federal and State Government as opportunities arise.

COMMENTS:

The actions and deliverables detailed within the Plan address the areas of concern raised in public submissions.

Attachment 1 – Draft Safer Vincent Plan community consultation comments

	Comments Received	Administration Response
1	I am strongly against the proposal to look into a security patrol service. Such a service is a huge expensive waste of time, with the officers employed being nothing more than security guards and having no more powers than an average citizen.	The deliverable within the draft Safer Vincent Action Plan identifies the preparation of 'a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs'. A business case will be prepared along with a community consultation campaign prior to a determination being made with respect to the implementation of a Security Service.
	The money would be better used in promoting the neighbourhood watch philosophy and encouraging people to call the Police.	This has been identified as a deliverable within the draft Safer Vincent Action Plan under the Crime Prevention theme. • Share crime prevention messages with the public • Promote the Neighbourhood Watch philosophy to residents and businesses
2	Very keen to see how the security patrol trial goes. Have had in a different shire and was comforting to be able to phone them day or night with a security concern and have them there checking things out within 5 minutes.	The deliverable within the draft Safer Vincent Action Plan identifies the preparation of 'a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs'. A business case will be prepared along with a community consultation campaign prior to a determination being made with respect to the implementation of a Security Service.
3	Fed up rate payers in North Perth (north of Scarborough Rd). They need to be considered as every apparent initiative to make Vincent streets safer ignores this area. Unless and until the City takes the initiative and creates a traffic plan that stops City of Stirling residents and others using our residential streets as rat runs and race tracks, I will continue to consider that the council is only interested in creating vanity projects to aggrandize themselves and certainly not concerned with creating a 'Safer Vincent'.	Administration will liaise with this respondent directly given the specific nature of these comments.
4	Security patrols (like Cockburn's CoSafe) who can be called to deal with incidents, but also have another set of eyes on the streets.	Noted.
	Support the idea of moving the rangers to a more central location.	Noted.
5	Safer streets: Reconsider permitting a 1.8m high front fence (next to the street) around a single dwelling's front garden when there is a private back garden available to use. This fence causes a barrier between the front garden and the street, and the visually permeable panels do not enable the passive surveillance of the street by a person in the house or engagement by the person on the street. I also note examples of dwellings with a high 1.8m front fence combined with a carport at the front that has a translucent security door - the whole house becomes a 'fortress' rather than a traditional house frontage being publicly visible and with a low fence if necessary	The draft Safer Vincent Plan includes an action to utilise Crime Prevention Through Environmental Design (CPTED) principles, and embed the application of these principles within the City's Built Form Policy and the creation of 'Creating Safer Space' guidelines.
	Town Centres: some retailers cover their shop windows with advertisements on solid material, so there is no light shining through to the street or activity visible within the shop. Please re-consider the ability to cover windows with a solid material as this prevents passive surveillance and appears unfriendly.	As above.

	Comments Received	Administration Response
6	Crime prevention - Patrol cars need to be driving around and more street lights installed.	The deliverable within the draft Safer Vincent Action Plan identifies the preparation of 'a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs'. A business case will be prepared along with a community consultation campaign prior a determination being made with respect to the implementation of a Security Service. The draft Safer Vincent Plan addresses lighting infrastructure through the Safer Spaces action to improve and expand lighting infrastructure within the public realm.
	I would like to see along Flinders Street near the Mezz parking restriction signs resident only as now there is a doctors and dental surgery and dental on Flinders Street there is increased parking across driveways. There is no parking restrictions for the whole day. The parking situation on Flinders Street would prevent crime as people park up here on Flinders Street, commit a crime as well at the Mezz then drive off from outside my home.	Administration will liaise with this respondent directly given this comment does not refer to the draft Safer Vincent Plan.
	I'd like to see CCTV installed around public areas and more street lights, more patrols around the area. Mount Hawthorn lighting is terrible and encourages crime in our neighbourhood.	This outcome can be achieved through the Safer Spaces deliverables contained within the City's draft Safer Vincent Plan: • Plan for the expansion and management of the City's CCTV networks • Improve and expand lighting infrastructure within the public realm
	Also, as a former resident of the City of Bayswater, their rangers have far more authority as an in between to reliance on police. Perhaps look at introducing greater powers to our rangers and training them to assist.	The City's Rangers have no additional powers with respect to the enforcement of matters within WA Police Force jurisdiction. Rangers undergo extensive training in order to enforce local laws and liaise closely with WA Police Force on matters that fall out of these areas. Rangers have also undergone training with WA Police Force with respect to 'Eyes on the Street'.
7	I think we need more street lighting, more patrols at night and in the day a greater presence on the streets, more visual	This outcome can be achieved through the Safer Spaces deliverable contained within the City's draft Safer Vincent Plan with respect to improve and expand lighting infrastructure within the public realm.
	Looks good. It identifies the way forward and the strong intent and City of Vincent leadership in driving the plan.	Noted.
8	I have looked at the draft and it looks very impressive. I have no further suggestions.	Noted.
9	From my perspective, it's a well captured and presented document.	Noted.
10	Well done on the Safer Vincent Plan.	Noted.
11	One thing that stuck out for me is that it is a bit big on the Police/COV relationship. Just things like 'Police and other stakeholders'. I think the trend is more towards saying things like, 'City of Vincent and its stakeholders'.	The draft Safer Vincent plan remains subject to further formatting and this change will be taken into consideration prior to finalising the document.
12	Order of the plan. I think the crime profile and trends and the stats pages are a bit of a negative start. I know it's about trying to set the scene and justifying the way forward but I'd move those pages to the back and kick off after the Mayors message and background with the themes, Safer Spaces, Community Connection and Crime Prevention	The draft Safer Vincent plan remains subject to further formatting and this change will be made prior to finalising the document.
	References to 'WA Police' in the Plan should be changed to 'WA Police Force'.	The draft Safer Vincent plan remains subject to further formatting and this change will be made prior to finalising the document.

	Comments Received	Administration Response
	Insert a hyperlink to the WA Police website where crime statistics are available.	The draft Safer Vincent plan remains subject to further formatting and this change will be made prior to finalising the document.
13	I question the value of displaying the crime stats for each suburb.	The draft Safer Vincent plan remains subject to further formatting and this change will be taken into consideration prior to finalising the document, in consultation with Council.
	Weld Square has deteriorated to a point that after midday it is unsafe to venture into the park. • Local residents are subject to physical and verbal abuse on an a daily basis • Needles are strewn through the area • Pathways are regularly defecated on • Litter and rubbish is evident from about 2pm when Manna food service leave the area • Letterboxes, vehicles, storage cupboards and apartment complexes are regularly broken into • There are a row of houses in Parry Street left vacant attracting anti-social and criminal behaviour • Despite objections from local residents Manna Inc are encouraged by the City of Vincent to attend Weld Square Monday to Friday. • Without authorisation over the week end other organisations attend, the result being the park is left in an un hygienic and filthy condition until Monday morning when the city cleaning services arrive	This outcome can be achieved through the Safer Spaces action and deliverables contained within the City's draft Safer Vincent Plan by providing support to organisations working with people experiencing homelessness by: • Collaborate with the City Homelessness Framework Committee to deliver an accreditation system for organisations delivering emergency relief services within Vincent • Maintain an interagency approach as per the City Homelessness Framework Committee Actions to assisting people within Vincent experiencing homelessness by collaborating with outreach and other community organisations and provide information on available support and services to people experiencing homelessness • Provide funding to Nyoongar Outreach Services to deliver support to Aboriginal people within our community • Refine the Collaborative Grants program to better support the delivery of projects that assist people experiencing disadvantage, homelessness or who are at risk within the community The Manna Inc food service provided each week day at Weld Square is currently authorised until 30 November 2019, subject to various conditions approved by Council in October 2018. The City has recently awarded a Collaborative Grant to UnitingCare West to support an outreach worker who will be based at Weld Square five days a week to provide support to those experiencing homelessness, helping link people to services, shelter and to make the critical transition to housing. This specific initiative to address issues at Weld Square will be included in the final document, in consultation with Council. Administration will liaise with this respondent further given the specific nature of this comment.
	Changing your *Built form policy No 7.1.1, clause 1.4, n.1.4.3 "Active frontage allowing uses to be clearly visible from the street"* to allow vacant properties to be properly secured against squatters, drug users and pretty criminals. Changing this policy would also make it easier for apartment buildings to secure their substations and other service areas with suitable fencing as these areas are often used as bathrooms, to shoot up, sleep and even camp.	The draft Safer Vincent Plan includes an action to Utilise Crime Prevention Through Environmental Design (CPTED) principles, and embed the application of these principles within the City's Built Form Policy and the creation of 'Creating Safer Space' guidelines.
14	Constructing more public bathroom facilities. Quite simply if you are homeless where do you shower and go to the bathroom. The feeding of the homeless at Weld Square can bring over 50 people at a time. The concentration of aid services such as the needle exchange, mental health and legal services further increase the concentration of people in real need. And the weekends and stadium events bring thousands to the area. Yet there is only one public bathroom in Weld Park.	This outcome can be achieved through the Safer Spaces action and deliverables contained within the City's draft Safer Vincent Plan by providing support to organisations working with people experiencing homelessness by:

	Comments Received	Administration Response
		• Collaborate with the City Homelessness Framework Committee to deliver an accreditation system for organisations delivering emergency relief services within Vincent • Maintain an interagency approach as per the City Homelessness Framework Committee Action Plan to assist people within Vincent experiencing homelessness by collaborating with outreach and other community organisations and provide information on available support and services to people experiencing homelessness • Provide funding to Nyoongar Outreach Services to deliver support to Aboriginal people within our community • Refine the Collaborative Grants program to better support the delivery of projects that assist people experiencing disadvantage, homelessness or who are at risk within the community. The City has recently awarded a Collaborative Grant to UnitingCare West to support an outreach worker who will be based at Weld Square five days a week to provide support to those experiencing homelessness, helping link people to services, shelter and to make the critical transition to housing. This specific initiative to address issues at Weld Square will be included in the final document, in consultation with Council. Administration will liaise with this respondent further given the specific nature of this comment.
15	Dedicating more of the budget to address this highly complex issue that is severely impacting the City's ratepayers. This will allow funding of services such short stay accommodation available for homeless people identified by rangers/police and liaison officers to ensure those in need are connected to all available services including Centrelink, Department of Housing, medical services etc	As above.
	More Rangers with more powers to deal with these issues. Such as the ability to contact the police and other government departments directly for disorderly behaviour, squatting, drug use etc.	The City's Rangers have no additional powers with respect to the enforcement of matters within WA Police Force jurisdiction. Rangers undergo extensive training in order to enforce local laws and liaise closely with WA Police Force on matters that fall out of these areas. Rangers have also undergone training with WA Police Force with respect to 'Eyes on the Street'.
16	Pictorials would be useful for stats	The draft Safer Vincent plan remains subject to further formatting and this change will be taken into consideration prior to finalising the document.
	No strategies are place or project specific enough to make an impact Higher incidents of crime trends in shared suburbs also demonstrates the importance of collaboration with neighbouring local governments.	Noted. Further commentary to clarify the link between the Safer Vincent Plan and other specific City strategies and plans will be included in the Plan. Noted.
	Large spike 2018 of fraud and related offences in Leederville, Highgate, North Perth and Mount Hawthorn.	Comment is noted. Further commentary to clarify these crime trends will be provided in the Plan.

	Comments Received	Administration Response
	Discuss the City's move to spread out events over town centres and the curation of events and activations a particular focus on town centres.	Noted. Further commentary to clarify the link between the Safer Vincent Plan and other specific Ci strategies and plans will be included in the Plan.
	Identify priority public artworks for anti-graffiti coating	Noted.
	Add a new strategy about upskilling infrastructure team member to apply anti-graffiti	This is an operational matter and can be dealt with outside of the draft Safer Vincent Plan.
	Support and encourage urban arts projects – remove urban and change to public art	Noted.
	Maintenance of public art schedule could be included (arts development plan)	Noted.
	How is the City managing the success of these strategies, none seem to be addressing particular suburbs and their relevant issues as outlined at the start of the document?	As with similar strategic documents, the draft Safer Vincent Plan will have an associated implementation plan that tracks and monitors the deliverables.
	Note that the Plan includes the engagement that the City has with local Town Teams	Noted.
17.	Crime Stoppers WA have advised that they will be taking on the Eyes on the Street program and branding shortly.	Noted. The wording of actions and deliverables relating to the Eyes on the Street and Neighbourhood Watch will be updated in the Plan accordingly.
18	The Plan does not outline clear objectives, and what the City is trying to achieve.	Noted. Administration will include a new "About this Plan" page in the draft Safer Vincent Plan to clarify the Plan objectives.
	Consider the establishment of a Vacant Property Register which can be shared with WA Police and promote a collaborative approach to management of vacant properties, squatting and trespass offences within the City.	Noted. This outcome can be achieved through an existing action contained within the City's draft Safer Vincent Plan to improve the management of squatting in vacant properties.


CITY OF VINCENT
SAFER VINCENT PLAN
2019/22


ACKNOWLEDGEMENT OF COUNTRY
The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging.
We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.
The land on which we live, meet and thrive as a community always was and always will be Noongar land.


ARTWORK BY:
JADE DOLMAN

MAYOR'S MESSAGE



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To be drafted.



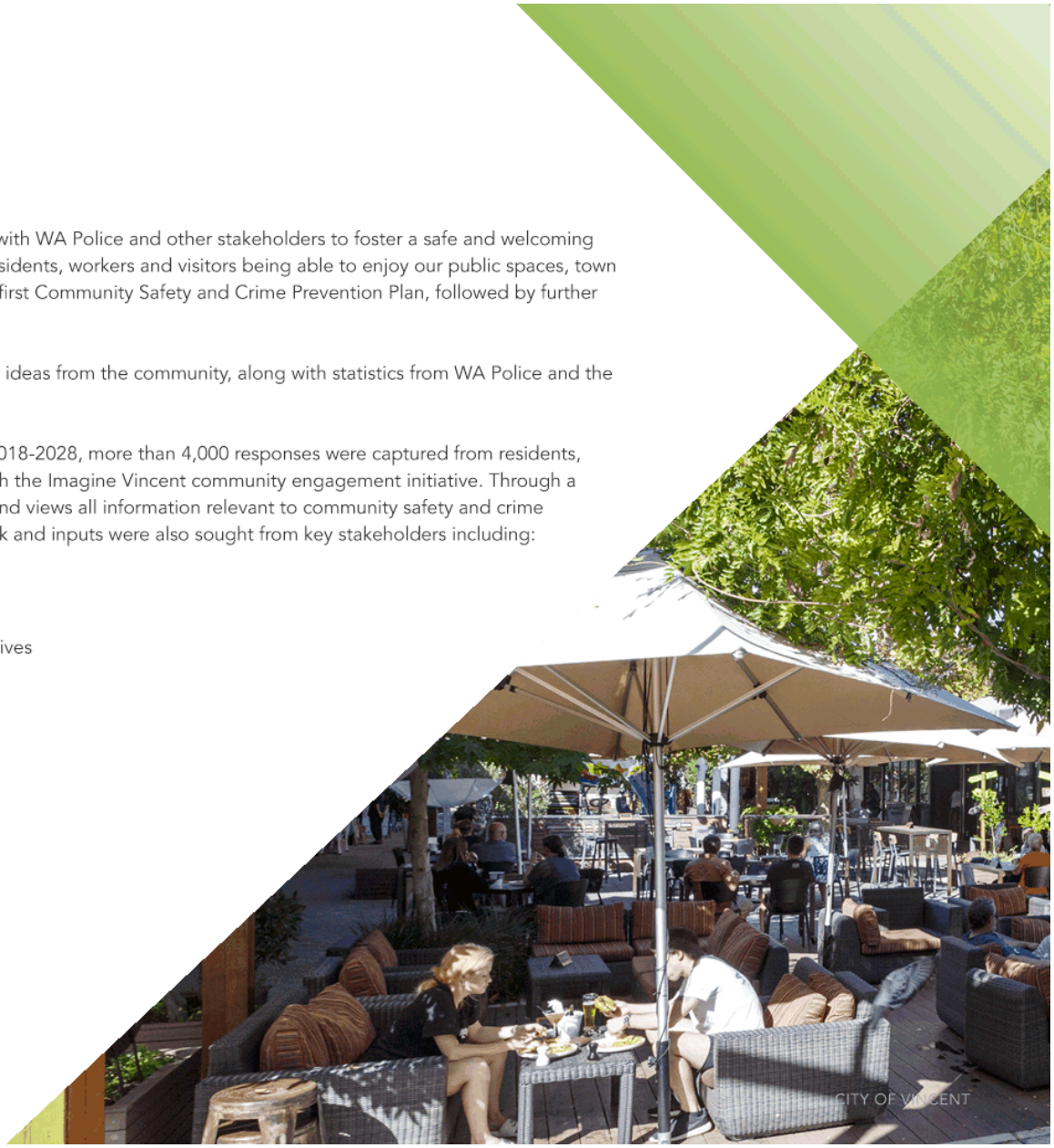
BACKGROUND

The City of Vincent has a strong history of collaboration with WA Police and other stakeholders to foster a safe and welcoming environment for our community. Feeling safe is key to residents, workers and visitors being able to enjoy our public spaces, town centres and local streets. In 2007 the City developed its first Community Safety and Crime Prevention Plan, followed by further Plans in 2010 and 2015.

In preparing this plan, the City has utilised feedback and ideas from the community, along with statistics from WA Police and the City's own data and records.

When developing the City's Strategic Community Plan 2018-2028, more than 4,000 responses were captured from residents, businesses, community organisations and visitors through the Imagine Vincent community engagement initiative. Through a comprehensive analysis of these 4,000 thoughts, ideas and views all information relevant to community safety and crime prevention was extracted and analysed. Further feedback and inputs were also sought from key stakeholders including:

- WA Police
- Nyoongar Outreach Services
- Safer Vincent Advisory Group community representatives



CRIME TRENDS AND PERCEPTION OF CRIME

WA Police statistics demonstrate that many offences across Western Australia including homicide, robbery, burglary and stealing of motor vehicles are lower on average, when compared to the previous five-year period, although there has been notable increases amongst other offences including family and non-family assaults, drug offences, stealing and fraud.

Given the location of major activity centres and entertainment precincts, higher density living and proximity to public transport in the City of Vincent there are certain offences more prevalent when compared to other suburban areas. Stealing from motor vehicles is a common issue, particularly in on-street parking areas where electronic devices are often left unattended. Anti-social behaviour and alcohol-related crime remains a challenge within town centres and the complex issue of homelessness is increasingly visible within public spaces, necessitating a collaborative response by a range of key stakeholders.

The City of Vincent is fortunate to have an active community that is keen to engage and connect with others. Strong community connections can assist with communicating crime trends and messages from Police, as well as creating an environment where the community actively reports suspicious activity and keeps a look out for their neighbours.

The sharing of information, particularly via mass communication channels such as social media, can also lead to a perception that crime rates are higher than they actually are, through increased exposure to these incidents. Managing this perception remains important so that the community does not become overly fearful or distrustful of others.

Whilst primary responsibility for law enforcement and crime prevention rests with State Government agencies such as WA Police, local government also plays a crucial role in leading and contributing to targeted crime prevention strategies, planning and responses, given the broad range of functions that local government undertakes and its close relationship with the local community.

Everyone has a role to play in making our community safe and working together to develop resilient, connected communities.



CITY OF VINCENT CRIME PROFILE

The crime statistics referred to in this document were obtained from the WA Police website.

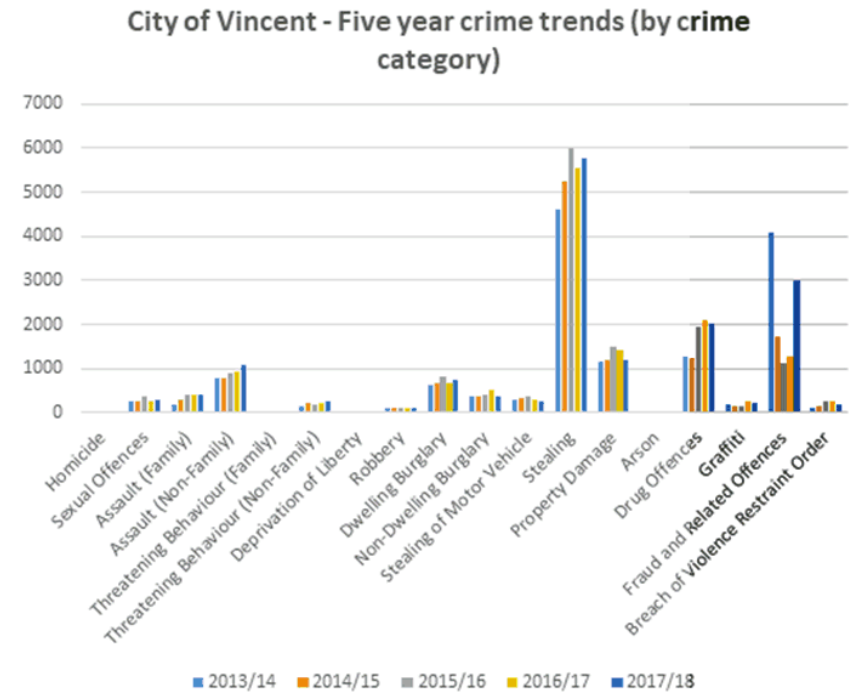
Crime statistics are only one measure of community safety, and may be influenced by a wide range of factors including, but not limited to:

- Population size
- Infrastructure (such as shopping centres and entertainment precincts)
- Seasonal trends
- The extent to which crime is reported to, and detected by police
- Changes to offence recording and reporting categories
- Other social, economic, proactive policing or inter-agency strategies

Consideration should be given to these factors when interpreting statistics.

Crime Category	2013/14	2014/15	2015/16	2016/17	2017/18
Homicide	4	4	2	4	0
Sexual Offences	259	277	377	253	300
Assault (Family)	193	284	414	410	426
Assault (Non-family)	785	791	912	927	1084
Threatening Behaviour (Family)	16	26	39	27	46
Threatening Behaviour (Non-family)	147	206	173	238	268
Deprivation of Liberty	11	7	12	8	16
Robbery	96	102	99	105	110
Dwelling Burglary	621	666	842	690	753
Non-Dwelling Burglary	382	358	398	513	361
Stealing of Motor Vehicle	298	333	357	308	250
Stealing	4628	5254	5993	5532	5780
Property Damage	1167	1187	1493	1426	1185
Arson	23	26	40	29	14
Drug Offences	1265	1254	1962	2104	2005
Graffiti	180	134	168	244	239
Fraud and Related Offences	4082	1720	1110	1291	3012
Breach of Violence Restraint Order	124	165	270	260	182
TOTAL	14281	12794	14661	14369	16031

Overall, the above statistics show that Stealing is the most prevalent crime within the City, followed by Fraud and Related offences, Drug offences, Property Damage, Non-Family Assaults and Dwelling Burglary.



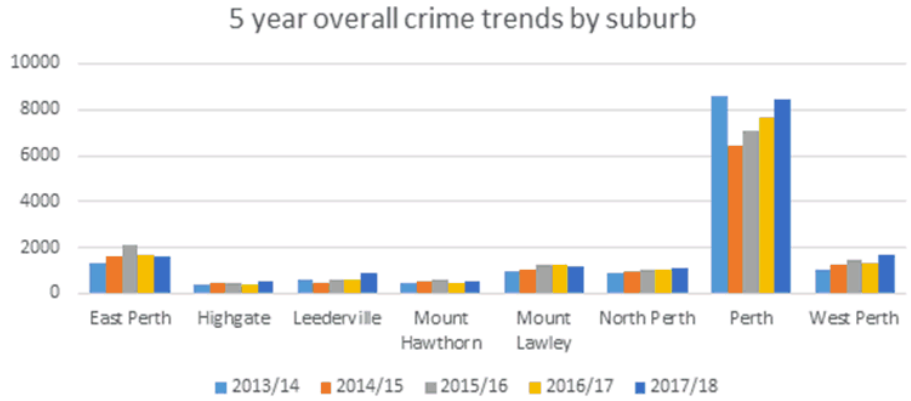


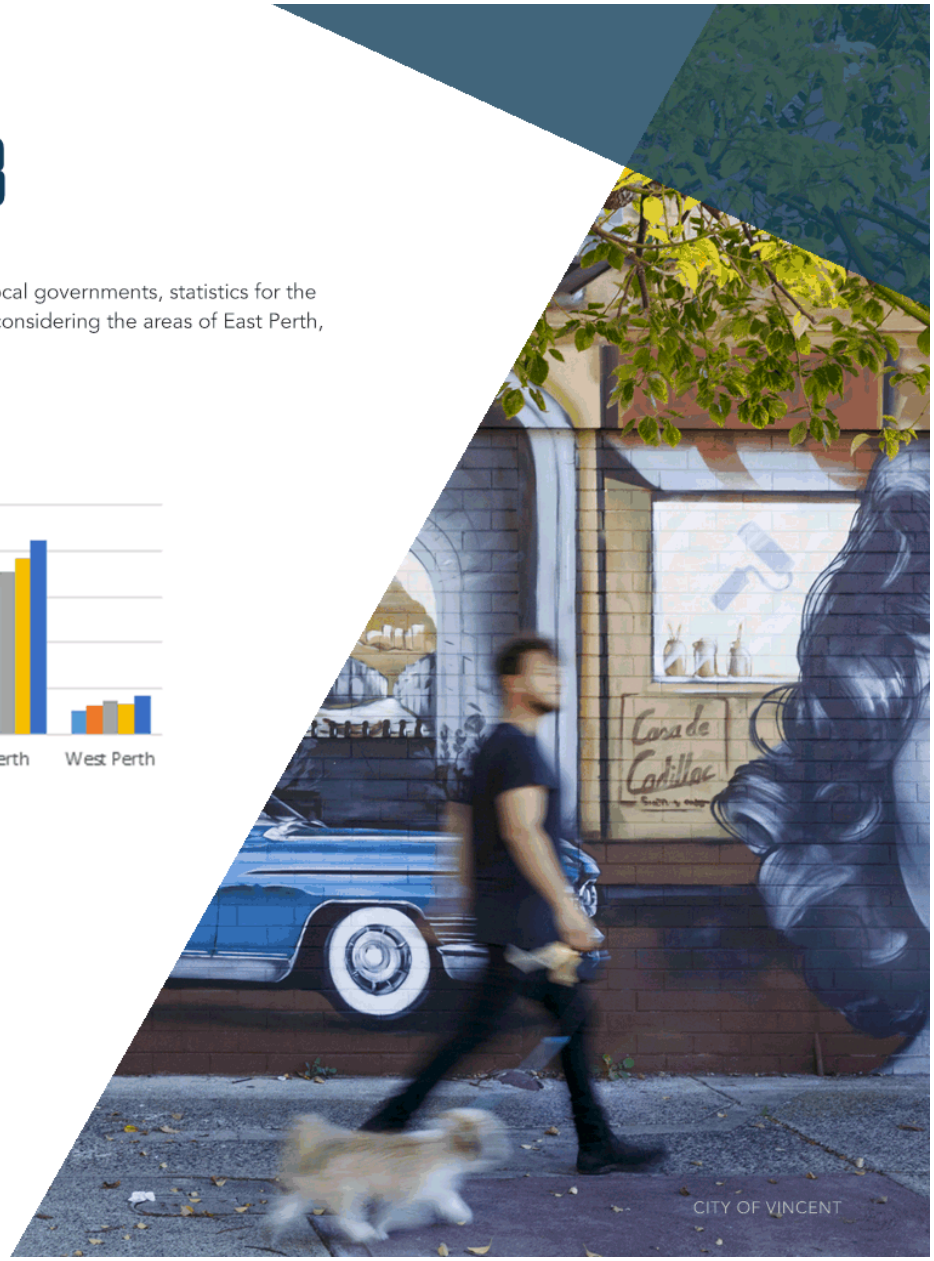
Safer Vincent Plan 2019/22

9

OVERALL CRIME TRENDS BY SUBURB

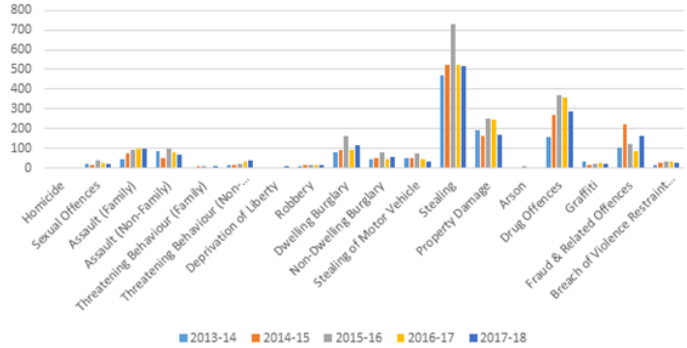
- Within the City of Vincent, crime statistics vary greatly between suburbs.
- It is important to note that where a suburb is shared between two or more local governments, statistics for the suburb in its entirety have been provided. This is particularly relevant when considering the areas of East Perth, Mount Lawley, Perth and West Perth.



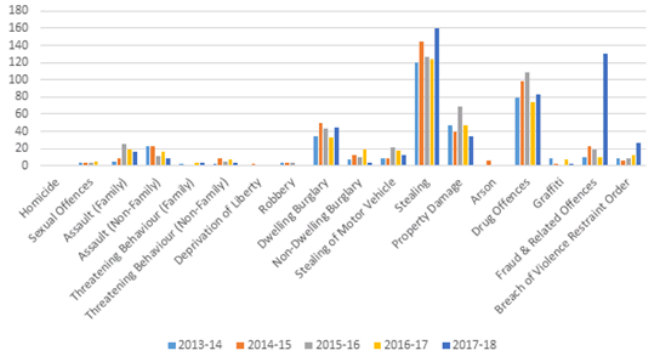


CRIME TRENDS BY SUBURB

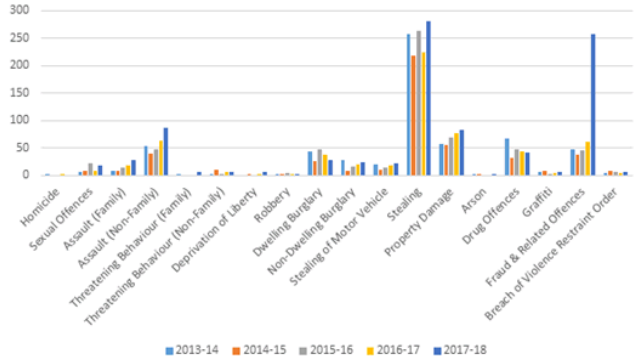
East Perth - Five year crime trends (by crime category)



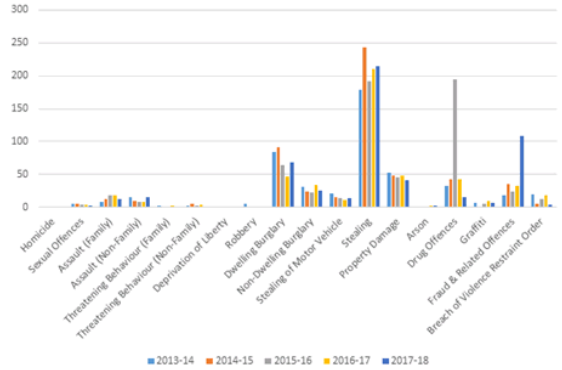
Highgate - Five year crime trends (by crime category)



Leederville - Five year crime trends (by crime category)

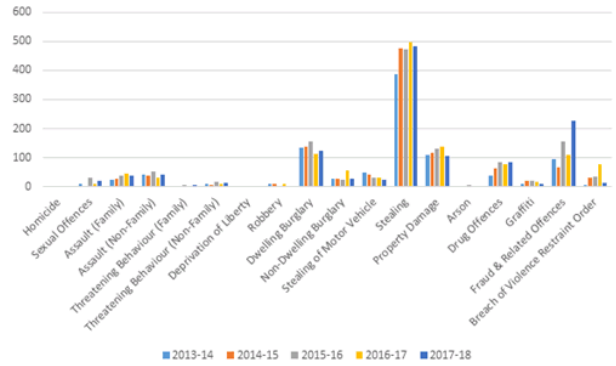


Mount Hawthorn - Five year crime trends (by crime category)

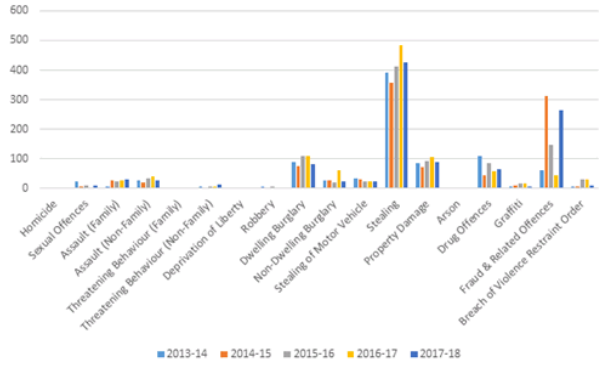


CRIME TRENDS BY SUBURB

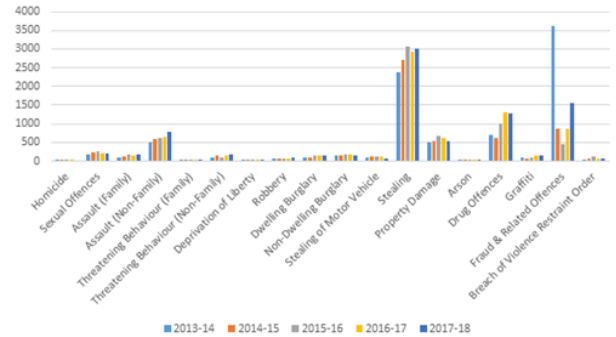
Mount Lawley - Five year crime trends (by crime category)



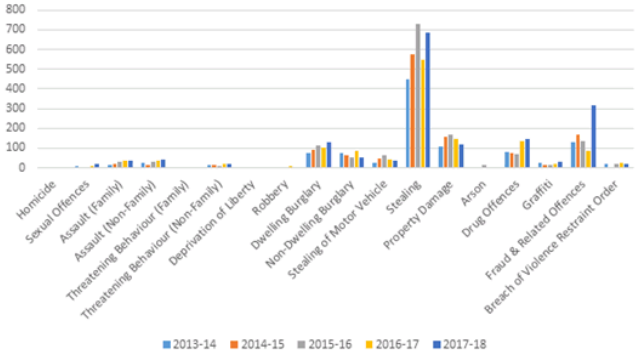
North Perth - Five year crime trends (by crime category)



Perth - Five year crime trends (by crime category)



West Perth - Five year crime trends (by crime category)




13


THEMES
Three key themes underpin a broad range of actions and deliverables aimed at enhancing community safety and reducing criminal and anti-social behaviour through collaborations and partnerships. These themes are 'Safer Spaces', 'Community Connection' and 'Crime Prevention'.
14

SAFER SPACES

Town centres, open spaces and streets are welcoming and safe for the whole community to use.

Vibrant, welcoming and safe places are integral to Vincent's identity, economy and appeal. Our town centres, local neighbourhoods and other gathering spaces must provide environments that reduce opportunities for criminal behaviour, positively impact perceptions of community safety, and support utilisation and activation. The City recognises that community safety and crime prevention principles must inform the planning, design and management of town centres, open spaces and streets. We will work with government agencies, businesses and community organisations to promote and support activities and programs that make our public spaces safer.



Safer Vincent Plan 2019/22

SAFER SPACES

Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Establish Town Centre specific community safety priorities	Undertake night inspections of all Town Centres to identify priority areas for action	Policy & Place, Community Safety	Dec 2019	Thriving Places Accessible City
	Identify streetscape, public realm, lighting and CCTV improvements in hotspot areas	Policy and Place, Community Safety, Community Partnerships, Asset & Design	Dec 2019	
	Ensure priority community safety projects align with Town Centre Place Plans	Policy and Place, Community Safety Community Partnerships	Jun 2020	
	Implement a Citywide approach to projects that impact community safety ensuring alignment with planning, development and activation considerations	Development Services, Infrastructure and Environment, Community Engagement	Jun 2022	
Improve and expand lighting infrastructure within the public realm	Gather and maintain information and statistics from WA Police and the community to determine priority lighting areas	Community Safety, and Asset and Design	Jun 2022	Thriving Places Accessible City
	Undertake GIS mapping of public lighting infrastructure	Asset and Design, and Community Safety	Jun 2020	
	Develop and implement a public area lighting plan	Community Safety, Asset and Design	Jun 2021	
	Allocate funding within the City budget to the laneway lighting program	Community Safety, Asset and Design	Jun 2020	
	Obtain external grant funding to implement lighting in priority areas	Community Safety, Asset and Design, Policy and Place	Jun 2022	
Provide support to organisations working with people experiencing homelessness	Collaborate with the City Homelessness Framework Committee to deliver an accreditation system for organisations delivering emergency relief services within Vincent	Community Partnerships	Jun 2020	Thriving Places Connected Community
	Maintain an interagency approach as per the City Homelessness Framework Committee Actions to assisting people within Vincent experiencing homelessness by collaborating with outreach and other community organisations and provide information on available support and services to people experiencing homelessness	Community Partnerships, Community Safety	Jun 2022	
	Provide funding to Nyoongar Outreach Services to deliver support to Aboriginal people within our community	Community Partnerships	Jun 2022	
	Refine the Collaborative Grants program to better support the delivery of projects that assist people experiencing disadvantage, homelessness or who are at risk within the community	Community Partnerships	Jun 2019	
Plan for the expansion and management of the City's CCTV networks	Review, update and implement the City's CCTV Strategy	Community Safety	Jun 2019	Thriving Places Innovative and Accountable
	Maintain a Memorandum of Understanding with WA Police for access and sharing of CCTV footage under the State CCTV Strategy	Community Safety, Governance and Risk	Jun 2022	
	Obtain external grant funding to implement CCTV in priority areas	Community Safety	Jun 2022	
	Undertake GIS mapping of all CCTV cameras owned by the City	Community Safety	Jun 2021	

SAFER SPACES

Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Plan for the expansion and management of the City's CCTV networks	Investigate the feasibility of purchasing a mobile CCTV unit for use at events and in hotspot areas	Community Safety	Jun 2020	Thriving Places Innovative and Accountable
	Work with WA Police, residents and businesses to identify priority locations for CCTV within our Town Centres	Community Safety, Community Partnerships	Dec 2019	
Promote the State CCTV Register to the community	Promote the Register to businesses and residents and encourage registration of cameras in the public realm to assist police with investigations	Community Safety, Community Partnerships	Jun 2022	Thriving Places
Review and prepare Local Emergency Management procedures and plans	Participate in the Western Central Local Emergency Management Committee	Community Safety	Jun 2022	Innovative and Accountable
	Maintain a current Local Emergency Recovery Plan	Community Safety	Jun 2022	
	Develop, review and implement Local Emergency Management Plans	Community Safety	Jun 2022	
	Facilitate and manage funding for Northshore State Emergency Services through the Department of Fire and Emergency Services Local Government Grant Scheme	Community Safety	Jun 2022	
Manage the risk of terrorist activity in crowded places	Participate in 'Crowded Places Forums' with WA Police to increase resilience and awareness of this type of risk	Community Safety, Marketing and Communications, Community Partnerships, Policy and Place, Governance and Risk	Jun 2022	Thriving Places
	Undertake security audits in high risk areas to mitigate risks and inform contingency planning	Infrastructure and Environment, Development Services	Jun 2022	
Undertake public health planning to reduce the risks of anti-social behaviour in entertainment precincts	Maintain the Vincent Liquor Accord for local businesses and WA Police	Health Services, Community Partnerships	Jun 2022	Accessible City
	Work with WA Police to identify hotspots for anti-social behaviour associated with licenced premises and act to address identified issues	Health Services, Community Safety, Community Partnerships	Jun 2022	
Manage anti-social behaviour in parks and public spaces	Collaborate with Nyoongar Outreach Services to identify and monitor hotspot areas and provide outreach services in public spaces across the City	Community Safety, Community Partnerships	Jun 2022	Thriving Places
	Work with high-risk service delivery organisations to ensure management plans include actions that minimise risks of anti-social behaviour in the surrounding area	Community Partnerships, Health Services	Jun 2022	
	Conduct ranger patrols in parks and public spaces and report all suspicious and anti-social behaviour to WA Police	Community Safety	Jun 2022	
Utilise CPTED principles	Further embed the application of Crime Prevention Through Environmental Design (CPTED) principles within public spaces through the City's Built Form Policy and the adoption of 'Creating Safer Space' guidelines	Development Services, Infrastructure and Environment	Jun 2021	Thriving Places Accessible City
	Ensure community safety priorities are addressed within public space master and development plans	Development and Design, Policy and Place, Community Safety, Community Partnerships	Jun 2022	
Assess the effectiveness and feasibility of a security patrol service	Prepare a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs	Community Safety, Community Partnerships, Finance Services	Dec 2020	Innovative and Accountable

COMMUNITY CONNECTION

City of Vincent encourages and supports activities that connect residents, businesses and visitors, as well as projects that activate public spaces.

Vincent has a diverse, welcoming and engaged community that wants to connect with those around us. Building and maintaining these strong community connections creates a sense of safety within local neighbourhoods, provides support networks where people look out for each other and strengthens passive surveillance. Activities that promote community involvement are particularly important for people in our community who are socially isolated and vulnerable as they are already at a higher risk of being a victim of crime. The City recognises that activated and thriving public places provide opportunities for residents to connect and build relationships.



Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Increase local community events that build connections	Promote the Open Streets Program to encourage street parties and other local events that build relationships between neighbours	Community Partnerships, Marketing and Communication	Jun 2021	Thriving Places Connected Community
	Promote Neighbour Day to the community and investigate opportunities to support activities that encourage residents getting to know each other	Community Partnerships, Marketing and Communication	Mar 2022	
	Develop and implement a Play Streets Kit and promote Play Streets to the community	Community Partnerships, Marketing and Communication	Jun 2020	
Support organisations that create a safer and more connected community	Map organisations that deliver support or safety services within the community and identify any areas not currently being serviced, for potential collaboration	Community Partnerships, Community Safety	Dec 2020	Thriving Places Connected Community
	Build relationships with organisations providing services to seniors and people with disability and promote community events to their clients	Community Partnerships	Jun 2020	
	Provide funding to Constable Care to deliver educational programs including performances and mascot appearances in local schools and at community events	Community Partnerships	Jun 2022	
	Identify and collaborate with groups and organisations that influence community safety including outreach services and community groups	Community Partnerships	Jun 2022	
Utilise the Safer Vincent Advisory Group to workshop and provide advice on community safety matters	Safer Vincent Advisory Group to be a forum for residents, businesses and community groups to present key community safety issues and assist with appropriate actions and coordinated responses	Community Partnerships, Community Safety	Jun 2022	Connected Community Innovative and Accountable
Implement the 'Love Your Laneway Demonstration Project'	Develop and implement a demonstration project to enable residents to make better use of, and beautify their laneways, leading to increased activation and surveillance	Policy and Place, Asset and Design	Jun 2020	Connected Community Accessible City

CRIME PREVENTION

City of Vincent works collaboratively with key stakeholders and our community to help prevent crime.

Responsiveness to crime trends and the perception of crime, and the implementation of evidence-based crime prevention strategies requires a close working relationship between the City of Vincent and WA Police. Residents and businesses can also assist through the timely reporting of any criminal activities and helping to address any disparity between actual incidents of crime and community perceptions of crime. The City recognises that the provision of information, education, awareness and resources to both businesses and residents will reduce the risk of becoming a victim of crime.



Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Review the community safety resources program	Review the program to ensure effective and useful resources are being provided to residents and businesses	Community Partnerships, Community Safety	Jun 2020	Innovative and Accountable
	Provide a resources program targeted at vulnerable groups including seniors and young people	Community Partnerships	Mar 2022	
	Undertake feasibility analysis for a security rebate program within the City	Community Partnerships	Dec 2020	
Share crime prevention messages with the public	Promote crime prevention messages by sharing relevant content created by WA Police, Crime Stoppers and Neighbourhood Watch on social media, variable message boards and at events and forums	Community Partnerships, Community Safety, Marketing and Communications	Jun 2022	Connected Community Innovative and Accountable
	Provide crime prevention information to new residents through welcome packs	Community Partnerships, Marketing and Communications	Jun 2022	
	Provide information to homeowners on home security design measures on receipt of building applications	Development Services	Jun 2022	
	Monitor crime trends in collaboration with WA Police and provide updates to the public on hotspot locations and trends	Community Safety, Community Partnerships	Jun 2022	
	Develop specific content for social media, the website and other distribution channels to address crime and community safety trends and current issues affecting the City	Community Partnerships, Community Safety, Marketing and Communications	Jun 2022	
	Encourage sharing of crime prevention content through local social media channels and neighbourhood groups	Community Partnerships, Community Safety	Jun 2022	
	Host community safety forums as and when relevant for residents and businesses with WA Police and City representatives	Community Partnerships, Community Safety	Jun 2022	
Improve management of squatting in vacant properties	Establish a policy or guidelines outlining owner responsibilities for management of vacant properties within the City of Vincent and to prevent unauthorised use	Health, Building and Compliance	Jun 2021	Innovative and Accountable
Prevent and remove graffiti vandalism with in the City	Continue to remove graffiti on City property and graffiti on private property that meets eligibility criteria, within 48 hours of reporting	Infrastructure and Environment	Jun 2022	Enhanced Environment Thriving Places
	Upload all reported graffiti incidents to the WA Police Goodbye Graffiti database	Infrastructure and Environment, Community Safety	Jun 2022	
	Identify priority public artworks for anti-graffiti coating	Marketing and Communications	Dec 2019	
	Support and encourage urban art projects in graffiti hotspots in line with the Arts Development Action Plan	Marketing and Communications, Policy and Place, Community Partnerships	Jun 2022	
Promote the Neighbourhood Watch philosophy to residents and businesses	Rangers to be 'eyes on the street' and act as a visual deterrent to criminal and anti-social behaviour	Community Safety	Jun 2022	Accessible City Thriving Places
	Review Ranger vehicles and branding to improve visibility and ensure effectiveness as a deterrent	Community Safety, Marketing and Communications	Jun 2022	
	Undertake data collection to identify hotspots that inform Ranger patrol patterns	Community Safety	Dec 2019	
	Rangers and outside workforce to undertake relevant training with WA Police	Community Safety	Jun 2022	
Undertake re-location of Ranger Services to the proposed City of Vincent 'Community Hub'	Stronger 'eyes on the street' presence and improved access for residents/ businesses through the re-location of Ranger Services to Leederville	Community Partnerships, Community Safety, Marketing and Communications	Dec 2020	Thriving Places Innovative and Accountable

STAY IN TOUCH

This document is available in other formats and languages upon request.



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7.5 LATE REPORT: POP-UP PLAY CONSULTATION RESULTS

REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING – 13 AUGUST 2019

8 CHIEF EXECUTIVE OFFICER

8.1 INFORMATION BULLETIN

TRIM Ref: D19/77507

Author: Emma Simmons, Governance and Council Support Officer

Authoriser: David MacLennan, Chief Executive Officer

Attachments:

1. Unconfirmed Minutes of the Urban Mobility Advisory Group meeting held on 11 March 2019
2. Unconfirmed Minutes of the Urban Mobility Advisory Group meeting held on 15 April 2019
3. Unconfirmed Minutes of the Urban Mobility Advisory Group meeting held on 27 May 2019
4. Confirmed Minutes of the Design Review Panel Meeting held on 5 June 2019
5. Confirmed Minutes of the Design Review Panel Meeting held on 3 July 2019
6. Confirmed Minutes of the Design Review Panel Meeting held on 10 July 2019
7. Unconfirmed Minutes of the Children and Young People Advisory Group Meeting held on 1 July 2019
8. Unconfirmed Minutes of the Reconciliation Action Plan Working Group Meeting held on 1 July 2019
9. Minutes of Mindarie Regional Council Meeting held on 4 July 2019
10. Street Tree Removal Information
11. Statistics for Development Applications as at July 2019
12. Ranger Statistics for 1 January 2019 to 30 June 2019
13. Parking Infringement Write-Offs - 1 January 2019 to 30 June 2019
14. Register of Legal Action and Prosecutions Monthly - Confidential
15. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 1 August 2019
16. Register of Applications Referred to the MetroWest Development Assessment Panel – Current
17. Register of Applications Referred to the Design Review Panel – Current
18. Register of Petitions - Progress Report - August 2019
19. Register of Notices of Motion - Progress Report - August 2019
20. Register of Reports to be Actioned - Progress Report - August 2019

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated July 2019.

Urban Mobility Advisory Group

CITY OF VINCENT

URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 11 March 2019 at 6.00pm
Venue: Committee Room
City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Elected Members:
Cr. Jonathan Hallett (*Chairperson*), Mayor Emma Cole, Cr. Alex Castle

Community Representatives:
Adam Wilmott, Greg Koroveshi, Laura Donovan, Parwez Jahmeerbacus, Sam Laybutt, Scott Gibbings, Scott Smith, Katherine Celenza (*Roadwise Road Safety Advisor*)

City of Vincent Officers:
Andrew Murphy (Director Infrastructure & Environment), Craig Wilson (Manager Asset & Engineering), Mikel Haramboure (Coordinator Engineering Design), Stephanie Smith (Manager Policy & Place) Jordan Koroveshi (Coordinator Policy & Place), Stephen Schreck (Strategic Planning Officer).

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1. Welcome / Declaration of Opening / Apologies

Cr. Hallett opened meeting at 6.02pm

2. Confirmation of Previous Minutes

Confirmed

3. Business

3.1 Review of Update on Previous Agenda Items

None

3.2 Integrated Transport Plan

Presentation by Stephen Schreck and Jordan Koroveshi

Pedestrian Network:

- Primary schools to be identified on the map with a 40m/500m catchment
- Beatty Park once new pedestrian crossing is included
- Strip between Bourke and Richmond for pedestrians to expand it
- Richmond "safe/active street"
- Whole of Oxford Street to be included in pedestrian analysis
- Include major public open spaces in pedestrian network
- Make it clear that the transpriority is for infrastructure priority, not useability

Email: *umag@vincent.wa.gov.au*

Ref: D19/58179

CITY OF VINCENT

Cycling

- Already prepared a plan at the December meeting
- Smith Street is too far east to service as an alternative for Beaufort St
- Slower car speeds – 40kmh trial helps
- Safe active streets
- Opportunities to co-mingle different uses
- Safe active street is just one tool to prioritise bicycles over cars
- Underused safe active streets
- Where can install infrastructure and trees to slow traffic, we should
- City of Perth identify cycling routes off major transit routes

Private vehicles

- Treat Vincent like CBD, all roads inside should be to move traffic around
- Depends on metronet availability of public transport to offset car use reduction
- Connectivity and land uses matter, not just the carriageway
- Road infrastructure cap relies on other services
- Bluetooth sniffers

Public Transport

- Mount Hawthorn to Leederville to Perth/Highgate
- Direct route to inner city college/subi/uwa/qe2
- Look at CAT/ shuttle buses
- Free transit zone
- Uber now taking up autonomous services and shuttle services
- Car share/ bike share/ E-scooters
- Bayswater keen on establishing a ferry along the river
- Green and Walcott streets are not suited to public transport and cyclists
- Update the bus bridge on the usage map

Overall plan

- Vincent should be for Vincent people
- Routes should be to carry people, not vehicles
- Ride-share, electric, autonomous, we will pick them up faster than others, then set blueprint, parking will become less necessary
- 10 years time, less parking, more trees
- Some more balance with reducing parking
- State government extending freeway
- Rail through Vincent, Ellenbrook line proposed in Central Area Sub Regional Framework
- Bus is temporary, light rail is more permanent
- The final plan must have a pragmatic approach, ensuring that the actions are achievable.

3.2 WALGA / Road Safety Report

- 33 deaths on road (17 metro – 19 regional)
- Road Safety week 6-12 May
- Consultation for new strategy: link available in April.

Email: ***umag@vincent.wa.gov.au***

Ref: D19/58179

CITY OF VINCENT

4. General Business

None

5. Close / Next Meeting

Meeting closed at 7.34pm.
Next meeting Monday 15 April.

Email: ***umag@vincent.wa.gov.au***

Ref: D19/58179

Urban Mobility Advisory Group

CITY OF VINCENT

URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 15 April 2019 at 6.00pm
Venue: Committee Room
City of Vincent Administration and Civic Centre

Unconfirmed Minutes

Attendees:

City of Vincent Elected Members:
Cr. Jonathan Hallett (*Chairperson*), Cr. Alex Castle

Community Representatives:
Courtney Weber, Greg Koroveshi, Holly Taylor, Regina Foley, Sam Laybutt, Scott Gibbings, Scott Smith, Katherine Celenza (*Roadwise Road Safety Advisor*)

City of Vincent Officers:
Andrew Murphy (Director Infrastructure & Environment), Mikel Haramboure (Coordinator Engineering Design), Sam Jamieson (Active Transport Officer)

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1. Welcome / Declaration of Opening / Apologies

1.1 JH Opened meeting at 6.00pm

Apologies:
City of Vincent Elected Members:
Mayor Emma Cole

Community Representatives:
Adam Wilmott, Laura Donovan, Parwez Jahmeerbacus, Scott Gibbings, Scott Smith, Philip Taylor (*Westcycle*)

City of Vincent Officers:
Craig Wilson (Manager Asset & Engineering), Jordan Koroveshi (Coordinator Policy & Place)

2. Confirmation of Previous Minutes - Approved

3. Business

3.1 Leederville Oval Master Plan (LOMP)
AM outlined the LOMP and explained that Wayne Grimes is seeking input from all advisory groups into the new masterplan and provided several questions for the group to consider. AC explained that this forms part of CoV Public Open Space Policy to maximize use of existing public space. Discussion followed around the perception of the site. It is seen as exclusive and unattractive. In reality the site is open to the public and could form important connection particularly from Richmond Street to Vincent Street. RF suggested that it was given treatment so pathways were similar to Shakespeare Street in colour so people know the path is there and open to the public. The group agreed that it is underutilized and more could be made of the spaces around the oval itself.

ACTION: further comments can be emailed to Philippa.Baker@vincent.wa.gov.au by 19 April 2019

CITY OF VINCENT

3.2 Oxford Street North - see blog attached here

AM explained the context around the project – developed by Policy and Place to improve Oxford Street North and therefore priorities were greening, shade, pedestrian amenity and minimal loss of parking. CoV currently in the process of installing speed reduction plateaus with long term aim of applying to Main Roads for a reduction in speed limit. GK offered his support for the scheme and has heard good feedback from the community. SL was initially negative of the design but is pleased to hear about the aim to reduce speed further. Group agreed that the City needs a cultural shift towards cycling and the scheme is a good first step towards this. Group wanted to know if more measures would be introduced if a reduction in speed could not be demonstrated. The entry to Wilberforce Street was raised and question asked as to why it had not received any treatment. SL asked if it is possible to narrow entrance or raise junction so as to reduce entry and exit speeds. Was suggested that variable message board be used to encourage drivers to consider cyclists whilst adjusting to changes to the street.

ACTION: SJ to look into placing CoV VMB on Oxford Street

3.3 Bike Plan Project 2019/20

MH shared concept designs for Florence/Carr/Strathcona/Golding Street works. Florence and Carr will form first stage of works and CoV hope to be starting these works in September with a December end date. Concerns were raised about how designs linked into infrastructure at eastern and western end. How will Carr Street link into Stuart Street, particularly when travelling west? Will Florence Street link better into the existing path in Beatty Park. Whilst this is outside scope of current work it was agreed this would be raised with consultant to ensure futureproofing of project. Outside of these concerns UMAG were supportive of the scheme and the protected cycle lanes.

ACTION: MH will ask GTA to design options for Florence/Beatty Park and Carr/Stuart

3.4 Frequency of Meetings

4. General Business

Water works on Beaufort Street are continuing to disrupt.

ACTION: SJ to circulate end date

Road surface on Lake Street raised. If it is to be resurfaced soon then group suggested CoV consider improving walking and cycling facilities.

ACTION: AM to check if renewal of road surface will be happening soon

It was raised that there is insufficient signage at junction of PSP and Bourke Street making wayfinding difficult. SL also pointed out that the junction of PSP with Britannia Road is difficult to negotiate.

ACTION: SJ to ride

GK has received complaints that Britannia Road is being used as a rat run. MH told group that complaints had been received about this and data is being collected to investigate.

5. Update Information

Update on Previous Agenda Items

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or
Email: umag@vincent.wa.gov.au

Ref: D19/34991

CITY OF VINCENT

1. **Bike Network Review**
   UMAG feedback from 11 March to be fed into ITP process.

2. **40km/h Speed Zone Trial Progress**
   Project on track for start date of 29 April 2019. SL asked why Bulwer and Brisbane have remained 60kph

   ACTION: AM to investigate and circulate answer

3. **Charles Street Path**
   No further progress to report.

6. Close / Next Meeting

Meeting closed at 7.30pm

Next meeting: 27th May 2019

These minutes are confirmed as a true and accurate record of the meeting of the Urban Mobility Advisory Group (UMAG) held on 15th April 2019.

Signed:..... Chairman

Dated this:..... day of 2019

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or
Email: umag@vincent.wa.gov.au

Ref: D19/34991

Urban Mobility Advisory Group

CITY OF VINCENT

URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 27 May 2019 at 6.00pm
Venue: Committee Room
City of Vincent Administration and Civic Centre

A G E N D A

Attendees:

City of Vincent Elected Members:
Cr. Jonathan Hallett (*Chairperson*), Mayor Emma Cole, Cr. Alex Castle

Community Representatives:
Adam Wilmott, Courtney Weber, Greg Koroveshi, Sam Laybutt, Scott Smith, Katherine Celenza (*Roadwise Road Safety Advisor*)

City of Vincent Officers:
Andrew Murphy (Director Infrastructure & Environment), Craig Wilson (Manager Asset & Engineering), Mikel Haramboure (Coordinator Engineering Design),Jordan Koroveshi (Coordinator Policy & Place), Sam Jamieson (Active Transport Officer), Fiona Atkins (Urban Planner), Stephanie Smith (Manager Policy & Place), Tim Elliot (Senior Strategic Planner)

GTA
Tim Judd (Director), Simon Pedretti (Senior Consultant)

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1. **Welcome / Declaration of Opening / Apologies**
   Apologies: Regina Foley, Scott Gibbings, Holly Taylor, Laura Donovan, Parwez Jahmeerbacus, Philip Taylor, Stephanie Smith

2. **Confirmation of Previous Minutes**
   SL asked for amendment on question regarding 40km Zone. Should read – Why are William and Brisbane south of Bulwer 60km/h?

3. **Actions from Previous Meeting**

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Action	Outcome
End date for Water Corp work on Beaufort St?	Stage 4 commencing on 27th May (Bulwer to Chatsworth). Stage 5 should be completed shortly.
GTA to be asked for design options to ensure Florence/Carr bike lanes connect to current/future network?	Will be discussed in project update.
Check if renewal of road surface on Lake St is scheduled?	No it isn't scheduled for resurfacing but will be reviewed again next year for 2021 budget.
Wayfinding to/from PSP on Bourke Street and Britannia Road?	Recently discussed wayfinding on Safe Active Street with DoT and discussions about this are ongoing.
Asked why Brisbane and Bulwer Streets are not included in 40km zone?	Bulwer is part of zone and signage reflects this.

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or
Email: umag@vincent.wa.gov.au

Ref: D19/76086

CITY OF VINCENT

4. Business

3.1 North Perth Precinct Traffic Report - DRAFT

Council received petition from residents regarding high speeds and high volumes. City reviewed and presented designs to council. It was felt more information was needed to look at precinct as a whole so GTA employed for North Perth Precinct Traffic report. GTA presented results (presentation attached).

GTA took desired speed of 40km as target and assessed precinct based on this. Many of the roads that exceeded this target were wide and straight with high forward visibility. Created a short term plan for addressing areas with most need and long term plan that sought to address speeds in the whole precinct using entry statements and midblock treatments.

EC stated that we are now getting requests for speed reduction measures from residents just outside this area. Would we need treatments if area was inside 40km/h zone? TJ thinks yes due to wide nature of roads. Discussion followed about nature plans and the need for interventions at key points e.g. Claverton St and area around Monastery. SL stated that intersection treatments without narrowing road may not reduce speeds. AW worried that treatments may push more traffic onto View St as it joins into Bourke St and Safe Active Street.

EC stated that whatever treatments are implemented it is essential that we view the area as part of 40km/h zone in the future and take this into account.

AC asked about possibility of staging delivery of short term plan. TJ agreed this was possible but would not address wider precinct issues. Suggested GTA can create third option of small scale infrastructure and signage.

Group were broadly supportive of schemes and implementation.

AM due to bring budget and indicative costs to council in June.

3.2 Integrated Transport Plan (ITP)

ITP last brought before group when SWOT analysis of current situation had been carried out. Since then community consultation has taken place and was presented to group during meeting (slides circulated). City asked UMAG for feedback on the priorities highlighted by consultants.

Priority 1

- Path maintenance is scheduled work so if it is raised as an issue then this work is not happening quick enough
- Should crossing points be specifically mentioned? AC pointed out that people do not cross roads they perceive as dangerous. We don't want to leave unconnected pockets
- Should we focus on points of interest e.g. stations, schools, town centres
- SL asked if we need a quantifiable goal e.g. ramp every XXX metres on activity corridor. CW and AC agreed but this needs to be purposeful
- Discussion focused on Brady Street in particular. This is part of an ongoing issue and will there be scheduled for another meeting as own topic

Priority 2

- Thought this needs to mention local centres and major amenities, not just regional facilities
- Should there be some focus on local short trips? E.g. to school, library

CITY OF VINCENT

- Bike Network Plan in place since 2013 and needs to be referred to. Minutes from UMAG meeting to discuss this to be circulated to MR
- GK highlighted the importance of education within this priority

Priority 3
- Group agreed east-west link is missing. SL suggested City fund circular route or CAT bus with aim of PTA taking over route. EC explained that cost of these schemes very high
- Discussed need to balance increase/improvement of public transport and public space. Concern Beaufort bus lane makes the centre more of a transit corridor.
- AC and JH highlighted importance of aspiration for alternative modes of public transport.
- Public transport needs to service needs of the community not just commuter journeys into the city.
- CW raised issue of difficulty reaching major destinations outside the city e.g. UWA

Priority 4
- MR asked group if they supported fees for residential permits. Discussion followed. AM thinks we need a consistent residential parking policy. EC explained the city is shifting away from idea of readily available parking.
- If overall aim is to move away from private vehicle all parking policies need to be in line with this.
- SL suggested focusing more on removing parking from where we don't want it not from residential areas at this point in time.

Priority 5
- Mixed discussion on road infrastructure. SL didn't agree with priority. AW wants to be clear that Main Roads have to actively manage roads as demand increases and make it clear the City does not support widening roads.
- EC suggested focus on containing traffic to key roads.
- Need to ensure that key roads do not create severance for communities.
- Do we need to add commitment to lowering speeds on certain road types?

Priority 6
- Agreed we need to use greening to help achieve other aims e.g. traffic calming
- Discussed whether greening should be included in ITP given existence of Greening Plan
- EC thinks connecting plans is important and highlighting links between them useful

5. General Business
Due to limited time it was agreed to bring any other business and update information to next meeting.

6. Close / Next Meeting
Monday 8th July 6pm

Update Information

Update on Previous Agenda Items

1. Leederville Oval Master Plan

2. Oxford Street North

Bike Plan Project 2019/20 - Florence and Carr

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or Email: umag@vincent.wa.gov.au

Ref: D19/76086

CITY OF VINCENT

3. **40km/h Speed Zone Trial Progress**
Project ongoing and research project underway.

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or
Email: umag@vincent.wa.gov.au

Ref: D19/76086

MINUTES

CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 5 June 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members
James Christou (Chairperson)
Sid Thoo
Munira Mackay
Ailsa Blackwood

City of Vincent Officers
Mitch Hoad (A/Coordinator Planning Services)
Karsen Reynolds (Urban Planner

Applicant – Item 3.1
Ken Wibberley

1. **Welcome/Declaration of Opening**

   The Chairperson, James Christou declared the meeting open at 4.05pm.

2. **Apologies**

3. **Business**

   4.05pm–5.30pm – Applicant's Presentation – DA Lodged

   3.1 **Address:** 17 Florence Street, West Perth

   Proposal: Three Grouped Dwellings Addition to Existing Multiple Dwelling Development

   Applicant: Ecologic Homes

   Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Industrial and dark aesthetic does not appear to be consistent with the streetscape. Streetscape context and analysis should be undertaken to consider the suitability of this appearance given the existing character of Florence Street • Junctions between new and old units need to be further refined
Principle 2 – Landscape quality	• Canopy coverage calculation does not include areas which extend over the lot boundary. Refer to City's Built Form Policy for definition of deep soil area and canopy coverage • Opportunity to create further building to street activation. Current tree species in this location has a dense dark canopy, consider

	alternative species and planting locations to create niche recreation space. Consider making the visitor bay dual use open space to increase potential in this front area. Consider opening the courtyard to create street activation and aid in passive surveillance. • Grass cell may struggle to survive given its southern orientation and probable location for car park. Ongoing maintenance of this is difficult particularly with respect to the strata. Alternative options for hard surfaces with porous attributes should be explored. • Consider opportunities for canopy trees to be provided on balconies to increase green space and canopy coverage • Opportunities for edible planting would provide amenity for residents. • Concern over the term 'recreation areas' where there is not landscape amenity other than grass and tree cover – look into the placement of feature rocks for seating or using shrub planting to define nook areas to sit on grass. (See principle 9 below). • Further tree planting could be considered to the south of the site • Plant selection is waterwise and is supported. • Concern over the wide use of grass as understory. Look at increasing the planting of shrubs and increase the diversity of species to increase amenity and fauna habitat (as stated in project outcomes)
Principle 3 – Built form and scale	• Desire to increase density should be accompanied and supported by the design
Principle 4 – Functionality and build quality	• More information required as to whether car bays will be allocated to units, otherwise access to some storerooms is obstructed. • Large windows with fixed glazing on the front elevation disallow ease of cleaning/maintenance. Large scale of windows do not suit the fine grain details of the streetscape. Openable windows should be considered also for natural ventilation. • Reconsider the location of the stairs to achieve a more efficient floor plan and with living areas having a northern aspect while maintaining City views. This could also improve transparency for walkway and assist with manoeuvring space for vehicles • Carbays 4 to 7 do not appear to have sufficient depth to allow for a successful parallel park manoeuvre. Consider re-designing parking layout to ensure all vehicles have sufficient turning and manoeuvring space - this may involve a reduction in the number of car bays provided on-site
Principle 5 – Sustainability	• Only Unit 11 of the proposed new multiple dwellings has optimum living area with a north-facing orientation. There are also substantial proportions of the northern elevations of the proposed dwellings that are taken up by stairs and ensuites, spaces that do not typically benefit from a northerly aspect. Consider re-designing the floor plans and layouts of the proposed dwellings so as to maximise the solar passive design for the main living areas. • Balconies are predominantly south-facing, and unlikely to be pleasant spaces in winter due to lack of optimum solar orientation. Consider re-designing so that outdoor living areas are oriented north, with covered solar pergolas to allow solar access to adjacent living areas. If city views are a priority, consider the inclusion of smaller/juliet-style south-facing balconies to provide views. • External elevations of proposed dwellings appear to be dark coloured metal cladding, with minimal shading from eaves overhangs (shading devices to external openings only). Dark

	coloured walls have a high solar absorbance and will increase summer cooling loads. Consider re-designing to use external wall colours with lower solar absorbance and/or provision of shading to full extent of external walls. • Consider opportunities for integration of on-site renewable energy generation and/or storage, and possibly rainwater catchment and use. Other amenities may also include provision of EV charging facilities. See Design WA A4.15.1 for further information. • Obtain preliminary energy ratings for existing and proposed dwellings to ascertain likely star ratings and construction/glazing specifications required. A life cycle design assessment may also help to quantify the merit of increased development of the site (Sid Thoo declares a potential/perceived conflict of interest as a non-executive director of eTool)
Principle 6 – Amenity	• Look at creating greater access to winter sun to living areas and balconies; the northern aspect is currently dominated by stores and entry ways • Enclosed balconies include 1.8m high screening around the edge. The material choice is unclear and would appear to limit access to City views. The pergola over the balcony gives a perception of an enclosed prison and would not provide adequate amenity • Unit 9's kitchen size and layout does not appear to have sufficient amenity for a 3-bedroom dwelling. Consider re-designing to provide sufficient space for double sink, cooktop, pantry and clear workspace. • Proposed balconies to existing units 6 and 7 are unlikely to provide intended amenity, as residents in Units 5 and 8 must pass through adjacent balconies to access the end units. Outdoor living areas should ideally be private spaces. No outdoor living areas provided for existing ground floor units. Re-designing the outdoor living areas may also provide opportunities to increase deep soil zones and mature canopy coverage • There appears to be no external storerooms for the existing multiple dwellings. This is a significant lack of amenity, especially given the increased density and number of dwellings proposed for the site. Consider re-designing to also provide storerooms for existing dwellings. Useful external storage can also be provided for all dwellings through the inclusion of shared, lockable bike stores.
Principle 7 – Legibility	• Entry ways are illegible from the streetscape. Particularly from unit 10 and 11 and Unit 9. Look at relocating so these are more legible. Entry for unit 9 should be more central to remove the long corridor and unusable short-length of galley kitchen
Principle 8 – Safety	N/A
Principle 9 – Community	• Communal open space is lacking and is not necessarily useable for residents for recreation. Consider areas which are informal and less linear. Space can include the use of shrubs and rocks as well as informal seating opportunities. Space should be dedicated for communal use and not shared with vehicles or other access arrangements • Look at possibly creating informal interaction to occur in the internal walkway on the ground floor. Possibly increasing the width would allow for activation
Principle 10 – Aesthetics	N/A
Comments	• Introduction of a frontage to Florence Street is a positive feature

	• The applicant is required to provide further information to confirm the intended use of the dwellings. The proposal as submitted appears to function as Multiple Dwellings. In accordance with Clause 32(1) of the City's Local Planning Scheme No. 2, However, Multiple Dwellings are not permitted within the area of the subject site. The discussion around the intended use was unclear as to how the proposal would function as a Grouped Dwelling, with respect to site area and parking allocation, as well as tenant arrangements. The further information should clearly outline the intended use and function of the dwellings and how this is consistent with the definition of Grouped Dwellings in accordance with the Residential Design Codes for consideration by the City as part of its assessment of the proposal • There is a high level of merit in retaining and adapting the use of the existing apartment building, and maximising the development potential of the site. However, this must not be to the detriment of the amenity and functionality across the entire site. The proposed development of the site could benefit from a greater focus on improving both the function and amenity of the existing dwellings, and exploring what is possible in terms of additional grouped dwellings.

Conclusion

The current design as presented suggests that the site is over developed. Examples of this includes entries to units being compromised, carparking bays difficult to manoeuvre into, balconies that require screening due to privacy issues, lack of adequate external storage and landscaping not meeting the City's requirements.

That said the panel ~~are~~ is of the view that by reconsidering some of the planning, location of stair wells, entries, greater regard to passive solar design specifically location of living areas, location of balconies may improve the design to satisfy the panel's concerns.

The panel suggests the applicant reviews its site planning and functional planning to overcome the current deficiencies in the design or alternatively reduce the number of units.

4. Close/Next Meeting

The Chairperson closed the meeting at 5.30pm.

The next meeting is scheduled to be held on Wednesday 19 June 2019

MINUTES

CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 3 July 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members
James Christou (Chairperson)
Tom Griffiths
Anthony Duckworth-Smith
Stephen Carrick

City of Vincent Officers
John Corbellini (A/Director Community & Business)
Jay Naidoo (Manager Development & Design)
Mitch Hoad (Senior Urban Planner)
Karsen Reynolds (Urban Planner)
Roslyn Hill (Minute Secretary)

Applicant – Item 3.1

Tony Papalia	Total PM
Dominic Snellgrove	CCN
Jackson U	
Leigh Caddy	Element

Applicant – Item 3.2

Kyle Jeavons	FJM
Alene Sullivan	FJM
Yong Lee	Hassell

Applicant – Item 3.3

Dominic Snellgrove	CNN
David Workman	EG
R Tallon	CNN
Keat Tan	CNN
Ryan Darby	Roberts Day

Applicant – Item 3.4

Alicia Jones	Fabcot/Woolworths
Jonathon Jones	Hames Sharley
Mason Harrison	Hames Sharley
Megan Gammon	Urbis

Applicant – Item 3.5
Aaron Sice

1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.05pm.

2. **Apologies**

3. **Business**

4.10pm–4.30pm – Applicant's Presentation – DA Lodged 5.2016.495.1

3.1 **Address:** 67 Cleaver Street, West Perth

Proposal: Amendment to Approved Aged Care Facility

Applicant: Element

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Minimalistic treatment assists in having the additional height blend into the roof-scape
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	• No objection to additional height as it will have a negligible impact on the streetscape and surrounding properties
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion

The DRP appreciates the need to amend the height of the lift cores. It is a minor amendment which the DRP supports.

4.30pm–4.50pm – Applicant Presentation – DA Lodged 5.2019.61.1

3.2 **Address**: 742 Newcastle Street and No. 301 Vincent Street, Leederville

Proposal: Commercial Development

Applicant: Element / Argyle Holdings Pty Ltd

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019

Recommendations & Comments by DRP on 20 March 2019 (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Look at creating smaller scale elements as the building moves towards to laneway along Vincent Street, to present a finer grain outlook, acknowledge the corner and break the grid pattern. Consider a graduation to reflect the surrounding streetscape context and character of Leederville • Consider elements to the detail of the shopfront windows to infer there are other tenancies within, as an alternative to providing multiple entrances. This can include different materiality and landscaping at the ground plane. • Brick patterning and colour or material change should be considered on the ground floor plinth to bring a human scale to the streetscape and reflect Leederville's character shopfronts • Give thought to the façade design of the tenancies fronting the laneway and how this can be designed to present a unique form that reflects it's more grungy rear laneway context • Along Vincent Street consider varying height canopy to facilitate entry areas or window shop fronts to assist with the shading into the openings. Varying the heights of the canopy can break up the appearance of a constant beam and add to the visual interest. • Consider four separate architectural language elements (rather than just the two) into the facade. The brick element, the lighter veil over, the streetscape elevation along Vincent Street and the more grungy laneway streetscape elevation. Also review the colour selection to reduce the massing of the development. The similarity in colour of the two existing architectural language elements does not assist in breaking down the bulk and massing of the development.
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Materiality is commended in mitigating the additional height
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	• Upper floor has been handled well. Additional height is not noticeable • Additional height of carpark would be most noticeable on the edge of the building. Further amelioration of the perception of the bulk from this portion should be explored as it is not stepped back like

	the rest of the level. Consider including a setback to provide some articulation and treatment similar to office building rather than the same as the carpark below. • Removal of upper floor of carpark would provide an opportunity for the additional height to step down. Look at possibly moving the office along to help the transition. • The treatment of the upper floor carpark is important to help mitigate the extra height.
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

The DRP appreciates the need to amend the design to reflect the requirements of road widening. This has resulted in smaller floor plates requiring an additional floor to maintain NLA and carparking numbers. The upper level office space is setback from the north and the west. The setbacks and resolution of the office area is supported by DRP. However, the upper level carpark is not set back from the north, the applicant should review its design to create a recess in the façade by stepping back the wall of the carpark from the building façade below it, a minimum of 550mm from the northern edge of the facade. The alternative is to use a material that is transparent.

5.00pm–5.40pm – Applicant Presentation – No DA Lodged

3.3 **Address**: 40 Frame Court, Leederville

Proposal: Local Development Plan

Applicant: Cameron Chisholm Nicol Architects, RobertsDay and Realm Studios on behalf of EG Funds

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Redacted at Request of Applicant

5.40pm–6.10pm – Applicant Presentation – DA Lodged

3.4 **Address**: Nos. 291-293, 295 and 307 Stirling Street, Perth

Proposal: Mixed Use Development

Applicant: Urbis / Fabcot Pty Ltd

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019

Recommendations & Comments by DRP on 20 March 2019 (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• How will the site be activated if the parking is located on top and people will come into the premises through the internal lifts? • There is no active frontage on Bulwer Street as it comprises of elevators. Escalators restrict views into the development from Bulwer Street and the entrance from BWS is via Woolworths. Look to create an element on the corner/Bulwer Street that will increase activation, possibly moving the location of BWS. • Public art should not be used as the sole mechanism to activate the connection between the building and the street is lacking • The café is not located for people to stop – it is a walk through. Look at increasing the size of the café to help with street activation. Consider the functionality of the café alfresco area in close proximity to the main pedestrian doors to the development • Removal of the purple 'parking entrance' is supported • The strategy of the upper levels looking like apartments is visually appealing and supported • Good research into the history of the site however we are not seeing this translate into the architectural language especially on the corner element. Look at how the Fringe development on William Street references art deco in a contemporary way • The vehicle access ramp is monolithic and will be out of context with the adjacent residential development. Look at incorporating domestic materiality and scale elements to the northern portion of the site to help assist the development's transition into the single residential area • Look at opportunities to use the internal retail program to active the facade. Food and beverage groceries. • Look at the market style concept and bring this to the street – this would fit in with the expectations of the Highgate context and community • The façade along Stirling Street has been improved • The applicant confirmed the glazing along Stirling Street will be transparent which is supported
Principle 2 – Landscape quality	• Landscaping on the upper floor needs to be usable and accessible and contributes to the experience. • Look at terracing of the deep soil zone – bring people up to the deep soil area
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	• A traffic management study/plan will be needed as the traffic will be coming in from the residential side of the development
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A

Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	• Cyclists need a visual connection to their bike so they will utilise the associated parking • Upper floor community use area as shown on previous plans has potential to generate a good community benefit. This is now shown as a commercial tenancy and needs to be more defined and have certainty to be factored in as a positive element of the proposal.
Principle 10 – Aesthetics	N/A
Comments	• The apartments which have now been removed from the proposal generated a significant community benefit and are a significant change to the proposal. • A number of comments from previous minutes have not been addressed and require further development.

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Reconsider the amount of signage that is proposed. The additional signage takes away from what the development is trying to achieve. The signage is competing with the architecture. • Opening doors to BWS is a positive but work is still needed to create more activation on the street level • More refinement is needed on the materiality on the northern elevation to transition to the residential area
Principle 2 – Landscape quality	• Increase the landscaping to comply with the City's requirements. • All opportunities to increasing soft landscaping, deep soil and canopy coverage should be examined to comply with the City's landscaping requirements.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	• Refine the amount of signage provided
Principle 8 – Safety	N/A
Principle 9 – Community	• Look at more opportunities to create communal space at the front
Principle 10 – Aesthetics	N/A
Comments	N/A

Comment:
Whilst the facility will be welcomed the design needs further refinement.

- **At the northern interface**
- **Signage – building signage and information signage should not be articulated with the following hierarchy:**
  - **Name of Building – under canopy or above**
  - **Other signage to be at a lower level.**

6.10pm–6.45pm – Applicant Presentation – No DA Lodged

3.5 **Address**: 391 Lord Street Mount Lawley

Proposal: Ten Multiple Dwellings

Applicant: Aaron Sice on behalf of Mario Siano

James Christou declared a conflict of interest and left the meeting for this item.

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 28 November 2018

Principle 1 – Context and Character	• There is insufficient information provided on surrounding context as shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context • The development appears over-developed. For the proposed concessions in relation to density to be considered the City's landscaping requirements must be met. • Looks very boxy in terms of the massing. Need to break down the massing and articulate the elevations; develop western elevation with similar textured materials as included on the eastern side as this will be highly visible when approaching from Harold Street. • Look at setting back on both sides of the site to break up the mass. Need to further consider existing context; • Ground level high solid wall on both streets is a big issue and does not interact with and activate the street; need to improve activation • Look at opening up the central lift core area completely to get light and air through development, break up the massing and provide better articulation • Consider stepping in the top stories to reduce the bulk and mass • Consider the neighbouring streetscape and context in relation to the development. Identify some of the local character features and materials used in the streetscape as a reference in developing the architectural language of the facades.
Principle 2 – Landscape quality	• There is currently a dominance of bulky/massed landscaping. Look at opportunities to lighten up the proposed landscaping (in terms of colour and density). • Consider bringing one or more other species into the lilly pilly hedge to get more colour, and permeability. Consider interspersing trees to break up the lilly pilly hedge. • All opportunities to increasing soft landscaping, deep soil and canopy coverage should be looked into to comply with the City's landscaping requirements. Increasing setbacks will provide more opportunities for landscaping. • Consultation with a landscape architect is advised • Landscaping requirements/calculations will need to be verified by the City
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	• Minimal north light access has been provided to living areas. Justify why this has been done. If the central core is opened this may provide more north light opportunities. Consider flipping the living and bedroom areas to create more light into kitchen, dining and living areas.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A

Comments	• Permitted heights of adjacent properties needs to be verified – particularly R50 properties • Look at Fringe Apartments on William Street as an example of stepping down the massing and generating a contemporary architectural language which reflects the surrounding local context

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

The Chair - James Christou left the meeting due to a conflict of interest.

Principle 1 – Context and Character	• The use of repetitive and vertical elements is still high. The perception of bulk is partly driven by repetition. While ~~introduced~~ materiality change has been introduced, it has not changed the perception of the bulk. More consideration needed to mitigate the bulk and consider using articulating elements which extend beyond between individual floor plates as per the example building used in the proponents presentation. • The roof is domestic in style and form – the building is not a domestic building type. It is not consistent with the building typology which is a multi-level apartment development. Look at other developments and how they deal with roof treatment • Look at simplifying the architectural elements. The elements look complicated, however should be rationalised • Local character has been absorbed – elevation on the Lord St streetscape is very confronting and overwhelming particularly for pedestrians
Principle 2 – Landscape quality	• Look at opportunities to soften up the façade by adding soft landscaping
Principle 3 – Built form and scale	• Look at reducing the plot ratio which may open up opportunities to reduce the bulk, massing and scale
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	• Look at adding amenity areas
Principle 7 – Legibility	• Entries into the building are very tight and look very domestic in scale. Suggest providing more legibility by opening up entries into the development. Suggest providing more legibility to the main entry of the development • Look at opening entries at the street level to provide width. It is currently unclear where pedestrian would access the building
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	• Some comments from the previous minutes has not been answered.

4. Close/Next Meeting

The Chairperson closed the meeting at 6.45pm.

The next meeting is scheduled to be held on Wednesday 10 July 2019

MINUTES

CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 10 July 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members
Sasha Ivanovich (Chairperson)
Ailsa Blackwood
Joe Chindarsi
Stephen Carrick

City of Vincent Officers
Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Mitch Hoad (Senior Urban Planner)
Natasha Trefry (Urban Planner)
Clair Morrison (Urban Planner)

Applicant – Item 3.2

Tony Paduauo	Element
James Christov	Architect
Ravi	Landower

Applicant – Item 3.3

Jason Collins	Applicant
Peter Fryer	Architect

Applicant – Item 3.4

Nicholas Preston	Hodge Collard Preston Architects
Lee Yaw	Hodge Collard Preston Architects
Reegan Cake	Dynamic Planning

1. **Welcome/Declaration of Opening**

   The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

2. **Apologies**

3. **Business**

   4.00pm–4.10pm – Applicant Presentation – No DA lodged

   3.2 **Address**: 241-243 Vincent Street and 84 Loftus Street, West Perth

   Proposal: 5 storey mixed use development with undercroft parking

   Applicant: Element

   Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Further consideration to be given to massing and rhythm in order to minimise impact and achieve greater integration into existing neighbouring built form. The inclusion of the green wall is supported and its retention within the final rendition of the design is encouraged. • The rhythm and articulation of the building through the use and treatment of face brickwork is supported, and should be further explored and developed. • The scheme is generally supported by the DRP. It sits well in the site. Articulation of the façade and the generous consolidated courtyard are supported and should be further developed and refined/resolved. More detail around the resolution of hard and soft landscaping and use of the courtyard space is required. • Stepping of building bulk/form to the south could be better addressed on the upper floors in order to provide a better transition between this 5 storey project and the future neighbouring likely 2-3storey one to the south. This will also provide a better interface for solar gain for the existing/future dwelling to the adjoining southern neighbour. • Top fifth floor appears more prominent than the floor below it. It may have a greater visual impact. Consideration should be given as how to reduce the visual impact and bulk of the top floor. • The interface to Loftus Street of the footpath to podium/boundary retaining does not provide a good interface at a pedestrian scale, at its highest point/ south edge. Consider tiering/terracing this end of the podium and incorporating landscaping - to soften this drop of level. This height/extent of retaining on the boundary as currently indicated is not supported. • Screening should be provided to vehicle access area. • Greening of the Vincent-Loftus street corner and installation of public art could be considered to tie in with the City of Vincent Administration building forecourt, and to reinforce the City 'gateway' feel of this location. • The commercial tenancy is quite isolated from the rest of the development. Consider opening up the back of the tenancy around the communal open space to provide amenity given the heavy traffic and road widening along Vincent Street, and to create transparency between the street and the green oasis proposed by the communal space.
Principle 2 – Landscape quality	• Olive trees on the roof, and consolidation of deep soil and communal open space are supported. • Opportunity exists in design of communal open space to be for residents, commercial tenancy and public usage. Consider linking the commercial tenancy to the communal open space to increase amenity. Consider communal open space that can incite participation such as a small orchard, or break out working space.
Principle 3 – Built form and scale	• Consider opportunities for increasing public access, and amenity, through and around the site. There is further potential for public activation and amenity within the site and linking to the communal space provided at the rear • Vertical proportions of windows of adjoining residential properties could be a reference to the treatment of openings to the building façade.

	• Consider stepping back the southern side to provide further separation to adjoining property. • Consider opportunities for a more significant treatment on the upper floors, such as bringing the built form or building element closer to the corner of Vincent & Loftus Streets to reinforce a 'City of Vincent' gateway statement for the area.
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	• It is understood that this is a preliminary submission of a design, still in development.
Comments	N/A

Conclusion

DOES NEED TO BE RETURNED TO DRP

4.30pm–4.40pm – Applicant Presentation – DA Lodged 5.2019.213

3.3 **Address**: 9 Leicester Street, Leederville

Proposal: Seven (7) Grouped Dwellings

Applicant: Jason Collins

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Consider how the project could incorporate elements of character and materiality that enhance the streetscape, and better resonate with the surrounding traditional character within the area. • The applicant referred the DRP to another project previously approved by the applicant. Consider alternatives to composition, master-planning, form, material, and finishing treatments that vary to previous projects done by the applicant. • The same 'product' has been repeated over and over – this development could be anywhere. It does not provide a design response and material palette that is necessarily reflective of the local characteristics of Leederville. • Northern aspect of the site is a missed opportunity – there is potential for a 'townhouse style' development that would create

	private ground level courtyard spaces. The current scheme has hardly any of this amenity. • In the existing mixed streetscape character here are good examples of Vincent character and potential to reflect that context and character • There is further opportunity in this scheme to create a more 'homely' and 'human' scale to the dwellings, particularly on the ground floor, in terms of materiality and presentation to the street. • A mix of material finishes – cladding, face brickwork and rendered masonry would improve the current proposal generally, which is currently only proposed in rendered and painted masonry. • Unit 4 provides blank walls and lack of interaction to the driveway…Generally there's a lack of interaction and activation into the ground floor plane of central driveway space, which has essentially been given over to cars.
Principle 2 – Landscape quality	• Consider opportunities for additional landscaping via vertical climbing species to walls or pergola- to create a more appealing entry • Although the landscaping requirements are technically met in extent; the open space provided is generally on the margins of the site with no liveable interactive open landscaped spaces provided. COV requires landscape spaces for increased streetscape activation and communal amenity of residential projects, and it is vital that new projects meet these requirements. • While units 1 and 7 have their own private courtyard, the other units need access to a similar area of landscape amenity. • The species selection and diversity of planting are good. The combination of shrubs and trees provides a good landscape quality • There is more opportunity to potentialize on views to the mature tree canopy near to the freeway. Views from entry and communal landscape to these trees will provide good amenity
Principle 3 – Built form and scale	• Whole ground floor taken by parking – this creates barren car-dominated space on the ground floor. • Consider creating larger more usable spaces for occupants at ground level, integrated with landscaped courtyards. • Putting driveway through the middle results in overlooking from either side and restricts opportunities for meaningful landscaping. This has resulted in a large expanse of paving on the ground plane, dominated by garages/vehicle access • Provide additional openings, articulation or interaction to the visitor bay parking area to reduce the 'locked in aspect'. • Opening up of façade of upper storey over parking area should be further considered, particular where facing north. • Consider providing improved visual connection between units within parking area. In blank walls and dead spaces and blank walls surrounding the central driveway and parking bays consider providing angled, bay windows that would provide indirect surveillance, cross ventilation to rooms and enliven that central common (driveway) area. Providing a balcony to rear Unit, 7 1st floor, facing into the communal driveway would also contribute to

	enlivening/activating this only driveway/communal space (which also acts as principal access to the unit) • Dropping of one dwelling would raise the quality of the development potentially six really beautiful product with greater value • 'Only render finish' has greater impact on the streetscape as a result of the narrow streets. Incorporating a wider range of materials and finishes palette, including face-brick elements is recommended.
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	• Double glazing – Consider where appropriate (& in consideration to noise) and providing passive solar aspect (single glazing) to habitable rooms • Consider proving further glazing to staircases –to improve interaction/surveillance to the central driveway area. Large expanses of render, paint and mirrored skillion roof-forms are not considered by the DRP as an appropriate, contextual response to the site.
Principle 6 – Amenity	• Consider providing better liveability and amenity to this site within the proposed homes for the occupants, through improved orientation to the northern aspect, and quality landscaped outdoor spaces. • Open space and planting along the boundaries are not interactive or usable and will not contribute towards resident's amenity.
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	• Skillion roof form is not a bad outcome. However, the strong symmetry may need to be reconsidered – in the street façade, allow for creating more interest/asymmetry within the design that responds to aspect/location.
Comments	• Consider potential lessons from Bourke Street that could be applied here – breaking up the bulk, utilising different materials and varying built form character/details • Avoid solid blank walls – ensure development does not present as closed off to the street or from adjacent properties. Ensure adequate street surveillance is provided.

Conclusion:

Revised plans proposed to be referred back to DRP for comment at a later date.

5.00pm–5.10pm – Applicant Presentation – No DA Lodged

3.4 **Address**: 77-81 & 83 Scarborough Beach Road, Mount Hawthorn

Proposal: Child Care Premises

Applicant: Hodge Collard Preston Architects

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	• Consider incorporating more domestic/residential concept/design to the brick work fronting Scarborough Beach Road; • Include elements of a domestic scale to the development, to be more child friendly, to lower/intimate scale, and welcoming; • Softening of materials, design and colours can assist to provide a more domestic design outcome; • There is opportunity, in this context, to be more adventurous and playful with the ground floor façade, i.e. in regard to openings, treatment, materials and articulation; • Consider utilising design elements to reduce the appearance and feel of a commercial or industrial building, in relation to for example, on the design elements of the roof, materials fronting the car park and external play area; • Consider introducing a set-back and providing art, and/or landscaping etc. to create further privacy to the site and an interactive façade to the public realm;
Principle 2 – Landscape quality	• Additional landscaping details need to be submitted; • Look at including large canopy trees in the car park area to reduce the perception of the car parking area as a blank barren space, and to decrease urban heat;
Principle 3 – Built form and scale	• Consider reducing the scale of the building to be more appropriate to children: ○Consider what the child would/might like to experience; ○Consider lowering roof levels; ○Consider child's visual and tactile language and how it could be incorporated into the design; • Look at opportunities to make the design more domestic and intimate. The current concept is graphic (i.e. with black/white materials and design elements) and perceived as very commercial; • Look at how to develop internal spaces to be child-friendly in scale and character;
Principle 4 – Functionality and build quality	• Consider how to incorporate more poetry and play the built form and internal layout of the development; • Look at how to provide the internal child-friendly spaces with more interaction with external play areas and landscape; • Look at opportunities for verandahs, or how to use existing roof forms incorporating awnings to provide shade and weather protection for users and/or present a domestic character to the design; demonstrating how sandpits and external play areas, shade and trees could be incorporated to inform the design. • Consider amending and simplifying the roof design to further develop outdoor verandah spaces with a more domestic/child-friendly character.

	• Look at the possibility to create more interaction, beyond glazing, between the internal staff/admin rooms, the car park, the public areas and the internal play areas;
Principle 5 – Sustainability	• Look at opportunities for more overhang on eastern façade to soften and provide shading to the admin area; • Look at opportunities to provide sun screening from summer sun and provide weather protection through use of awnings; • Demonstrate how the north facing windows capture winter sun, through additional section diagram; • Give consideration to the colour of the roof and insulation options to reduce heat gain into the building; • Look at fencing options where appropriate to reduce the heat trapping of solid brick walls and to provide ventilation and articulation to the children outdoor play area, • Look at maximizing natural sunlight to internal spaces in lieu of artificial lighting;
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	• Look at car parking design, potentially one-way design and a pathway for access from the car park area to the entrance to provide a safe environment for children;
Principle 9 – Community	• Look at opportunities to provide more passive and active surveillance and visual integration/interaction with the street, i.e. articulated design, openings, artwork, landscaping etc.; • Look at opportunities to break up the walls and soften the impact of the car parking area on the street.
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

To be returned to DRP.

4. Close/Next Meeting

The Chairperson closed the meeting at 6.15pm

The next meeting is scheduled to be held on Wednesday 24th July 2019

MINUTES

CITY OF VINCENT

CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 1 July 2019 at 6.00pm

Venue: Committee Room

City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

City of Vincent Councillors
Cr Alex Castle (Chairperson) (AC)
Cr Susan Gontaszewski (SG)

Community Representatives
Joel Birch (JB)
Megan Kaino (MK)
John Thomson (JT)
David Reid (DR)

City of Vincent Officers

Sandra Watson – Manager Community Partnerships (SW)
Kate Allen – Community Partner (KA)

1. Welcome / Declaration of Opening

The Chairperson opened the meeting at 6.04pm and delivered an Acknowledgement of Country on behalf of the group.

2. Apologies

Karen Balm, Senior Community Partner (KB)
John Corbellini, A/Executive Director Community & Business Services (JC)

3. Confirmation of Previous Minutes

The Minutes from the previous meeting held on 1 April 2019 were confirmed as a true and correct record.

4. Business

4.1 Action Item Review

KA provided updates on previous Action Items:

- Confirmed that CYPAG members were sent the Leederville Oval Masterplan information sheet, a request for debate topic ideas and a request for contacts from Churchlands and Mt Lawley Senior High School.
- Advised the group that Churchlands Senior High School contacts are still required.
- Confirmed that all schools were contacted about changing the date of the debating competition.

4.2 Vincent Youth Network (VYN) – Update

- KA advised that VYN had presented to Kyilla Primary and Mt Lawley Senior High School, with a presentation booked at Aranmore College for next term. The other schools are yet to confirm a date.
- The barista course has been booked for 20 July and approximately 180 enquiries were received, mostly as a result of the Facebook post. The course is now fully booked with a full waitlist. Following delivery of the course, the VYN will look into booking a second date, possibly during the next school holidays (Sept/Oct).

- The VYN are now working on an amazing race/scavenger hunt style event called 'Vincent Gold Rush'.
- CYPAG members discussed some ideas for the Vincent Gold Rush event including an op shop dress up station and hiding markers for the participants to find and take photos of. Suggestions were also put forward regarding businesses and groups that might want to be involved.

4.3 Youth Week

- KA advised that all the events for younger children (10 years and over) were well attended.
- The events for 16 -25 year olds were not well attended and consideration will be given next year as to whether all the events should be aimed at the younger age group and/or whether to plan further events in conjunction with local youth organisations including Youth Affairs Council WA (YACWA), YMCA HQ and Foyer Oxford.

4.4 Interschool Debating Competition – Update

- KA advised all five (5) primary schools participated in education sessions delivered by WA Debating League. The feedback from schools was excellent, with most students being very engaged in the sessions.
- The debate was held on Thursday 6 June with each school participating in two debates and all schools ending up with a win and lost debate each.
- The winner, decided by margin points, was Highgate Primary School.
- The overall feedback from the day was very positive – detailed feedback will be sought from the schools to assist with planning the event for next year.

4.5 Showcase in Pixels

- KA advised this competition was previously called 'Banners in the Terrace', and is run by WALGA, with all local governments in WA invited to enter an artwork created by a school, community group or individual to represent their municipality.
- This year instead of creating a banner, local governments were asked to enter an artwork that will be displayed digitally on the screen at Yagan Square later this year.
- The City worked over a month long period with three Year 12 Aboriginal students from Aranmore Catholic College to create the artwork.

4.6 Aranmore College Year 10 Community Service

- KA advised that students participated in two days of volunteering activities with the City including:
  - Carwashes and carport clean ups at Leederville Village;
  - Creating decorations and signage for the City's NAIDOC Kaya Wandjoo Festival; and
  - Planting of native plants with the Parks and Urban Green team.
- Noongar artist Jade Dolman was engaged to lead a workshop to paint the decorations for Kaya Wandjoo Festival.

4.7 Pop-Up Play Trials – Update

- KA advised trials are underway at Woodville Reserve and Beatty Park Reserve.
- Parkour equipment is being installed in front of the Loftus Recreation Centre soon.
- The Britannia Reserve bike trail and pump track trial will be officially launched on Sunday, 7 July, between 12pm-2pm with a bike demonstration/workshop and a sausage sizzle.
- Consultation is currently open on the Imagine Vincent website for the community to provide feedback on the trials and suggestions for other pop-up play spaces.
- Further consultation will also be undertaken by the community projects team at events such as the Kaya Wandjoo Festival.
- MK asked whether the City would consider a mud play space, KA to raise this with Community Projects

ACTION: KA to provide feedback to Community Projects regarding possibility of a 'mud play' pop-up space.

4.8 Other Business

Safer Vincent Plan Consultation

- KA advised that the draft plan was now on the Imagine Vincent website for public consultation

2019 State of the Youth Sector Forum

- JT advised that this forum is being hosted by YACWA at North Metropolitan TAFE in Leederville and is open to everyone that works within the Youth Sector. JT has also sent this information out to the group via email.

YMCA HQ Update

- DR introduced himself as the replacement for Andrew Rigg, who finished up with YMCA on 30 June and as such has withdrawn from the CYPAG committee.
- DR advised that they have New Wave Festival happening this weekend at HQ, with a two day line-up of dance and music from young artists. They also have Youth Parliament running over the next few weeks.

Updates from Council

- AC and SG advised of the adoption by Council of the new budget which includes funding for a youth strategy. Additional budget items relating to CYPAG were funds towards the establishment of a youth hub in Mt Hawthorn and funding to update play spaces. There are also funds within the Banks Reserve Master Plan for play and recreation equipment for young people.
- SW provided further details regarding the design for the Banks Reserve Master Plan as well as an update regarding the Leederville Oval Master Plan, for which there are three concept designs.

ACTION: SW to provide information via email to the group on the three concept designs for Leederville Oval.

Rae Street Play Street Update

- KA advised that there was a meeting with Rae Street Play Street (RSPS) organisers and the Mayor earlier today. RSPS most recent funding has finished up and the organisers are considering whether they will apply for further funding or whether RSPS will finish up.
- RSPS organisers would like to have 3 showcase events on Rae St in the next six months in partnership with the City and to advertise these to the community to come along and learn about running a play street. They would also like to have residents on other streets host trial play street events
- Discussed that the City's Open Streets program can be utilised for the trial events as long as the road closures are full closures with no vehicle access.
- AC also suggested RSPS organisers contact Pisconeri Market organisers about showcasing play streets at their events

ACTION: AC to provide KA with contact details for Pisconeri Market organiser (Katrina).

5. Close / Next Meeting

The Chairperson closed the meeting at 7.28pm. The next meeting date is scheduled to be held on 2 September 2019.

Signed_____
Councillor Alex Castle (Chairperson)

Dated this_____day of_____2019

MINUTES – CYAPG Meeting 1 July 2019

Summary of Actions	Date	Status
KA to provide feedback to Community Projects regarding possibility of a 'mud play' pop-up space.	1 July 2019	Incomplete
SW to provide information via email to the group on the three concept designs for Leederville Oval Master Plan.	1 July 2019	Incomplete
AC to provide KA with contact details for Pisconeri Market organiser (Katrina).	1 July 2019	Incomplete

MINUTES

CITY OF VINCENT

RECONCILITATION ACTION PLAN WORKING GROUP

Monday, 1 July 2019 at 6.00pm

Venue: Function Room

City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

City of Vincent Councillors
Cr Dan Loden (Chairperson)
Cr Josh Topelberg

Community Representatives
Gordon Cole (GC)
Maria McAtackney (MM)

City of Vincent Officers
Nathan Stokes – Executive Manager Human Resources (NS)
Karen Balm – Senior Community Partner (KB)
Gayatrii Surendorff – Community Partner (GS)

1. Welcome / Declaration of Opening – Acknowledgement to Country

The meeting was opened at 6.05pm with Gordon Cole Welcoming the Group to Country.

2. Apologies

Cr Roslyn Harley (Co-Chair)
David MacLennan - Chief Executive Officer
John Corbellini – A/Executive Director Community and Business Services
Sandra Watson – Manager Community Partnerships
Community Representatives
Kathy Kickett
Phil Walley-Stack
Jade Dolman (JD)
Sarah Janali
Marilyn Lyford

3. Confirmation of Previous Minutes – 29 April 2019

Cr Topelberg requested the following amendment to the 29 April 2019 Minutes:

- 4.1 'Leederville Masterplan' to 'Leederville Oval Masterplan'

The Minutes from the previous meeting held on 29 April 2019 were confirmed as a true and correct record.

4. Business

4.1 Action Items Review

GS discussed the action items listed and the progress the City and RAPWG members have made with particular actions over the past two months.

GC, JD and GS have closely collaborated which has led to the success of the first round of Aboriginal Youth Forums and Workshops. The artwork produced at the Workshops will be exhibited at the Kaya Wandjoo Festival on 6 July 2019. The next Aboriginal Forum will focus on technology.

.../4

GC mentioned he had tried to get in touch with Nyoongar Wellbeing and Sport regarding Leederville Oval Masterplan; however, to date there has been no follow up response. GS stated that the City's Community Project Team had not received a response either.

GC discussed the importance of connecting and consulting with local Whadjuk residents when seeking feedback on work carried out within the City. He relayed that the Whadjuk Working Party consult on matters affecting Native Title and registered Aboriginal sites and that the City may have difficulties contacting them for comment on projects such as Leederville Oval Masterplan.

ACTIONS:
(1) RAPWG to provide feedback regarding the Leederville Oval Masterplan to the City's Community Project Team
(2) GC and GS to coordinate Aboriginal Youth Tech Forum.
(3) GS to continue to work with GC to connect and consult with local Whadjuk residents.

4.2 Specific Projects and Initiatives:

Reconciliation Week

GS discussed the Workshops the City hosted during Reconciliation Week 2019. Marissa Verma, Esther Kickett and Vivienne Hansen each facilitated a session throughout the week in the Vincent Library. Marissa shared her knowledge of the Noongar Six Seasons and catered for the Workshop 'Djeran', while Esther spoke about her connection to Country and shared painting tips and techniques with community members. Vivienne's Workshop was enjoyed by a large group that learnt about local bush medicine and the use of certain plants in Noongar healing traditions. Vivienne and her husband Moort worked with attendees to create bush medicine oil and potpourri they were able to take home with them.

Aboriginal Youth Forum and Workshops

JD, Kevin Bynder and Brendon See were panel guests at the City's first Youth Forum for Aboriginal youth. The panel spoke about their artwork, the adversity they had faced growing up and how they managed to run a small business. Following the Forum, two weekly Art Workshops were facilitated for the attendees by JD. JD worked closely with the attendees to produce a painting on canvas that highlighted Noongar culture, symbols and tradition. The artwork will be featured in an art exhibition on 6 July 2019 at the Kaya Wandjoo Festival.

NAIDOC Week

The City will host the Kaya Wandjoo Festival to celebrate NAIDOC Week. Noongar Storytime and face painting will be facilitated by Karla Hart and is open to young people up to the age of 12. Marissa Verma will talk about her personal story and adversities and her journey connecting with her Noongar culture that has led to a thriving small business and rich cultural knowledge and connection.

Kaya Wandjoo Festival

The City has partnered with Noongar Radio to host the Kaya Wandjoo Festival on 6 July 2019. The festival will celebrate Noongar Radio's 10th Birthday, NAIDOC Week and the launch of the City's Innovate RAP. The festival will feature numerous Noongar artists, dancers, musicians, poets, storytellers and local organisations will have the opportunity to promote their services to the community. Entry and catering is free to community members.

4.3 'Innovate' RAP – Progress Update

The City's 'Innovate' RAP was formally endorsed by Reconciliation Australia on 26 June 2019. The RAP will be launched on 6 July 2019 at the Kaya Wandjoo Festival.

4.4 Other Business

Cultural Awareness Training

NS discussed the future of Aboriginal cultural awareness training at the City of Vincent, with the City investigating the potential of having online training available to staff in the future. CATonline had approached the City regarding their 12 module online Cultural Awareness Training program. He discussed that the Elders featured in the training program were not Whadjuk people but from other areas of Western Australia. GC and Cr Topelberg contributed to the discussion surrounding online training and GC mentioned that online training may not give staff an opportunity to fully engage with Noongar culture and ask questions regarding training material if a Noongar consultant was not present. GC also discussed the importance of having Whadjuk Noongar people share cultural information with staff.

Cr Topelberg suggested that Administration look to start a 12 month project that would see budget and time allocated to working with local Whadjuk people and Elders to develop City of Vincent specific cultural awareness training. He said that training should be specific to each internal Department or team. GS advised that the City had already started implementing training for Parks and Urban Green staff members specific to their roles with Noongar consultant, Jason Barrow.

The Group discussed other materials available for a broader cultural awareness session for staff focused on Australia's history such as the Red, Yellow and Black book, the Centre for Cultural Competence Australia (CCCA) and the First Australians TV series.

General consensus was that the online demonstrations should be viewed however the Group preferred if training was led by Whadjuk Noongar people and that face to face and on Country training should be a priority over online training.

ACTION: GS to investigate a potential cultural awareness project with local Whadjuk Noongar Elders and community members.

Seasons Festival 26 January 2020

External event organisers have contacted the City regarding a festival called 'Seasons' that they would like to host at Leederville Oval on 26 January 2020. GS requested feedback from the Group regarding the request to hold an event within the City on Australia Day. It was unanimously agreed that the festival should be held on an alternative day at Leederville Oval to ensure the City's commitment to reconciliation is upheld.

Draft Safer Vincent Plan – Community Consultation

GS informed the Group that the Draft Safer Vincent Plan is currently open for community consultation. Members are encouraged to complete the survey before it closes on 16 July at 5pm.

ACTION: RAPWG to provide feedback on the Draft Safer Vincent Plan

4.5 Other Business

Nil.

5. Close / Next Meeting

Cr Loden closed the meeting at 7.32pm. The next meeting is scheduled to be held on Monday, 9 September 2019.

Signed _____
Councillor Dan Loden (Co-Chair)

Date this _____ day of _____ 2019

Attachment to RAPWG Minutes – 1 July 2019

Summary of Actions	Date	Status
RAPWG to provide feedback regarding the Leederville Oval Masterplan to the City's Community Project team	Ongoing	Ongoing
GS to work with the Community Partner - Youth and Children to facilitate banner making sessions for local students for Reconciliation Week 2020.	January to June 2020	Not started
GS to organise an event hosted by the Mayor for local Aboriginal residents.	October 2019	Not started
GC and GS to coordinate Aboriginal Youth Tech Forum	30 August	Ongoing
GS to continue to work with GC to connect and consult with local Whadjuk residents	Ongoing	Ongoing
GS to investigate a potential cultural awareness project with local Whadjuk Noongar Elders and community members	30 September 2019	Not started
NS to review the CATonline free demo	24 August 2019	Ongoing
RAPWG to provide feedback on the Draft Safer Vincent Plan	16 July 2019	Ongoing

MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.00 PM

4 JULY 2019

CITY OF STIRLING

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park

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Prior to taking their seats for the meeting each member elected by the Member Councils, made the required Declaration of Elected Member for the position of Councillor of the Mindarie Regional Council (MRC) in accordance with the Transitional Provisions of the Local Government Act 1995 (Schedule 9.3) using s702 of the Local Government Act 1960 (repealed).

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The CEO declared the meeting open at 6 pm.

2 ELECTION OF THE CHAIRPERSON

The CEO advised Council that he had received a nomination from Cr Boothman nominating himself for the Chairperson's role.

The CEO asked if there were any further nominations.

No further nominations were made.

The CEO declared Cr Boothman elected unopposed as the Chairperson.

3 ELECTION OF THE DEPUTY CHAIRPERSON

The Chair advised Council that the CEO had received three nominations for the position of Deputy Chair.

The Chair advised that prior to the meeting Cr Vernon had informed the CEO that she wished to withdraw her nomination.

The Chair asked Councillor Vernon if she would like to withdraw her nomination, Cr Vernon confirmed that her nomination had been withdrawn.

The Chair advised Council that two nominations for the position of Deputy Chair were received for Cr Cvitan (nominating himself) and Cr Fishwick (nominated by Cr Norman).

The Chair asked if there were any further nominations. No further nominations were received.

In accordance with the Transitional Provisions of the Local Government Act 1995 (schedule 3) an election was conducted using the relevant clauses of the Local Government Act 1960 (repealed). Once the votes were counted the Chairman advised the Council that Cr Fishwick received a majority of the votes and declared Cr Fishwick elected as the Deputy Chairman.

4 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Councillor Attendance

Cr D Boothman JP (Chair)	City of Stirling
Cr R Fishwick JP (Deputy Chair)	City of Joondalup
Cr M Norman	City of Joondalup
Cr S Migdale	City of Stirling
Cr S Proud JP	City of Stirling
Cr K Sargent	City of Stirling
Cr S Gontaszewski	City of Vincent
Cr F Cvitan JP	City of Wanneroo
Cr R Driver	City of Wanneroo
Cr K Shannon	Town of Cambridge
Cr K Vernon	Town of Victoria Park

Apologies

Cr E Cole	City of Vincent
Cr E Lumsden	City of Perth

Leave of Absence
Nil

Absent
Nil

MRC Officers
Mr G Hoppe (Chief Executive Officer)
Mr A Slater (Director Corporate Services)
Ms D Toward (Executive Support)
Mr G Atkinson (Education Manager)

MRC Observers
Ms P Davies
Mr R Vellios

Member Council Observers

Mr N Claassen	(City of Joondalup)
Mr N Ahern	(City of Perth)
Mr M Littleton	(City of Stirling)
Mr R Bryant	(City of Stirling)
Mr A Murphy	(City of Vincent)
Ms Y Plimbley	(City of Vincent)
Mr S Cairns	(City of Wanneroo)
Mr J Wong	(Town of Victoria Park)

Members of the Public
Nil

Press
Nil

5 DECLARATION OF INTERESTS

Nil

6 PUBLIC QUESTION TIME

Nil

7 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil

8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

9 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

10 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

10.1 ORDINARY COUNCIL MEETING – 11 April 2019

The Minutes of the Ordinary Council Meeting held on 11 April 2019 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 11 April 2019 be confirmed as a true record of the proceedings.

Moved Cr Sargent, seconded Cr Fishwick
RESOLVED
That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

11 CHIEF EXECUTIVE OFFICER REPORTS

11.1	FINANCIAL STATEMENTS FOR THE MONTHS ENDED 31 MARCH 2019 AND 30 APRIL 2019
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	27 May 2019
Responsible Officer:	Director Corporate Services

SUMMARY
The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND
Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL
The Financial Statements are for the months ended 31 March 2019 and 30 April 2019 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 10 months to 30 April 2019 is attached at **Appendix No. 3.**

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the “air space” remaining and other relevant information.

Summary of results for the year to date period ended 30 April 2019

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	216,917	220,188	(3,271)
Tonnes – Others	11,526	12,826	(1,300)
TOTAL TONNES	**228,443**	**233,014**	**(4,571)**
	$	$	$
Revenue – Members	44,219,043	44,980,305	(761,262)
Revenue – Other	4,008,845	4,399,961	(391,116)
TOTAL REVENUE	48,227,888	49,380,266	(1,152,378)
Expenses	45,749,630	46,009,716	260,087
Profit on sale of assets	7,394	7,394	-
Loss on sale of assets	8,870	-	(8,870)
NET SURPLUS	**2,476,783**	**3,377,944**	**(901,161)**

Commentary
Member tonnes for the year to date are 3,271 tonnes behind phased budget, which is mainly as City of Joondalup move to the three bin system.

The net result variance against budget of $901,161 is mainly explained by budgeted tonnage related expenditure and RRF operating expenditures. The net surplus as at 30 April 2019 is $2,476,735.

RRF
The Resource Recovery Facility residue tonnes are slightly below budget by 99 tonnes as they catch up after the scheduled maintenance closedown and FOGO trial.

Trade & Casual
The Casual and Trade tonnages are 1,300 tonnes lower than forecast for the financial year as trade customers find alternative options for waste disposal

Overall for the period ended 30 April 2019, the tonnes received are 4,571 tonnes below phased budget.

VOTING REQUIREMENT
Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 31 March 2019 and 30 April 2019 are received.

Moved Cr Fishwick, seconded Cr Norman
RESOLVED
That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

11.2	LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 31 MARCH 2019 AND 30 APRIL 2019
File No:	FIN/5-06
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	28 May 2019
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 31 March 2019 and 30 April 2019 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 6 September 2018, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
31 March 2019	General Municipal	Cheques	$7,789.87
		EFT	$4,243,292.76
		DP	$136,855.80
		Inter account transfers	$1,800,000.00
		Total	**$6,187,938.43**
30 April 2019	General Municipal	Cheques	$7,652.74
		EFT	$6,191,269.44
		DP	$138,812.52
		Inter account transfers	$4,200,000.00
		Total	**$10,537,734.70**

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 31 March 2019 and 30 April 2019, be noted.

Moved Cr Sargent, seconded Cr Migdale
RESOLVED
That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

11.3	BUDGET APPROVAL - FINANCIAL YEAR 2019/20
File No:	FIN/146
Appendix(s):	Appendix No. 6
Date:	14 April 2019
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this item is to present the Budget for 2019/20 to the Council for approval and adoption.

BACKGROUND

The 2019/20 budget process commenced in March 2019 and included one workshop held with Councillors and Officers on 11 April 2019.

The underlying operating budget has been developed from a 'zero base' in discussion with the managers across the business and has been reviewed in detail to ensure that the Mindarie Regional Council (MRC) continues to deliver its current service offering in an efficient, cost effective manner and in line with the Waste Strategy 2030.

The budget has been premised largely on a 'business-as-usual' basis. In addition to the MRC's normal operations however, $340k for new leachate processing infrastructure has been included.

Some of the key points with regard to the 2019/20 budget include:

- No increase to the Members gate fee or the non-members gate fee for 2019/20 budget.
- A decrease in expected Member tonnes from 267,924 to 260,584 tonnes (2.5%) based on information provided by the member councils.
- No increase to the non-member tonnes remaining at 15,800 tonnes.
- The inclusion of $350k of ongoing project costs for the Face Your Waste campaign.
- No increase to the landfill levy remaining at $70 per tonne landfilled.

DETAIL

Budget 2019/20

The Budget for 2019/20 has been set to achieve a $1.85 million surplus. The proposed surplus has been set intentionally to assist with the funding of long-term site post closure liabilities.

Significant changes in year-on-year operating costs are outlined in more detail below:

Employee costs
Employee costs have increased by $479k which is driven by an assumed 2% salary increase, face your waste funded staff, new operations admin position and cover for the reuse shop longer opening hours.

Consultants and contract labour
Consultants and contract labour has decreased by $497k mainly due to future MRC modelling costs and FOGO trial not being needed for the 19/20 budget year as they were all funded in the 18/19 budget year.

Landfill expenses
Landfill expenses have increased by $412k due to the increased focus on environmental management of Ground water, Gas, Leachate and Odour.

RRF costs
The RRF costs have increased by $1.3m directly attributed to the increase in budgeted tonnage from 100,000 tonnes to 105,000 tonnes and contractual indexed increase in the contractor's fees.

Depreciation
Depreciation has decreased by $439k due to being rebased following the 18/19 external valuations.

DWER Landfill Levy
The Department of Water and Environmental Regulation (DWER) landfill levy expense has decreased by $687k which primarily reflects the decrease of tonnes being landfilled for the year.

Tonnages
Approximately 260,584 tonnes (Mid-Year Budget 2018/19: 267,924 tonnes) of waste are expected to be delivered to the MRC by Member Councils during the course of the year.

Of this, 105,000 tonnes (Budget 2018/19: 100,000 tonnes) is expected to be diverted to the RRF, which will in turn generate 51,135 tonnes (Budget 2018/19: 48,700 tonnes) of residue which will be sent back to Tamala Park. The RRF waste diversion target is set at 51.3%, However, this may change as Council's amend their bin systems.

Non-members are expected to deliver 15,800 tonnes (Budget 2018/19: 15,800 tonnes) to Tamala Park.

Capital Expenditure

The following capital expenditures have been included in the Budget for 2019/20:

New capital expenditures

		$
• Computer equipment		90,000
- Repl. Core switch	12,000	
- Network Rack for UPS	8,000	
- Navision system upgrade	70,000	
• Furniture and Fittings		67,600
- Repl. Air conditioning units	67,600	
• Plant and equipment		381,476
- Repl. Fire Ute	85,000	
- Repl. Kia Grand Carnival	47,000	
- Repl. ADC Tarps	36,000	
- Repl. Hooklift bins	45,000	
- Vehicle litter vacuum	32,000	
- Dinosaur water canon	10,000	
- 3 x Hooklift bin modifications	60,000	
- Odour irrigation – Landfill	16,476	
- Hooklift tines for Loader	50,000	
• Buildings		70,000
- Upgrade Admin toilets	20,000	
- Upgrade recycling security	50,000	
• Infrastructure (incl. Landfill)		1,149,816
- Repl. Trash pump	5,000	
- Upgrades MRC Infrastructure	150,000	
- Landfill access ramp	50,000	
- CDS Footprint infrastructure	70,000	
- Repl. Western boundary fence	110,000	
- Irrigation upgrade	10,000	
- Gas monitoring bores	150,000	
- Vapour Pods	5,600	
- Solar hot water (leachate)	340,000	
- Repl. Gas monitor	17,000	
- Pumps	22,000	
- Cell Development	200,216	
- Visual Barrier North Stage 2	20,000	
		1,758,892

Carried forward capital expenditures

• Repl. Toyota forklift	35,000
• Cardboard compactor project	102,000
• Transfer station extension	200,000
• Recycling centre alignment	160,000
• Leachate treatment project	347,000
Total Capital expenditure	**2,602,892**

Reserves
The revised Cash Backed Reserves with the projected balances at 30 June 2019 are expected to be as follows:

Site rehabilitation Reserve

Estimated balance at 30 June 2020: $14,788,715

Purpose: *To be used to fund post closure site rehabilitation costs associated with the Tamala Park landfill site.*

A transfer of $1,705,771 to this reserve is anticipated during the course of the 2019/20 financial year with no anticipated drawdowns on the reserve.

This will result in a funded reserve of approximately $14.7 million to cover an estimated post closure liability of approximately $16.7 million. Any unfunded portion of the post closure liabilities will need to be funded over the remaining life of the landfill or from the audited surplus of the financial year 18/19.

Reserve for Capital Expenditure

Estimated balance at 30 June 2020: $1,780,082

Purpose: *To be used to fund the ongoing capital expenditure requirements.*

A transfer of $2,602,892 to this reserve is anticipated during the course of the year with drawdowns to fund capital expenditures.

Participants' Surplus Reserve Account

Estimated balance at 30 June 2020: $2,000,000

Purpose: *To be used to fund any deficit or part of a deficit as shown in the annual financial report of the MRC.*

No allocations are proposed to this reserve in the 2019/20 financial year.

Carbon Abatement Reserve

Estimated balance at 30 June 2020: $491,076

Purpose: *To be used to fund carbon abatement projects.*

MRC plan to investigate the suitability of solar being installed to the new recycling shop upon completion of the renovations.

Surplus
The budget shows a forecast surplus of $1.85 million. It is proposed that the surplus will be allocated in part to the Site Rehabilitation Reserve and in part to the re-establishment of the participants' surplus reserve.

Funding Plan

- Operational expenditures will be funded from the proceeds of the Members' and Non-members' gate fees.
- Capital Expenditure will be funded from the Capital Expenditure Reserve.

SUMMARY OF APPENDICES
Attachment to this Item is as follows:

- Appendix No. 6 – Statutory Budget and Supplementary Information

CONSULTATION
One workshop for Councillors and Officers was conducted in April 2019 to discuss the 2019/20 Budget. The participants indicated that they did not feel a second budget workshop was required. Feedback from the workshop has been taken into account in compiling this final draft of the budget.

STATUTORY ENVIRONMENT
Budget approval is required by end of August 2019 in accordance with section 6.2 of the Local Government Act 1995 (as amended).

Modifications of existing reserves and creation of new reserves is done in compliance with section 6.11 of the Local Government Act 1995 (as amended).

POLICY IMPLICATIONS
The 2019/20 budget process is consistent with existing MRC policy.

FINANCIAL IMPLICATIONS
The Members' gate fee will be set at $205 per tonne (excluding GST) for the 2019/20 financial year.

The Non-members' gate fee will be set at $192.72 per tonne (excluding GST) for the 2019/20 financial year.

An estimated surplus of $1.85 million is budgeted for the 2019/20 financial year.

Capital expenditure of $2,602,892 is budgeted for the 2019/20 financial year, of which $844,000 is carry forward expenditure.

STRATEGIC IMPLICATIONS
The Budget for 2019/20 has been derived from the MRC's Strategic Community Plan, the Corporate Business Plan, the Asset Management Plan, the Workforce Plan and the 20 year Financial Plan and is consistent with these documents, in compliance with section 6.2(2) of the Local Government Act 1995 (as amended).

In developing the 2019/20 budget, the funding required for the activities outlined in the Corporate Business Plan have been taken into account.

VOTING REQUIREMENT
Absolute Majority

ADDITIONAL COMMENTS
Subsequent to the budget workshop held on 11 April, 2019 the following adjustments have been made to the budget:

- Capital Expenditure: $297,000 bought forward from 2018/19 for ongoing projects.
- Profit/Loss on sales of assets: $113,445 quoted estimates added.
- Operational Expenses: $43,200 minor changes across the budget.

The Members' gate fee has not been adjusted for the impacts of any of these changes.

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

(i) **adopt the Budget for the Mindarie Regional Council for 2019/20 financial year**

(ii) **endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005/06 financial year and future years to meet its on-going capital requirements**

(iii) **Approve the Capital Budget Program of $2,602,892 for 2019/20 as follows:**

New capital expenditures	$
• Buildings	70,000
• Office furniture and equipment	67,600
• Computer equipment	90,000
• Plant and equipment and vehicles	381,476
• Infrastructure	1,149,816
	1,758,892
Carried forward capital expenditures	
• Repl. Toyota Forklift	35,000
• Cardboard compactor project	102,000
• Transfer station extension	200,000
• Recycling centre alignment	160,000
• Leachate treatment project	347,000
	844,000
Total Capital expenditure	**2,602,892**

(v) **approve that $405,771 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.**

(vi) **Approve that $1,300,000 will be transferred from Retained Earnings to the Site Rehabilitation Reserve**

(vii) **approve that $2,60,2892 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.**

(viii) **Approve that $250,000 will be transferred Operating surplus to the RRF Maintenance reserve**

(ix) **approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.**

(x) **approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.**

(Absolute Majority Required)

Moved Cr Cvitan, seconded Cr Fishwick
RESOLVED
That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

12 MEMBERS INFORMATION BULLETIN – ISSUE NO. 48

RESPONSIBLE OFFICER RECOMMENDATION

That the Members Information Bulletin Issue No. 48 be received.

Moved Cr Vernon, seconded Cr Proud
RESOLVED
That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13.1 NOTICE OF MOTION – CR RUSS FISHWICK – CHANGE IN MEETING TIMES

In accordance with *clause 3.13(2) of the Mindarie Regional Council Standing Orders Local Law 2010*, Cr Fishwick has given notice of his intention to move the following Motion:

That future Ordinary Council Meetings of the Mindarie Regional Council commence at 6.30 pm to provide Council Members with an additional 30 minutes to travel to meetings.

REASON FOR MOTION:
The current commencement time of 6.00pm for Ordinary Meetings of the Mindarie Regional Council can be problematic for some Council Members who are employed and required to travel some distance across the metropolitan area at peak hour to attend meetings at Member Council Administration Buildings. By delaying the commencement of future meetings by 30 minutes would ensure that Council Members and for that matter relevant staff have sufficient time in which to attend the commencement of meetings.

Moved Cr Fishwick, seconded Cr Proud
RESOLVED
That the recommendation be adopted
(CARRIED 7/4)

13.2 NOTICE OF MOTION – CR MIKE NORMAN – HOUSEHOLD HAZARDOUS WASTE

In accordance with *clause 3.13(2) of the Mindarie Regional Council Standing Orders Local Law 2010*, Cr Norman has given notice of his intention to move the following Motion:

That the CEO prepare a report to council for their consideration, outlining the cost and logistics involved in the MRC undertaking a limited trial of a "HHW Toxic Taxi Service" for the on-demand collection of Household Hazardous Waste (HHW) from the residents of the MRC's member councils.

The report should cover:

1. The area and population base to be covered as part of a limited trial of 12 months;
2. Which HHW items could be included in the trial service, noting that the list will be as comprehensive as possible;
3. The cost of the limited trial and the impact that it would have on the members' gate fee;
4. How the service would be marketed;
5. How the improvement in intercepting HHW, that would otherwise go to landfill, will be measured; and
6. How the scheme would function.

REASON FOR MOTION:

There are many authorities around the world that operate such a service and have done so for a decade or more.

It is intended to intercept HHW from those residents who are unlikely to properly dispose of HHW unless it is easy and convenient for them.

This would complement any HHW services that already operate (eg community collection stations, school battery collection program, HHW drop-off days, self-haul to Tamala Park and Balcatta), noting that some of those do not deal with the full range of HHW.

It could involve a window of pick-up from a pre-determined safe pick-up location at each dwelling (that is out of public view,). The pick-up window would allow a vehicle to do multiple pick-ups in a single trip more efficiently. Commercial quantities would not be collected for free, but could be for a fee.

It completes the home based waste sorting approach of the 2 or 3 bin systems, as HHW cannot be disposed of in either system. It will help keep HHW out of the landfill, compost and recyclables waste streams.

The cost of such a service would be reflected in the MRC gate fee, which of course, may cause some objection from member councils unless the impact was minor.

The concept would be best tested with a limited trial of not more than 12 months in duration and no more than 1 or 2 LGAs. It is envisaged that the end of the trial, the CEO will report on the outcomes of the trial and the cost of rolling out the service to all member LGAs.

If the trial proves successful, it may be a good initiative to attract Waste Authority grant funding to cover set-up/ licensing/ educational development costs, given it would be the first such service in WA, if not Australia.

Based on the MRC's recent waste audits, approximately 1% of the waste stream currently going to landfill is comprised of hazardous waste and this service would assist in reducing the contamination of our various waste streams.

Moved Cr Norman, seconded Cr Fishwick
AMENDED MOTION:
That the CEO prepare a report to council for their consideration by 19 September 2019, outlining the cost and logistics involved in the MRC undertaking a limited trial of a "HHW Toxic Taxi Service" and community recycling stations for the on-demand collection of Household Hazardous Waste (HHW) from the residents of the MRC's member councils.

The report should cover:

1. The area and population base to be covered as part of a limited trial of 12 months;
2. Which HHW items could be included in the trial service, noting that the list will be as comprehensive as possible;
3. The cost of the limited trial and the impact that it would have on the members' gate fee;
4. How the service would be marketed;
5. How the improvement in intercepting HHW, that would otherwise go to landfill, will be measured; and
6. How the scheme would function.

(CARRIED UNAMIOUSLY 11/0)

14 URGENT BUSINESS

Nil

15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

16 NEXT MEETING

Next meeting to be held on Thursday 19 September 2019 in the Council Chambers at the City of Vincent commencing at 6.30 pm.

17 CLOSURE

The Chairman closed the meeting at 6.37 pm and thanked the City of Stirling for their hospitality and use of their meeting facilities.

Signed……Chairman

Dated ……day of ……..……2019

CITY OF VINCENT

INFORMATION BULLETIN

SUBJECT:	Street Tree Removal Requests
DATE:	26 July 2019
AUTHOR:	Tracy Hutson, Executive Secretary John Gourdis – Supervisor Parks Services
AUTHORISER:	Andrew Murphy, Executive Director Infrastructure & Environment

PURPOSE:

To present Council with the monthly update on street tree removal requests within the City of Vincent.

BACKGROUND:

At the Ordinary Meeting of Council on the 5 December 2017, a Notice of Motion was presented requesting Administration provide a monthly Information Bulletin to Council summarising all requests for street tree removal within the City and the outcome of each.

A report outlining when and how a tree removal request will be considered, as well as the requests for the last quarter of 2017 until the 10 January 2018 was presented to the Ordinary Meeting of Council held on 6 February 2018.

COMMENTS:

Please find below listing for the period 28 June 2019 to 26 July 2019.

CITY OF VINCENT

INFORMATION BULLETIN

CITY OF VINCENT - Street Tree Removal Requests to 26 July 2019

Date	Requested By	Location / Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
10/07/2019	Resident	89 Eton Street	Tree is dead - there is also a dead tree across the road that has been reported	*Lophostemon confertus*	Staff have confirmed that this tree is dead most likely due to a drop of the groundwater table in the area.	Yes	Jacaranda mimosaefolia
15/07/2019	Resident	11 Salisbury Street	Tree is inappropriate species planted by previous owner. Resident is hoping to have it removed so she can utilise the 'adopt a verge' program and plant native species.	*Lagunaria patersonia*	Existing street tree to be transplanted to another more appropriate location.	Yes	Melaleauca viridflora
24/07/19	Resident	112 Alma Road, North Perth	Tree appears to be dead - small tree behind middle tree on verge	*Corymbia calophylla*	The tree was a rogue seedling, self sown only 1 metre away from the mature parent tree. The tree is diseased and in decline.	Yes	Not required, seedling to close to the parent tree.

Statistics for Development Applications
As at the end of July 2019

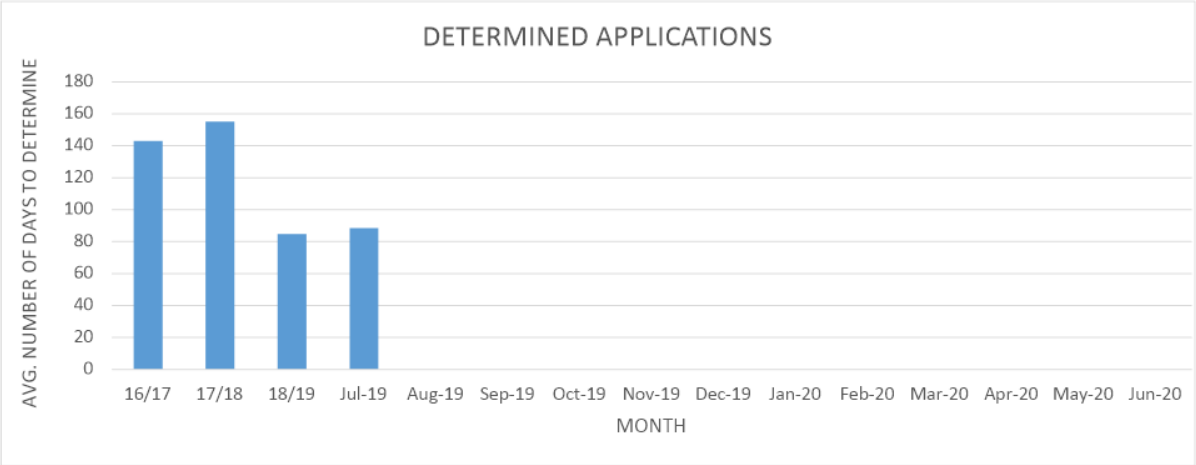


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2019.

Processing Days	16/17	17/18	18/19	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Minimum	7	1	0	14											
Average	143	155	84.72	86											
Maximum	924	1008	787	321											

	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
DA's Determined	46											
Value of Determined DA's (in millions)	12.13											

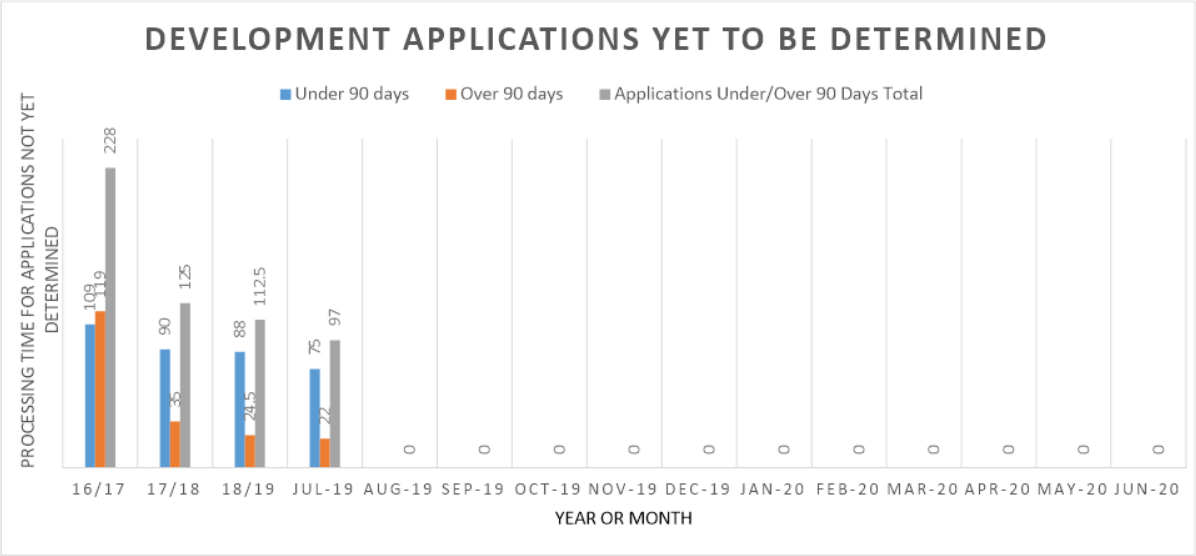


Table 2: No. of DA's to be determined.

	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
DA's lodged	36											
DA's to be Determined	97											
Value of DA's to be Determined (in millions)	89.93											

CITY OF VINCENT

INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 13 August 2019
ORDINARY MEETING OF COUNCIL: 20 August 2019

TITLE:	**Ranger Statistics for 1 January 2019 to 30 June 2019**
DIRECTORATE:	**Community and Business Services**

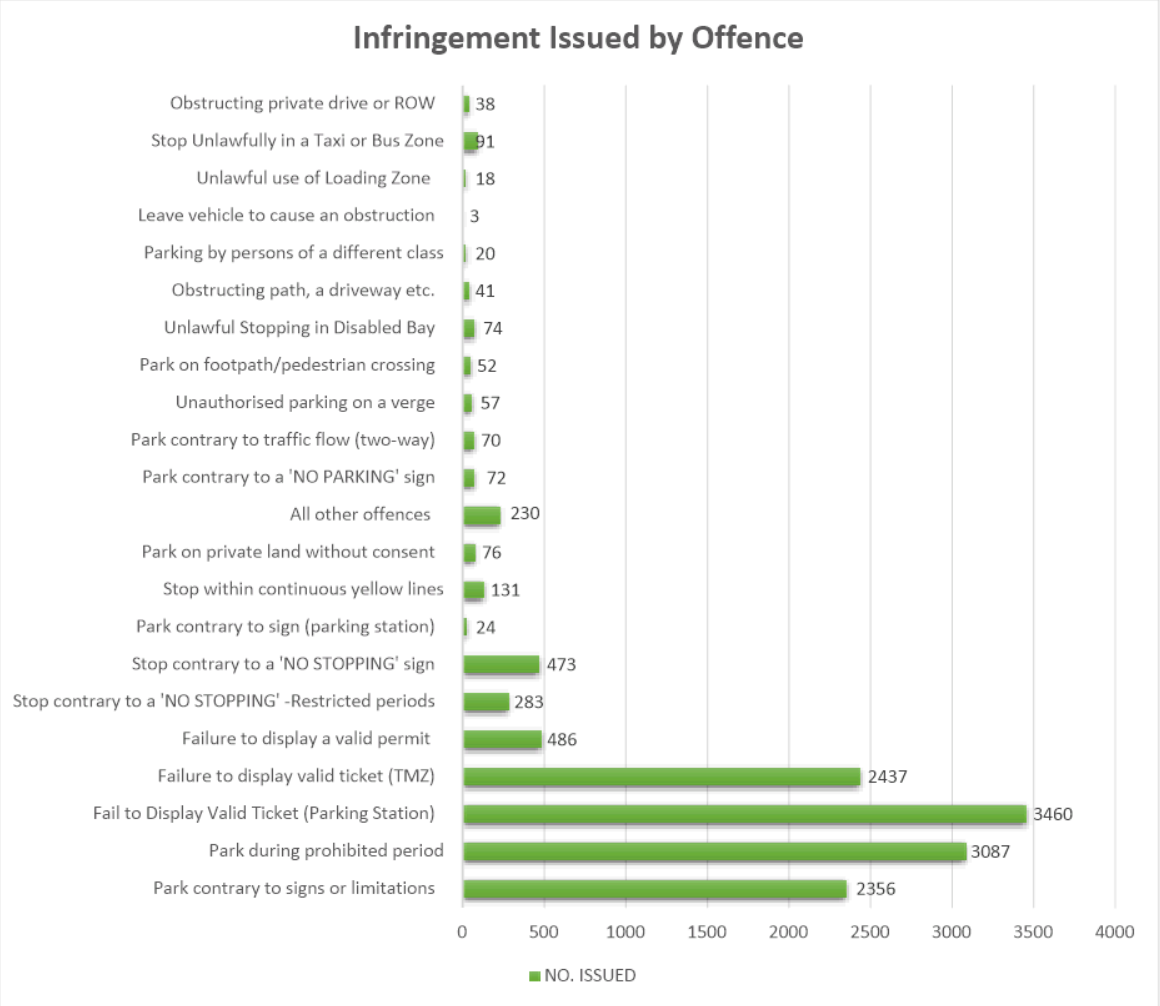
PURPOSE OF REPORT:

To provide Council with key Ranger Services Statistics for the six month period from 1 January 2019 to 30 June 2019.

DETAILS:

Parking

A total of 13,579 parking infringement notices were issued during the period with a summary of offences provided below:



Parking Appeals

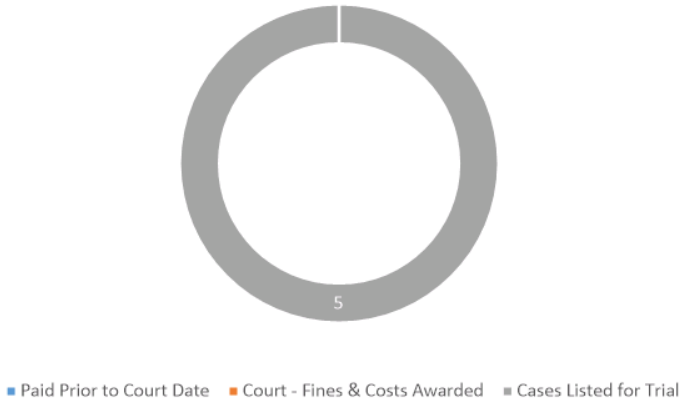
A total of approximately 1,799 letters of appeal were received during the period either disputing or querying parking infringements issued within the City.

Residential Parking Permits

A total of 11,011 residential parking permits are currently valid in the City of Vincent. The permits were issued in accordance with Council Policy No. 3.9.3 – Parking Permits and the Parking & Parking Facilities Local Law whereby a single house is eligible for three (3) permits, grouped dwelling two (2) permits and multiple dwelling unit one (1) permit.

Parking Prosecutions

A total of 5 infringements proceeded to prosecution during the period:

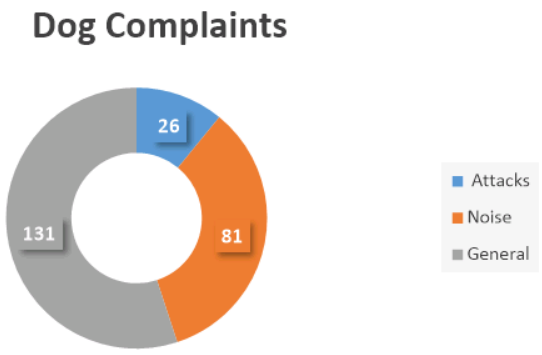


A prosecutions risk assessment matrix has been implemented to better inform progression to trial (or not) based on factors such as the quality of evidence, infringement value and likelihood of success. Where legal representation is required this remains subject to approval by the Director Community Engagement and Chief Executive Officer.

Animal Management

Dog Complaints

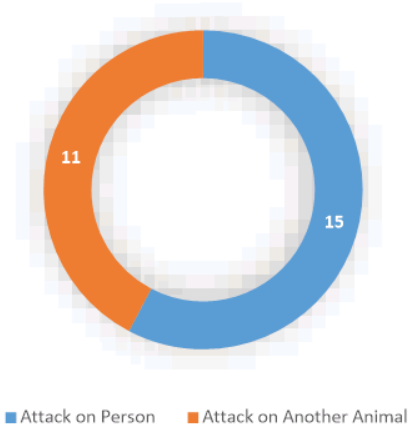
A total of 238 complaints concerning dogs were received during the period:

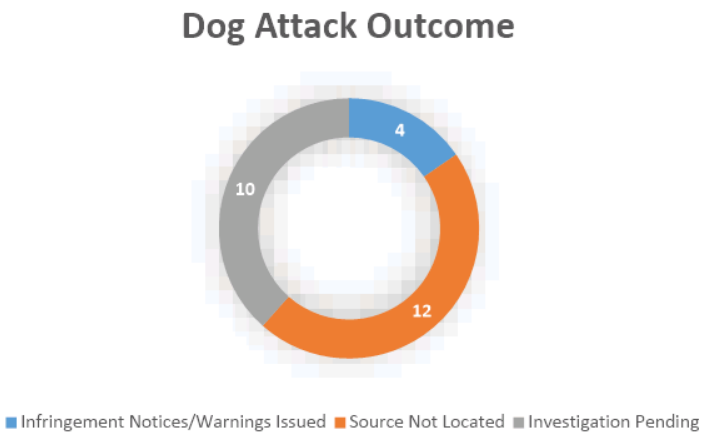


General complaints include a range of matters such as dogs wandering at large, unregistered dogs, dogs off-leash in non-dog exercise areas, inadequate property fencing, dogs left in a vehicle unattended, and failure to pick up dog faeces.

Dog Attacks

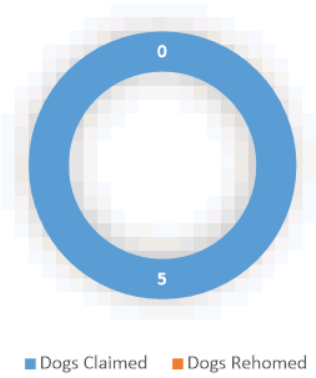
A total of 30 dog attacks on people and other animals were reported during the period with 17 of these incidents either resulting in an infringement/caution or with an investigation pending:





Dog Impounding

A total of 5 dogs were impounded during the period. Of the 5 dogs impounded, all were claimed by their owners.



Dog Offences

A total of 13 infringement notices and 40 cautions were issued during the period for contravention of the *Dog Act 1976*.

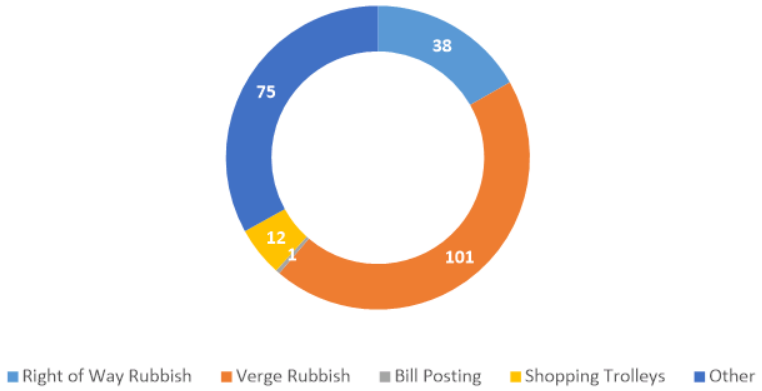
Cats

A total of 21 complaints and enquiries were received in relation to wandering and lost cats, and 8 reports of dead cats were received and subsequently collected by Rangers during this period. There were seven (7) other animal and bird complaints received.

Litter

Litter Complaints

A total of 227 litter complaints were received and dealt with during the period summarised as follows:



There were 4 *Litter Act* infringement notices and 1 warning notice issued during the period.

Illegal Dumping

There were 39 reported cases of illegal dumping reported during the period although in most cases the source was unable to be identified and simply referred to the City's Technical Services for waste collection. Where dumping was detected on private land notification was given to the land owners requesting that the dumped items be removed and that the land be fenced off to prevent any further dumping.

Local Government Property Local Law 2008

Four (4) infringement notices were issued for contraventions of the City's *Property Local Law 2008*, these consisted of unauthorised placing of advertising sign on thoroughfare, failing to obtain permits and damage to street tree.

Fire Hazard complaints, Burning Off and Smoke Nuisances

Eighteen (18) smoke/fire complaints were received during the period and Rangers continue to maintain a proactive role by monitoring properties where fire hazards were identified the previous year. Subsequently 0 *Bush Fires Act 1954* infringement notices were issued for non-compliance during the period. The next Bushfire season starts on 1 November 2019 and ends on 30 April 2020.

Abandoned Vehicles (Parking and Parking Facilities Local Law)

A total of 195 complaints and enquiries were received during the period and numerous 'Requirement to Remove Notices' were placed on the offending vehicles. 6 vehicles remained and were towed to the Abandoned Vehicle Compound as operated by the City's contractor.

Syringe Complaints and Collection

Rangers attended 3 complaints where syringes had been discarded in a public place and all syringes were recovered for disposal.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

- *Dog Act 1976;*
- *Litter Act 1979;*
- *Cat Act 2011;*
- Local Government Property Local Law 2008;
- Parking and Parking Facilities Local Law 2007; and
- *Fines, Penalties and Infringement Notices Enforcement Act 1994.*

STRATEGIC IMPLICATIONS:

The enforcement of relevant laws, policies and regulations by Ranger Services aligns with key priorities within the City's *Strategic Plan 2018 – 2028* as follows:

"Accessible City
- *We have better integrated all modes of transport and increased services through the City.*

Thriving Places
- *Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*
- *Our physical assets are efficiently and effectively managed and maintained.*

Innovative and Accountable
- *Our resources and assets are planned and managed in an efficient and sustainable manner.*
- *Our community is satisfied with the service we provide.*
- *We are open and accountable to an engaged community."*

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The City's Rangers continue to respond to a wide range of matters as reported by local residents and businesses, and also take a proactive approach through community education and advice rather than simply proceeding with enforcement. The services provided play an important role in maintaining safe neighbourhoods and Town Centres throughout Vincent.

CITY OF VINCENT

INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 13 August 2019
ORDINARY MEETING OF COUNCIL: 20 August 2019

Title:	**Parking Infringement Write-Offs Under Delegated Authority – 1 January 2019 to 30 June 2019**
Directorate:	**Community and Business Services**

Purpose of Report:

To report parking infringement write-offs under delegated authority for the period 1 January 2019 to 30 June 2019.

Details:

The *Local Government Act* 1995 allows Council to delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Act except those listed in section 5.43. The City's Delegated Authority Register 2016/17 allows the Chief Executive Officer to sub-delegate the power to waive fees or write-off debts relating to infringements to the Director Community Engagement and Manager Community Safety up to the amount of $250.

Council Policy No. 3.9.2 – Parking Enforcement and Review/Appeal of Infringement Notices provides a transparent and accountable process for the handling and determination of any request for review/appeal of parking infringement notices, and is the basis upon which the Director Community Engagement and Manager Community Safety may seek to withdraw or reduce a penalty.

During the period 1 January 2019 to 30 June 2019 the following parking infringements were withdrawn:

Reason for Withdrawal		1 July 2017 – 30 June 2018	
		Number	Amount
(1)	Ranger/Administrative Adjustment	334	$29,995
(2)	Other (Financial Hardship, Disability, Police On-duty, etc.)	145	$17,315
(3)	Ticket Purchased but not Displayed (Valid Ticket Produced)	168	$11,855
(4)	Breakdown/Stolen (Proof Produced)	12	$2,120
(5)	Details Unknown/Vehicle Mismatched	1	$135
(6)	Interstate or Overseas Driver	250	$23,250
(7)	Signage Incorrect or Insufficient	18	$2,630
(8)	Equipment Faulty (Confirmed by Technicians)	29	$2,370
(9)	Resident or Visitor Permit issued but not Displayed (Valid permit Produced)	222	$18,305
(10)	Vehicle licence not current	161	$13,360
	TOTAL	1,340	$121,335

Table 1 – Parking Infringement Write-Offs 1 January 2019 to 30 June 2019

Details: (contd)

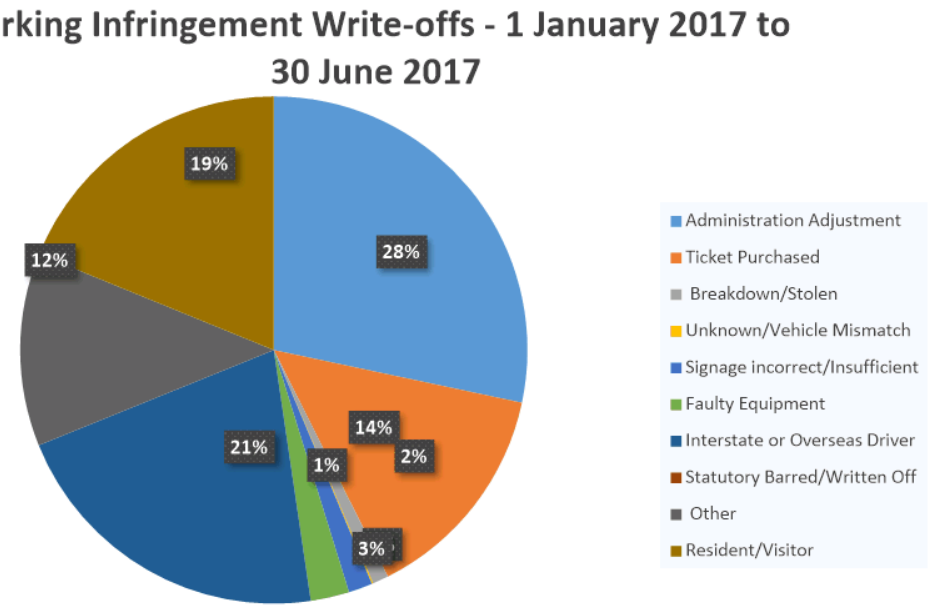


Figure 1 – Parking Infringement Write-Offs 1 January 2019 to 30 June 2019

The specific reasons for withdrawing and subsequently writing-off parking infringements are explained below:

(1) Where an incorrect clause, street, date or time has been entered or where there has been an error in the entered information the infringement notice is withdrawn. Notably, of the 334 withdrawn for this reason in 64 cases the Ranger identified the problem at the time and re-issued another corrected notice;

(2) On occasion, an infringement notice is withdrawn on compassionate grounds or where it is clear that the driver was unable to comply with restrictions for a valid reason. The City confirms details prior to withdrawal;

(3) Where a driver has purchased a ticket and has failed to display it, whether because it had blown off the dash, it was displayed upside down or the driver took it with them, the City's practice has been to withdraw the notice if a valid ticket is produced. While the offence is *"Failure to display a valid ticket"*, it is unlikely that a Magistrate would find in favour of the City should the matter be pursued;

(4) A withdrawal because of vehicle breakdown must be substantiated by documentary proof in the form of a towage receipt or mechanical repair receipt. Confirmation is obtained from the Police that a vehicle has been reported stolen before it is withdrawn;

(5) When a notice has not been paid, owner details are requested from the Department of Transport. Where the vehicle has been unregistered for some time it is common for no owner to be supplied and it is then not possible to identify the offender. Occasionally, the make or type of vehicle shown on the Ranger's Report does not match that supplied by the Department of Transport and it is therefore impossible to prove the case in a Court. In both circumstances the notice is withdrawn;

(6) Where the driver of a vehicle is identified as being from another State or another Country, it is often impractical to pursue the matter. A letter is sent to the address provided but, if it is not paid, the notice is withdrawn;

(7) Where a driver complains of inadequate or damaged signage, the area is checked and if there can be any doubt cast on the adequacy of the signs, the notice is withdrawn;

(8) A technician regularly checks ticket machines and any faults are recorded. Where a driver complains of a Faulty Machine the Technician's report is checked and if found to be substantiated the notice is withdrawn;

(9) Where a resident or visitor parking in a street did not display the appropriate permit the notice is usually withdrawn upon proof of residency. It is envisaged the number of infringements withdrawn in this category will continue to reduce as the City's Policy in respect of Residential and Visitor Parking Permits is more strictly enforced; and

(10) Where a search is conducted with the Department of Transport with vehicle ownership vehicles not being provided due to the vehicle being unlicenced.

Consultation/Advertising:

Nil.

Legal/Policy:

Section 5.42 of the *Local Government Act 1995* gives power to a Council to delegate to the Chief Executive Officer the exercise of its powers and functions; prescribes those functions and powers which cannot be delegated; allows for a Chief Executive Officer to further delegate to an employee of the City; and states that the Chief Executive Officer is to keep a register of delegations. The delegations are to be reviewed at least once each financial year by the Council and the Officer exercising a delegated power is to keep appropriate records.

Delegation No. 1.15 'Waive Fees, Grant Concessions or Write Off Debts' within the City's 2018/2019 Delegation Register notes that a local government may waive or grant concessions in relation to any amount of money or write off any amount of money that is owed to the local government.

Risk Management Implications:

Low: Parking infringements are withdrawn in accordance with the City's 2018/19 Delegation Register and through implementation of Council Policy No. 3.9.2 – Parking Enforcement and Review/Appeal of Infringements Notices.

Strategic Implications:

Effective implementation of Council Policy No. 3.9.2 – Parking Enforcement and Review/Appeal of Infringement Notices and the periodic reporting of parking infringements withdrawals aligns the following themes and outcomes within the City's *Strategic Community Plan 2018 – 2028*:

"Innovative and Accountable

We are open and accountable to an engaged community

Thriving Places

Our town centres and gathering places are safe, easy to use and attractive places where pedestrians have priority."

Sustainability Implications:

Nil.

Financial/Budget Implications:

The $121,335 write-off amount for the period 1 January 2019 to 30 June 2019 compares to a $124,410 write-off amount for the previous period 1 July 2018 to 31 December 2018. The 1,340 parking infringement write-offs during the six month period equates to 9.9% of all infringements issued throughout the period. Overall, throughout the six month period the City issued $1,154,590 worth of parking infringements.

Comments:

Enforcement of the City's Parking and Parking Facilities Local Law ensures the availability of parking options within Town Centres and other popular locations and protects amenity for local residents. Adherence to the provisions of this Local Law and Council Policy No. 3.9.2 – parking Enforcement and Review/Appeal of Infringement Notices ensures the effectiveness of parking enforcement and minimises the withdrawal of parking infringements.

Administration takes a pragmatic approach with all parking infringement appeals which are considered on their merits. Both common sense and reasonableness are applied where relevant. The extent of parking infringement withdrawals has remained relatively consistent over the last two financial years.

Verge policy change campaign to commence 26 June 2018

Adverts in Community Newspapers 26 June and 30 June

We are changing our verge policy and street tree policy to enable residents to create active green and play spaces on their verges.

You can comment on the proposed changes at imagine.vincent.wa.gov.au by 17 July 2018 or email mail@vincent.wa.gov.au

Imagine.vincent.wa.gov.au
9273 6000

Social campaign to commence 26 June

Postcard in Customer Service

Liveable Verges - Have your say

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 1 AUGUST 2019

1.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	Review in relation to a Building Order to remove unauthorised buildings and structures associated with single house and subsequent review of delegated decision to refuse development application. ********** The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540 square metres across both Nos. 120 and 122 Richmond Street. The application for review of the Building Order and refusal of Development Application will be presented to a full hearing 17 September 2019. *Representation by: Kott Gunning Lawyers (Building Order)/Allerding and Associates (Development Application)*
2.	No. 8 Moir Street, Perth (DR 281 of 2018)	9 November 2018	Kogon	Application for review of Council's decision to refuse the application for short term dwelling on 16 October 2018. ********** A Directions Hearing was held on 30 November 2018. SAT issued orders advising the applicant to provide amended plans and a management plan by the 31 January 2019 to enable Council to reconsider the application on or before 2 April 2019. The amended proposal was reconsidered and refused at the OMC on 2 April 2019. The City attended the Directions Hearing held on 9 April 2019. The matter has been scheduled for a full hearing. The hearing will be held on the papers with submissions and evidence from the respondent and the applicant provided in writing only to the tribunal 21 June 2019. The SAT has 90 days to make a decision from 5 July 2019. *Representation by: Allerding and Associates*
3.	No. 125 Richmond Street, Leederville (DR 302/2018)	4 December 2018	Network PPD	Application for review of JDAP decision to refuse the application for an amendment to the existing approval for Multiple Dwellings on 13 October 2018. ********** The City attended mediation on 26 February 2019 where the SAT scheduled for the applicant to provide amended plans on 29 March 2019. On-site mediation followed by further mediation at the City's Administration Offices was held on 12 April 2019. Orders received requesting the JDAP to reconsider the application under section 31 of the SAT Act on or before 31 May 2019. The application was reconsidered and approved by the JDAP at its meeting on 30 May 2019, subject to further consultation with the City's DRP to improve the treatment of the eastern elevation. Directions Hearing scheduled for 26 July 2019 vacated to allow for the applicant to consult further with the DRP. *Representation by: JDAP*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 1 AUGUST 2019

4.	Nos. 80-84 Ellesmere Street and No. 35 Blackford Street, Mount Hawthorn (DR 85/2019)	30 April 2019	KGCC Properties Pty Ltd (represented by Element)	Application for review of Metro West JDAP decision to refuse the application 20 March 2019. ********** Directions Scheduled 10 May 2019, City not required to attend. Mediation held 18 June 2019 no outcome. Applicant notified SAT 23 July 2019 that appeal is being withdrawn as they consider there is no mediated outcome that can be achieved. **Completed**. *Representation by: JDAP*
5.	No. 131 Harold Street, Highgate (DR 95/2019)	8 May 2019	Kinston Commercial Group Pty Ltd	Application for review of Council decision to refuse the application for proposed Change of Use from Educational Establishment to Medical Centre on 2 April 2019. ********** Matter listed for mediation on 4 July 2019. Mayor and Councillors invited to attend. Further mediation to be held 13 September 2019 to discuss revised proposal. *Representation by: McLeods Solicitors*
6.	No. 13 Blake Street, North Perth (DR 128/2019)	17 June 2019	Planning Solutions	Application for review of Deemed Refusal. Metro West JDAP resolved to defer determination of the application for 10 Multiple Dwellings at its meeting 30 May 2019. ********** Mediation held 30 July 2019. Amended plans to be submitted by 16 August 2019 to be assessed and readvertised. JDAP invited to reconsider application on or before the 8 October 2019. *Representation by: JDAP*

CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 1 AUGUST 2019

NO.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	No. 67 Cleaver Street, West Perth	Element	Amendment to Approved Aged Care Facility	3/7/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No current DA.
2.	No. 742 Newcastle Street and No. 301 Vincent Street, Leederville	Element/Argyle Holdings Pty Ltd	Commercial Development	3/7/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019. DA 5.2019.61.1
3.	No. 40 Frame Court, Leederville	Cameron Chisholm Nicol Architects, Roberts Day and Realm Studios on behalf of EG Funds	Local Development Plan	3/7/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
4.	Nos. 291-293, 295 and 307 Stirling Street, Perth	Urbis/Fabcot Pty Ltd	Mixed Use Development	3/7/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019. DA 5.2019.179.1
5.	No. 391 Lord Street, Mount Lawley	Aaron Sice on behalf of Mario Siano	Ten Multiple Dwellings	3/7/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 28 November 2018. No DA lodged.
6.	Nos. 241-243 Vincent Street & 84 Loftus Street, West Perth	Element	Five Storey mixed use development with undercroft parking	10/07/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
7.	No. 9 Leicester Street, Leederville	Jason Collins	Seven Grouped Dwellings	10/07/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). DA 5.2019.213.1
8.	Nos. 77-81 & 83 Scarborough Beach Road, Mount Hawthorn	Hodge Collard Preston Architects	Child Care Premises	10/07/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.

CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 1 AUGUST 2019

NO.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
9.	Nos. 29-47 Lindsay Street, Perth	Urbis/Mornington Land Pty Ltd	Mixed Use Development	24/07/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 April 2019. DA 5.2019.229.1.
10.	Nos. 194-200 Carr Place, Leederville	Hillam Architects/Hanrise Pty Ltd	Multi-Residential Development (52 multiple dwellings)	24/07/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 22 May 2019. No DA Lodged.
11.	No. 536 Charles Street, North Perth	Perth Residential Development	Mixed Use Development	24/07/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 February 2019. DA 5.2018.315.1.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	Register of Petitions – Progress Report – August 2019
DIRECTORATE:	Chief Executive Officer

DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDC&BS	A/Executive Director Community & Business Services
EDP&P:	A/Executive Director Planning & Place
EDI&E:	A/Executive Director Infrastructure & Environment

No outstanding Petitions as at 1 August 2019

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Notices of Motion – Progress Report – August 2019**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDC&BS	A/Executive Director Community & Business Services
EDP&P:	A/Executive Director Planning & Place
EDI&E:	A/Executive Director Infrastructure & Environment

Details	Action Officer	Comment
23 July 2019 – Submitted by Mayor Cole		
Waive the Fee for Skip Bins on Residential Verges for less than 14 Days	EDI&E	Changes to the Fees and Charges being undertaken
Expressions of Interest (EOI) for Events in North Perth Common	EDC&BS	Discussed at Council Workshop on 30 July 2019. EOI and Marketing campaign to commence. To develop Schedule of Events and activities for North Perth Common.
13 November 2018 – Submitted by Cr Topelberg		
Policy No. 3.8.12 – Mobile Food Vendor, by 30 April 2019	EDP&P	**Completed.** Administration has undertaken a review of Policy No. 3.8.12 – Mobile Food Vendors and presented a report to the 9 April Council Workshop on the matter. An amended Policy was approved for advertising at the 28 May 2019 Council Meeting.
21 August 2018 – Submitted by Cr Loden		
Transparency of rates spend in the Budget	EDC&BS	**Completed.** Information included in the 2019/2020 Budget Newsletter.
4 April 2018 – Submitted by Cr Loden		
Action on Climate Change	Office of the CEO	Council adopted Sustainable Environment Strategy 2019 – 2024 on 23 July 2019. The Strategy includes the measures identified in Council's resolution relating to this Notice of Motion.
22 August 2017 – Submitted by Cr Gontaszewski		
Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportsground and Associated Facilities, by February 2019	EDC&BS	Specific strategies endorsed at the Council Meeting held on 24 July 2018. Update presented to Council on 5 February 2019. Leederville Tennis Club was funded by the City to run a female specific tennis program, which was highly successful. Further update to be presented to Council Meeting in late 2019.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Reports to be Actioned – Progress Report – August 2019**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:
CEO: Chief Executive Officer
EDC&BS A/Executive Director Community & Business Services
EDP&P: A/Executive Director Planning & Place
EDI&E: A/Executive Director Infrastructure & Environment

Item	Report Details	Action Officer	Comments
Council Meeting – 23 July 2019			
9.8	Beaufort Street Change of Use Exemption and Amendment to Policy No. 7.5.1 - Minor Nature Development	EDP&P	The trial will be implemented and the draft Policy will be advertised and presented back to Council for determination.
9.9	Outcomes of Advertising Amendment 1 to Local Planning Policy No. 7.1.1 - Built Form; effect of Design WA; and Initiation of Amendment 2 to Local Planning Policy No. 7.1.1 - Built Form	EDP&P	The draft Policy will be advertised and presented back to Council for determination.
Council Meeting – 25 June 2019			
9.6	Mount Hawthorn Town Centre Place Plan	EDP&P	The draft Place Plan will be advertised and presented back to Council for determination.
10.1	Waste Strategy Project 2 - Bulk Hard Waste (Junk) Service Options Appraisal	EDI&E	Implementing Council's decision with further reports to be prepared once further investigation undertaken.
10.3	North Perth Precinct Traffic Study	EDI&E	Invited Petitioner/representatives to UMAG on 8 July 2019, they were not able to attend will be attending the meeting of 19 August 2019.
11.5	Amendments to the Parking and Parking Facilities Local Law 2007	EDC&BS	Statewide and local public notice to be given for proposed City of Vincent Parking and Parking Facilities Amendment Local Law 2019. Any submissions received to be reported back to Council.
11.6	City Homlessness Framework Committee – Draft Action Plan	EDC&BS	Trial of the accreditation process for service providers to commence in September 2019. Progress report to be provided to Council by December 2019.
11.7	Floreat Athena Football Club Inc. – Litis Stadium Lease – Progress Report	EDC&BS	Working Group comprising of City of Vincent, Football West and FAFC Inc. representatives to meet to progress tenure arrangements for Litis Stadium. Further report to be presented to Council in November 2019.
12.1	Corporate Business Plan (CBP) Progress Update	CEO	The CBP was presented to a Council Workshop on 30 July. Following input from the workshop, the Updated CBP will be presented to the August Council meeting.
12.2	Community Budget Submissions 2019/20	CEO	Submitters to be notified of Council's decision as per the Council report.
12.3	Monthly review of policies in accordance with the City's Policy Review Plan	CEO	**Completed.** July 2019.
12.4	Termination of Multicultural Services Centre of WA's sub lease of the wellness centre at Woodville Reserve, 10 Farmer Street, North Perth	CEO	**Completed.** July 2019.
12.5	Annual review of Council delegations	CEO	**Completed.** July 2019.
12.6	Appointment of an alternative member for the Mindarie Regional Council meeting – 4 July 2019	CEO	**Completed.** July 2019.

Item	Report Details	Action Officer	Comments
Council Meeting – 28 May 2019			
9.3	Review of Policy No. 3.8.12 – Mobile Food Vendor	EDP&P	Administration will arrange advertising before presenting submissions and final amendment to Council for determination.
11.3	Land exchange and reclassification of land (amendment no. 4 to Local Planning Scheme No. 2) - portion of lot 75 Brentham Street (Brentham Street Reserve) for portion of lot 100 (no. 20) and Lot 37 (no. 26) Brentham Street (Aranmore Catholic Primary School) - consideration of submissions and conditional contract of sale	EDC&BS	Administration will forward Amendment No. 4 to the EPA before advertising for 42 days. Subdivision process and preparation of contract are underway.
11.5	Realignment of City of Vincent district boundary at the intersection of Charles, Green and Walcott Streets, North Perth and dedication of adjoining private right of way	EDC&BS	Administration has commenced the right of way dedication process. Joint submission prepared and signed by Mayor and CEO. Document with Stirling for signing.
11.7	Public Open Space proposal for Sydney and Haynes Street site, North Perth	EDC&BS	Administration is preparing the development plan.
11.10	Adoption of Council Election Period Policy	EDC&BS	Policy has been advertised and comments will be submitted to OMC 20 August 2019.
11.11	Draft Safer Vincent Plan 2019-2022	EDC&BS	Draft Safer Vincent Plan consultation has now closed. A report will be submitted to Council in August 2019 detailing the submissions received.
12.1	Draft Sustainable Environment Strategy	CEO	**Completed.** The draft Strategy was adopted at the Council Meeting held on 23 July 2019.
Council Meeting – 30 April 2019			
11.4	Transfer and dedication of lots as road - Charles Street, North Perth	EDC&BS	Administration has commenced the transfer and dedication processes, which includes providing public notice.
Council Meeting – 2 April 2019			
11.4	Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008	EDCS	Administration to provide public notice of the amendment local laws for a period of at least 6 weeks and at least 21 days' notice of the amended Street Entertainers Policy. Administration will present results of public notice to Council in September 2019.
Council Meeting – 5 March 2019			
10.1	Business Case for the Adoption of a Three Bin Food Organic/Garden Organics System	EDI&E	Draft letter to the Minister prepared for the Mayor's signature. Reports being prepared in relation to further information in regards to implementation of FOGO system for September 2019 and financial modelling for April 2020.
Council Meeting – 5 February 2019			
12.2	UPDATE: Notice of Motion – Cr Susan Gontaszewski – Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportsgrounds and Associated Facilities	EDCE	Specific strategies endorsed at the Council Meeting held on 24 July 2018. Leederville Tennis Club was funded by the City to run a female specific tennis program which was highly successful. Further update to be presented to Council Meeting in late 2019.
Council Meeting – 16 October 2018			
11.5	Variation of Leederville Tennis Club and North Perth Tennis Club leases to enable return of funds held in City's reserve accounts to clubs	EDCS	**Completed.** Leederville Tennis Club's Deed of Variation of Lease was signed 31 July 2019
12.1	Management of Services at Weld Square for People Experiencing Homelessness	EDCE	Report presented to Council in June 2019 which included the action plan developed by the City Homelessness Framework Committee (CHFC) to address issues in the inner city. Further report to be presented to Council in late 2019 outlining progress on the action plan by the CHFC and the broader statewide 10-year strategy by the state government.

Item	Report Details	Action Officer	Comments
Council Meeting – 26 June 2018			
11.2	Acquisition of private rights of way as Crown Land and vesting in City – Right of Way between London and Dunedin Streets, Mount Hawthorn (Lot 60) and Colvin Lane, West Perth (Lot 67)	EDCS	London / Dunedin Street Right of Way (ROW) dedication completed. Waiting on dedication of Colvin Lane.
Council Meeting – 29 May 2018			
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	EDCS	Owners have submitted application for approval of infrastructure to the Department of Biodiversity, Conservation and Attractions. City waiting on approval in order to sign licence.
Council Meeting – 4 April 2018			
11.1	Lease of Leederville Oval by East Perth Football Club Inc & Subiaco Football Club Inc - Request for waiver and write-off of fees and variation of leases	EDCS	Clubs working with the City's Community & Business Services Directorate to resolve some leasing issues.
Council Meeting – 27 June 2017			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	EDDS	Administration has now completed the installation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking. The enforcement caution period is now complete and the City's Rangers are issuing fines for any illegal parking. A consultant has undertaken a survey of parking in the Mount Hawthorn area as part of the Integrated Transport Plan and the results of this work will be presented to Council Members in 2019 as part of this project.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	EDDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising the City's position.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	EDCE	Department of Planning, Lands and Heritage (DPLH) has put tenure options for consideration by the City and Norwood Neighbourhood Association.
Council Meeting – 30 May 2017			
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	EDI&E	**Completed.** The Water Corporation's only 2018/19 Project within the City of Vincent is in Beaufort Street, which is complete apart from line marking.
12.5	Perth Parking Levy	EDCE	Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.
Council Meeting – 7 March 2017			
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	EDDS/ EDI&E	**Completed.** The Health; Property; and Trading in Public Places Local Laws are being reviewed. Presentation to Council made at Council Workshop held on 20 November 2018. The alternative use of unpaid parking bays is being considered in the Integrated Transport Plan.
Council Meeting – 18 October 2016			
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	EDI&E	On hold pending the completion of the Water Corporation's Beaufort Street 'Pipes for Perth' water main replacement project.
Council Meeting – 5 April 2016			
9.1.6	Review of Licences for Outdoor Eating Areas and Display of Goods on Footpaths	EDDS	Policies reviewed and revoked at 23 August 2016 OMC. Administration has prepared the new 'self-assessment' system for Trading in Public Places Local Law permits and this system went live on 22 February 2018. The outcomes and results of this system were presented to the Council Workshop on 20 November 2018. Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008

Item	Report Details	Action Officer	Comments
			were adopted by Council for public notice at the 2 April 2019 Ordinary Meeting of Council. Public notice of the amendments was undertaken from 28 May 2019 to 5 August 2019. The results of the consultation will be presented to Council in 2019.
Council Meeting – 8 March 2016			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	Office of the CEO	**Completed.** The Board Chairman has now confirmed in writing that the Board is unable to pay the requested reimbursement without comprising the financial position and viability of the Association.
Council Meeting – 27 October 2015			
9.3.6	Portion of No. 10 (Lot 2545) Farmer Street, North Perth – Approval of a Sub-lease to Vincent Men's Shed (Inc.) (SC351/SC2087)	EDCS	Men's Shed working with City's Community & Business Services Directorate to resolve some leasing issues / waiting on City's Property Management Framework.
Council Meeting – 18 November 2014			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	EDDS/ EDI&E / EDCE	The option of having parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout the City is complete. Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.
Council Meeting – 7 October 2014			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	EDCS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework.
Council Meeting – 23 September 2014			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	EDCS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework.
Council Meeting – 27 May 2014			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	EDCS	Further discussions ongoing as part of broader discussions with Football Clubs.
Council Meeting – 12 February 2013			
9.2.12	Request to the Minister for Lands for Acquisition of the Right of Way Bounded By Anzac Road, Oxford, Salisbury and Shakespeare Streets, Leederville as Crown Land	EDCS	Public notice of the proposed acquisition provided. Advertising to close 2 August 2019.
9.2.13	Request to the Minister for Lands for the Acquisition and Reversion to 'Crown Land' of the Right of Way Named Luce Lane, North Perth (TES0225)	EDCS	Public notice of the proposed acquisition to be provided. Caveat to be removed from laneway before acquisition.

8.2 ADOPTION OF COUNCIL ELECTION PERIOD POLICY

TRIM Ref: D19/110065

Author: Emma Simmons, Governance and Council Support Officer

Authoriser: Meluka Bancroft, Manager Governance, Property and Contracts

Attachments: 1. Council Election Period Policy ⇩

RECOMMENDATION:

That Council:

1. **NOTES that at the conclusion of the local public notice period, no public submissions were received; and**

2. **ADOPTS the Council Election Period Policy as detailed in Attachment 1.**

PURPOSE OF REPORT:

To report back to Council after the public consultation period and seek approval of the Council Election Period Policy.

BACKGROUND:

At the Ordinary Meeting of Council held on 28 May 2019 it was resolved:

That Council:

1. *RECEIVES the draft City Policy– "Council Election Period Policy", at Attachment 1;*

2. *AUTHORISES the Chief Executive Officer to provide local public notice of the new policy in Recommendation 1. above and invite public comments for a period of 21 days; and*

3. *NOTES that at the conclusion of the public notice period any submissions received would be presented to Council for consideration.*

4. *AMEND clause 5.5.1 of the draft "Council Election Period Policy" to delete the following sentence:*

   "Information about Elected Members (who are candidates) will be restricted to names, contact details, titles, membership of committees, working and advisory groups to which they have been appointed to by the Council."

DETAILS:

In accordance with the City's Policy 4.1.1 – Adoption and Review of Policies, public notice was given for the period between 17 June 2019 and 26 July 2019, which is in excess of the 21 days required.

No public submissions were received.

CONSULTATION/ADVERTISING:

The policy was advertised in the City of Vincent website and through the following Public Notices:

- Perth Voice 15 June 2019;
- The West 17 June 2019; and
- Guardian Express 18 June 2019.

LEGAL/POLICY:

City Policy 4.1.1 – Adoption and Review of Policies – prescribes the process for Council to adopt a new policy.

City Policy 4.1.5 – Community Consultation – specifies the community consultation required.

Sections 4.87, 5.93 and 5.103 of the *Local Government Act 1995* set out applicable compliance requirements in the lead up to local government elections.

s.4.87 Printed electoral materials must include the name and address of the authoriser and printer.

s.5.93 Information not to be used in an improper manner.

s.5.103 City to adopt a code of conduct for Council Members, Committee Members and Employees.

RISK MANAGEMENT IMPLICATIONS:

LOW Adopting the proposed policy would meet the intent of the *Local Government Act 1995* and align with the City's objectives, as it would assist in ensuring the City is efficient, effective and accountable to the community.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

Our community is aware of what we are doing and how we are meeting our goals.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

1. PURPOSE

During an election period the normal business of local government continues and ordinary matters of administration still need to be addressed.

This policy provides guidance to ensure the administration operates during the election period in a manner which protects the apolitical nature of the local government and avoids the use of City of Vincent (the City) resources in a manner that advantages or disadvantages a particular candidate.

In summary, the policy ensures that during the election period the local government avoids:

- making major policy decisions
- making significant appointments; and
- entering major contracts or undertakings.

These arrangements aim to prevent controversies about the role of the public sector local government during an election campaign.

2. OBJECTIVES

The primary objective of this policy is to ensure the normal business of the City continues while avoiding:

a) the Council of the City of Vincent making major decisions (that depart from its stated strategic direction) prior to an election, that would bind an incoming Council;

b) the use of public resources in ways that are seen as advantageous or disadvantageous to, or promoting, Elected Members who are seeking re-election or new candidates;

c) Administration acting in a manner which could influence the result of an election.

This Policy applies during an 'Election Period' (see below for a definition) to cover:

- decisions that are made by the Council;
- materials published by the City;
- attendance and participation in functions and events;
- use of the City's resources;
- access to information held by the City.

3. POLICY OWNER

Manager Governance, Property and Contracts

4. RELATED DOCUMENTS / LEGISLATION

City's Code of Conduct.

City's Voluntary Candidate Code of Conduct (**Attachment 1**).

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

City's Policy No. 4.2.14 – Local Government Elections.

Sections 4.87, 5.93 and 5.103 of the *Local Government Act 1995* (**Act**).

Regulation 8 of the *Local Government (Rules of Conduct) Regulations 1996* (**Rules of Conduct Regulations**).

Regulation 78 of the *Local Government (Elections) Regulations 1997* (**Election Regulations**).

5. POLICY STATEMENT

5.1 Introduction

5.1.1 Application

This policy applies to Elected Members and employees of the City of Vincent.

Whilst electoral candidates who are not Elected Members cannot be compelled to comply with a policy of the Council, such candidates will be made aware of this Policy and encouraged to support its implementation.

5.1.2 Definitions

'Election Period' means the period of time when the Election Period practices are in place prior to the election. The Election Period practices will apply from the close of nominations (37 days prior to the Election Day – Section 4.49 (a) of the *Local Government Act 1995*) until 6.00pm on Election Day.

'Election Day' means the day fixed under the *Local Government Act 1995* for the holding of any poll needed for an election but excludes an extraordinary election to elect a new Mayor.

'Electoral Material' means any advertisement, handbill, pamphlet, notice, letter or article, including through social and digital media, that is intended or calculated to affect the result in an election but does not include:

a. An advertisement in a newspaper announcing the holding of a meeting (Section 4.87 (3) of the *Local Government Act 1995*).
b. Any materials exempted under Regulation 78 of the *Local Government (Elections) Regulations 1997*.
c. Any materials produced by the City relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

'Extraordinary Circumstances' means a situation that requires a major policy decision of the Council because:

a. in the CEO's opinion, the urgency of the issue is such that it cannot wait until after the election;
b. of the possibility of legal and/or financial repercussions if a decision is deferred; or
c. in the CEO's opinion, it is in the best interests of the Council and/or the City of

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

Vincent for the decision to be made as soon as possible.

'Major Policy Decision' means any decision which departs from the Council's stated strategic direction; significant appointments; or commits to major contracts or significant expenditure.

'Public Consultation' means a process which involves an invitation to individuals, groups or organisations or the community generally to comment on an issue, proposed action or proposed policy but does not include consultation required to be undertaken in order to comply with a written law.

'Substantial Expenditure' means expenditure that exceeds $20,000 of the City's annual budgeted revenue (inclusive of GST) in the relevant financial year.

5.1.3 Scheduling Consideration of Major Policy Decisions

So far as is reasonably practicable, the CEO should avoid scheduling major policy decisions for consideration during an Election Period, and instead ensure that such decisions are either:

a. considered by the Council prior to the Election Period; or
b. scheduled for determination by the incoming Council.

Where extraordinary circumstances prevail, the CEO may submit a major policy decision to the Council (refer to Part 3).

5.1.4 Decisions Made Prior to an Election Period

This Policy only applies to decisions made during an Election Period, not the announcement of decisions made prior to the Election Period. Whilst announcements of earlier decisions may be made during an Election Period, as far as practicable any such announcements should be made before the Election Period begins or after it has concluded.

5.2 Implementation of Election Practices

5.2.1 Role of the CEO in Implementing Election Period Practices

The role of the CEO in implementing the Election Period practices outlined in this policy is as follows:

a. The CEO will ensure as far as possible, that all Elected Members and staff are aware of the Election Period Policy and practices at least 30 days prior to the start of the Election Period.
b. The CEO will ensure that all candidates in an election are aware of the City's voluntary 'Candidate Code of Conduct' upon acceptance of their nomination.
c. The CEO will ensure, as far as possible, that any major policy or significant decisions required to be made by the Council are scheduled for Council resolution prior to the Election Period or deferred where possible for determination by the incoming Council.
d. The CEO will endeavour to make sure all announcements regarding decisions

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

made by the Council, prior to the Election Period, are publicised prior to the Election Period.

e. The CEO will provide guidelines for all relevant staff on the role and responsibilities of staff in the implementation of this policy.

5.3 Extraordinary circumstances requiring exemption

5.3.1 Extraordinary Circumstances

Despite clause 5.1.3, the CEO may, where extraordinary circumstances exist, permit a matter defined as a 'major policy decision' to be submitted to the Council for determination during the Election Period.

5.3.2 Appointment or Removal of the CEO

Whilst part 5.1.2 above establishes that a CEO may not be appointed or dismissed during an Election Period, the Council may, where the substantive officer is on leave, appoint an Acting CEO, or in the case of an emergency, suspend the current CEO (in accordance with the terms of their contract) and appoint a person to act in the position of CEO, pending the election, after which date a permanent decision can be made.

5.4 Election Period Statement

To assist the Council to comply with its commitment to appropriate decision making during the Election Period, an Election Period Statement will be included in each report submitted to the Council where the Council's decision would, or could, be a Major Policy Decision. The Election Period Statement will state:

"The decision the Council may make in relation to this item could constitute a 'Major Policy Decision' within the context of the City of Vincent Election Period Policy, however, an exemption should be made because, (insert the circumstances for making the exemption)".

5.5 City of Vincent Publications

5.5.1 City of Vincent Website and Digital Media

During the Election Period the City's website and digital media will not contain any material which is precluded by this policy. Any references to the election will only relate to the election process.

5.6 Public consultation during the Election Period

Public consultation can occur during an election period to ensure the normal business of local government continues and ordinary matters of administration are addressed.

Mandatory public consultation required by the *Local Government Act 1995* or any other relevant Act will continue to be undertaken to enable the City to fulfil its functions.

Public consultation will not be undertaken during the Election Period (either new consultation or existing) on an issue which, in the CEO's opinion, could be perceived as intending to affect the result of an election, unless authorised by the CEO.

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

5.7 Attendance and participation at events/functions

5.7.1 Public Events Hosted by External Bodies

Elected Members may continue to attend events and functions hosted by external bodies during the Election Period.

5.7.2 City of Vincent Organised Civic Events/Functions

Events and/or functions organised by the City and held during the Election Period will be limited to only those that the CEO considers essential to the operation of the City, and should not in any way be associated with any issues that in the CEO's opinion, are considered relevant to, or likely to influence the outcome of, an election.

All known candidates are to be invited to civic events/functions organised by the City during the Election Period.

5.7.3 Addresses by Elected Members

Excluding the Mayor and Deputy Mayor fulfilling their functions as prescribed by sections 2.8 and 2.9 of the *Local Government Act 1995*, respectively, Elected Members that are also candidates should not, without the prior approval of the CEO, be permitted to make speeches or addresses at events/functions organised or sponsored by the City during the Election Period.

5.8 The use of City of Vincent resources

The City's Code of Conduct and the *Local Government (Rules of Conduct) Regulations 2007* provide that the City's resources are only to be utilised for authorised activities (for example - no use of employees for personal tasks or no use of equipment, stationery, or hospitality for non-Council business). This includes the use of resources for electoral purposes.

It should be noted that the prohibition on the use of the City's resources for electoral purposes is not restricted to the Election Period.

The City's staff must not be asked to undertake any tasks connected directly or indirectly with an election campaign and should avoid assisting Elected Members in ways that could create a perception that they are being used for electoral purposes. Advice is to be sought from the CEO in any circumstances where the use of City resources might be construed as being related to a candidate's election campaign.

5.9 Access to Council information and assistance

5.9.1 Electoral Information and Assistance

All candidates will have equal rights to access public information, such as the electoral rolls (draft or past rolls), monthly enrolment details, and information relevant to their election campaigns from the City administration.

Any assistance and advice provided to candidates as part of the conduct of the Council election will be provided equally to all candidates.

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COUNCIL ELECTION PERIOD POLICY

5.9.2 Media Advice

The role of the Mayor under section 2.8 of the *Local Government Act 1995* in relation to speaking on behalf of the local government continues.

Any requests for media advice or assistance from Elected Members during the Election Period will be referred to the CEO. No media advice will be provided in relation to election issues or in regard to publicity that involves specific Elected Members. If satisfied that advice sought by an Elected Member during the Election Period does not relate to the election or publicity involving any specific Elected Member(s), the CEO may authorise the provision of a response to such a request.

5.9.3 Publicity Campaigns

The City's marketing campaigns during the Election Period will communicate normal City activities and initiatives.

During the Election Period, major or new marketing campaigns (that depart from its stated strategic direction) other than for the purpose of conducting (and promoting) the election will be avoided wherever possible.

A marketing campaign deemed necessary for a City activity must be approved by the CEO in the normal manner.

5.9.4 Media Attention

Elected Members will not use or access City staff or resources to gain media attention in support of their or any other candidate's election campaign.

5.9.5 Election Process Enquiries

All election process enquiries from candidates, whether current Elected Members or not, will be directed to the Returning Officer or, where the matter is outside of the responsibilities of the Returning Officer, to the CEO.

6. CREATION / REVIEW

Created:	
Review / Amend:	
Next Review Date:	

Attachment 1: City's Voluntary Candidate Code of Conduct

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

CITY OF VINCENT

Voluntary Code of Conduct for candidates in City of Vincent elections

Application

Elected Members are bound by the Local Government (Rules of Conduct) Regulations 2007 and the City's Code of Conduct.

This Voluntary Code of Conduct for candidates is applicable only to those persons nominating for election to the Council of the City of Vincent (not to Elected Members).

Each candidate (not being an Elected Member) is encouraged to abide by the Voluntary Code of Conduct if they intend to become a candidate in the election.

Legislative Obligations

Candidates in local government elections need to be aware of the legal framework in which the elections are conducted and the obligations that the *Local Government Act 1995* (the Act) and the Local Government (Elections) Regulations 1997 (the Regulations) place upon candidates.

Candidates should make themselves familiar with the following legislative provisions:

- Sections 2.7, 2.8 and 2.10 of the Act which outline the role of the Council, the role of the Mayor and the role of Elected Members;
- Division 5 of Part 2 of the Act which outlines the qualifications for holding office on the Council;
- Divisions 9, 10 and 11 of Part 4 of the Act dealing with the electoral process, the validity of elections and electoral offences; and
- Parts 5 and 5A of the Regulations relating to nominations and the disclosure of gifts.

Ethical and Behavioural Principles

Candidates shall conduct their campaigns so as to maintain and strengthen the public's trust and confidence in the democratic election process, and promote integrity in the local government electoral system. Candidate's conduct should be fair and reasonable. This requires that a candidate will:

1. Act honestly in making representations about the candidate's own claims for election, and their intention to represent the district.
2. Act honestly in making representations about the claims of other candidates for election.

CITY OF VINCENT

COUNCIL ELECTION PERIOD POLICY

3. Not make public statements about another candidate's personal affairs.

4. Avoid making frivolous or vexatious complaints to the Chief Executive Officer, the Western Australian Electoral Commissioner or (once appointed by the Western Australian Electoral Commissioner) the Returning Officer, against any other candidate during a campaign.

5. Avoid conduct which is contrary to any law particularly but not limited to:

   - Criminal Code offences;
   - *Local Government Act 1995* offences; and
   - Council's Local Laws.

6. Conduct themselves in a manner to ensure they are not compromising a free and fair election process.

7. Avoid conflicts of interest arising from advocating election policies or proposals which would specifically deliver a private material personal interest to the candidate or an associate.

8. Abide by the election gift disclosure requirements of the *Local Government Act 1995*.

9. Avoid placing themselves under any financial or other obligations that might influence them in discharging their duties and responsibilities if elected as an Elected Member.

10. Avoid influencing or affecting another person's election choices by giving, or promising, or offering a gift or benefit of any kind to anyone else.

8.3 LATE REPORT: ANNUAL CORPORATE BUSINESS PLAN (CBP) REVIEW AND UPDATE

REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING – 13 AUGUST 2019

8.4 2019 ORGANISATIONAL REVIEW

TRIM Ref: D19/111407

Author: David MacLennan, Chief Executive Officer

Authoriser: David MacLennan, Chief Executive Officer

Attachments: 1. 2019 Organisational Review ⇩

RECOMMENDATION:

That Council:

1. **NOTES the outcomes of the 2019 organisational review reflected in the updated Strategic Management Framework, new Statement of Strategic Intent, 2019-2020 Focus Areas and Organisational Objectives which have informed the preparation of an updated Corporate Business Plan; and**

2. **APPROVES the revised organisational/directorate structure contained in Attachment 1 in accordance with Section 5.2 of the *Local Government Act 1995.***

PURPOSE OF REPORT:

To provide Council with a report on the outcomes of the 2019 organisational review and seek Council endorsement of a revised directorate structure contained in **Attachment 1**.

BACKGROUND:

An organisational review was undertaken during 2019 to identify areas to be improved to support our vision and deliver on over 200 programs, projects and services.

All City teams have completed a six monthly strategic planning process. This commenced with the implementation of a new Project Management Framework and the prioritisation of all City projects, programs and services against the new Strategic Community Plan priorities.

Teams developed new strategies and business plans based on their committed projects, programs and services which were aligned against the Strategic Community Plan.

The development process for the team strategic documents form the basis of the new Corporate Business Plan. They also provide the basis for the organisational objectives in a revised organisational structure which embeds a place making operational model.

DETAILS:

The interim structure adopted by Council this year reflected the following principles:

- Prioritising customer and ratepayer service as part of the creation of a new community hub co-located with the library
- Creating clear roles and responsibilities for all City functions
- A high level and dedicated focus on strategy and innovation
- A focus on stronger teams and team based performance
- Providing greater opportunities for staff development and training within the workplace.

The following five key areas were identified from a staff survey for more detailed consideration:

1. Customer Service
2. Place Management
3. Strategy, Policy, Projects and Innovation
4. Parking and Transportation
5. Property Management

New 2019-2020 focus areas for the City have been developed from the organisational review process and development of the new Corporate Business Plan as follows.

- We will develop our staff through a **Team Vincent approach** to performance and delivering on our values of Engaging, Accountable and Making a Difference.
- We are prioritising **customer service** for our residents and ratepayers — and will consolidate our customer service functions as part of a new **Community Hub**.
- We will develop a **long term budget strategy** to ensure sound financial management underpins the delivery of our commitments and services.
- We will harness **new technology** to deliver better outcomes for the community in our projects, programs and services.
- A new **innovation program** will deliver on our promise of being a clever, creative and courageous organisation.
- We are creating a single team to **align all City strategies, policies and plans** to the Strategic Community Plan.
- We will improve our **property management** and leasing as part of a new Property Management Framework.
- We are creating a new base for Vincent **Rangers** at the Community Hub as part of the Safer Vincent Plan.
- We will ensure tailored **community engagement** in all our operations through Imagine Vincent.
- We are implementing a new **Project Management Framework** to deliver on our commitments.
- We will **manage and maintain your community assets** and buildings for future generations.
- We are embedding **place making** as the organising principle for all the City's operations.
- We will increase the level of **transparency and accountability** in the City's operations.
- We are creating a **one stop shop for car parking** infrastructure and management.
- Our focus is making **places that welcome all** and bring our community together.
- We will position the City to be leader in **sustainability**.

These focus areas and priorities are reflected in an update to the City's Strategic Management Framework and a new Statement of Strategic intent which will be incorporated into the revised Corporate Business Plan.

New Directorate Structure

Place making was identified during the review as a unifying aspect of all the City teams and is reflected in the directorate structure prepared for Council consideration:

- The renamed **Strategy & Development Directorate** develops and approves the strategies, plans and designs for our places.
- The **Infrastructure & Environment Directorate** builds and maintains our places.
- The **Community & Business Services Directorate** manages and activates our places.

The City of Vincent has been a leader in place making for many years and these organisational changes continue and embed this direction.

CONSULTATION/ADVERTISING:

All staff have been consulted via an all staff survey and relevant staff were invited to attend workshops on the focus areas of strategy, customer service, place management, parking and property management.

Any staff directly impacted by the organisational changes will be consulted.

LEGAL/POLICY:

Local Government Act 1995 (the Act)

Section 5.2 of the Act deals with administration of local governments and states:

> *The council of a local government is to ensure that there is an appropriate structure for administering the local government.*

RISK MANAGEMENT IMPLICATIONS:

Yes. An organisational change process will create some uncertainty for staff. This is being addressed by open and continuous communication with staff. A gradual change management program will be conducted to implement the new organisational structure and ensure a smooth transition for staff and seamless delivery of services.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Sustainability will be embedded as a whole of City imperative as part of the implementation of the Sustainable Environment Strategy.

FINANCIAL/BUDGET IMPLICATIONS:

The move from a four to a three directorate structure results in a saving equivalent to one senior executive remuneration package.

STATEMENT OF STRATEGIC INTENT

Our Places & Your Spaces

CITY OF VINCENT

OUR VISION

To be a clever, creative and courageous local government.

OUR PURPOSE

To make a city of great places that create community.

OUR VALUES

Engaging
Accountable
Making a Difference

OUR SERVICES

Strategy & Development
Infrastructure & Environment
Community & Business Services



OUR COMMITMENT

With Team Vincent you will be HEARD.

Hear: We will listen to what you say.

Engage: We will take the time to understand your perspective.

Appreciate: We will value your perspective.

Respond: We will respond to your views which will inform our decision making.

Do: We will act and deliver on our values and commitments.

PLACE MAKING | PLACE PLANNING | PLACE MANAGEMENT | PLACE ACTIVATION | PLACE REPORTS

PRIORITY AREAS

Our Places & Your Spaces



ENHANCED ENVIRONMENT

The natural environment contributes greatly to our inner-city community.

We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.



ACCESSIBLE CITY

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.

CONNECTED COMMUNITY

We are diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.



THRIVING PLACES

Our vibrant places and spaces are integral to our identity, economy and appeal.

We want to create, enhance and promote great places and spaces for everyone to enjoy.



SENSITIVE DESIGN

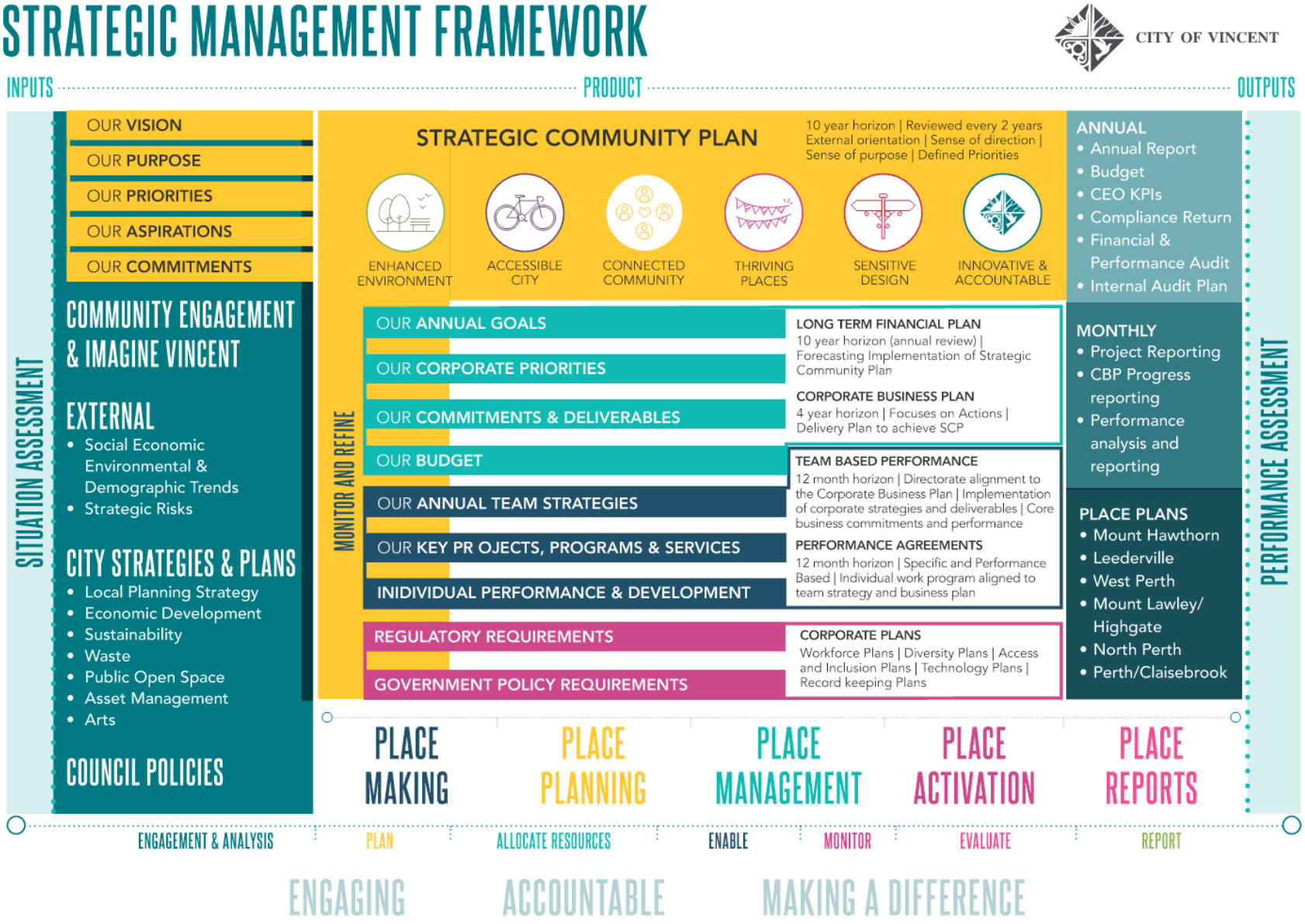
Design that 'fits in' to our neighbourhoods is important to us.

We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.



INNOVATIVE & ACCOUNTABLE

The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.


STRATEGIC MANAGEMENT FRAMEWORK
CITY OF VINCENT
INPUTS
PRODUCT
OUTPUTS
SITUATION ASSESSMENT
OUR VISION
OUR PURPOSE
OUR PRIORITIES
OUR ASPIRATIONS
OUR COMMITMENTS
COMMUNITY ENGAGEMENT & IMAGINE VINCENT
EXTERNAL
Social Economic Environmental & Demographic Trends
Strategic Risks
CITY STRATEGIES & PLANS
Local Planning Strategy
Economic Development
Sustainability
Waste
Public Open Space
Asset Management
Arts
COUNCIL POLICIES
STRATEGIC COMMUNITY PLAN
10 year horizon | Reviewed every 2 years
External orientation | Sense of direction | Sense of purpose | Defined Priorities
ENHANCED ENVIRONMENT
ACCESSIBLE CITY
CONNECTED COMMUNITY
THRIVING PLACES
SENSITIVE DESIGN
INNOVATIVE & ACCOUNTABLE
MONITOR AND REFINE
OUR ANNUAL GOALS
OUR CORPORATE PRIORITIES
OUR COMMITMENTS & DELIVERABLES
OUR BUDGET
OUR ANNUAL TEAM STRATEGIES
OUR KEY PR OJECTS, PROGRAMS & SERVICES
INIDIVIDUAL PERFORMANCE & DEVELOPMENT
REGULATORY REQUIREMENTS
GOVERNMENT POLICY REQUIREMENTS
LONG TERM FINANCIAL PLAN
10 year horizon (annual review) | Forecasting Implementation of Strategic Community Plan
CORPORATE BUSINESS PLAN
4 year horizon | Focuses on Actions | Delivery Plan to achieve SCP
TEAM BASED PERFORMANCE
12 month horizon | Directorate alignment to the Corporate Business Plan | Implementation of corporate strategies and deliverables | Core business commitments and performance
PERFORMANCE AGREEMENTS
12 month horizon | Specific and Performance Based | Individual work program aligned to team strategy and business plan
CORPORATE PLANS
Workforce Plans | Diversity Plans | Access and Inclusion Plans | Technology Plans | Record keeping Plans
ANNUAL
Annual Report
Budget
CEO KPIs
Compliance Return
Financial & Performance Audit
Internal Audit Plan
MONTHLY
Project Reporting
CBP Progress reporting
Performance analysis and reporting
PLACE PLANS
Mount Hawthorn
Leederville
West Perth
Mount Lawley/ Highgate
North Perth
Perth/Claisebrook
PERFORMANCE ASSESSMENT
PLACE MAKING
PLACE PLANNING
PLACE MANAGEMENT
PLACE ACTIVATION
PLACE REPORTS
ENGAGEMENT & ANALYSIS
PLAN
ALLOCATE RESOURCES
ENABLE
MONITOR
EVALUATE
REPORT
ENGAGING
ACCOUNTABLE
MAKING A DIFFERENCE

STRATEGIC MANAGEMENT FRAMEWORK

CITY OF VINCENT



1. COMMUNITY ENGAGEMENT & ANALYSIS

Gather, review and analyse existing information to draw conclusions and inform future approaches to activities.

2. PLAN

Planning processes articulate desired goals and objectives, and how these will be achieved. They draw upon the outcomes of the ANALYSE element to ensure available data and information informs future action. Planning occurs for the short, medium and long term, and includes strategic, business and individual performance planning

3. RESOURCES

To achieve the expected results from plans, resources must be allocated (funding, equipment and labour) to achieve goals.

4. IMPLEMENT & ENABLE

Implementation of plans using allocated resources, to implement approved services and capital projects, implement medium to long term plans for maintenance and or enhancement of capacity, including physical assets.

5. MONITOR

Monitor progress and issues, including tracking and reviewing finances, service delivery and projects to ensure they are meeting their targets and objectives.

Monitoring and managing finances and progress of agreed commitments and performance measures. Adjusting activities to improve efficiency and effectiveness and ensure objectives will be met.

6. EVALUATE

Evaluate processes, objectively review and evaluate the success of the policy, program, activity or project in achieving stated goals, including their impact on achieving outcomes.

7. REPORT

Reporting provides relevant information to stakeholders, ranging from reporting on decisions, success or progress towards achievement of goals, and key issues or risks.

Key Products

- Economic, Environmental & Technological Trends
- Demographic Trends
- Community Needs
- Business Cases

- Strategic Community Plan (SCP)
- Long Term Financial Plan (LTFP)
- Corporate Business Plan (CBP)
- Asset Plans
- Team Strategy Houses & Maturity Models
- Individual Performance Agreements
- Project & Place Plans

- LTFP and Annual Budget
- Corporate Business Plan
- Workforce Plan
- Team Business Plans

- Monthly finance and project reports
- Risk registers

- Quarterly strategy house and business plan review
- Project change requests
- Team risk profiles

- End of year performance summaries
- Mid-year financial and performance reviews
- Performance and financial audit reports
- Project closure reports

- Annual Reporting
- Financial Performance
- Place plan reports

PLACE MAKING PLACE PLANNING PLACE MANAGEMENT PLACE ACTIVATION PLACE REPORTS


Our Places & Your Spaces
1 MOUNT HAWTHORN
ANZAC RD
NORTH PERTH
6
ANGOVE ST
OXFORD ST
LOFTUS ST
CHARLES ST
FITZGERALD ST
LEEDERVILLE
3
BEATTY PARK
MOUNT LAWLEY
VINCENT ST
BULWER ST
BEAUFORT ST
5
4
HIGHGATE
PERTH OVAL
1 Density and diversity of housing that make local services and transport viable.
2 Shops and destinations that support local living and local economies.
Local job opportunities closer to where people live.
3 Public and community services including health, education and cultural facilities.
4 Safe, connected and attractive streets which encourage walking and cycling.
5 High-quality parks for sport and recreation.
Trees make a neighbourhood attractive, walkable and cool.
6 Sustainable suburbs which conserve water, reduce waste and are energy efficient.
7 Public transport options which connects people to jobs and higher-order services.
Local leadership reflecting community values and aspirations – and empowered residents who are involved in decision making and community building activities.

2019 - 2020 IN FOCUS

Our Places & Your Spaces

CITY OF VINCENT

- We will develop our staff through a **Team Vincent approach** to performance and delivering on our values of Engaging, Being Accountable and Making a Difference.
- We are prioritising **customer service** for our residents and ratepayers — and will consolidate our customer service functions as part of a new **Community Hub**.
- We will develop a **long term budget strategy** to ensure sound financial management underpins the delivery of our commitments and services.
- We will harness **new technology** to deliver better outcomes for the community in our projects, programs and services.
- A new **innovation program** will deliver on our promise of being a clever, creative and courageous organisation.
- We are creating a single team to **align all City strategies, policies and plans** to the Strategic Community Plan.
- We will improve our **property management** and leasing as part of a new Property Management Framework.
- We are creating a new base for Vincent **Rangers** at the Community Hub as part of the Safer Vincent Plan.
- We will ensure tailored **community engagement** in all our operations through Imagine Vincent.
- We are implementing a new **Project Management Framework** to deliver on our commitments.
- We will **manage and maintain your community assets** and buildings for future generations.
- We are embedding **place making** as the organising principle for all the City's operations.
- We will increase the level of **transparency and accountability** in the City's operations.
- We are creating a **one stop shop for car parking** infrastructure and management.
- Our focus is making **places that welcome all** and bring our community together.
- We will position the City to be leader in **sustainability**.

OUR PRIORITIES



OUR MAJOR PROJECTS

1. New Community Hub
2. Beaufort Street Activation
3. Food Organics & Garden Organics (FOGO) Three Bins
4. Public Open Space
5. 40km Speed Trial
6. Future Beatty Park 2062 Project
7. Integrated Transport Plan
8. Banks Reserve Playground
9. Iconic Art Project
10. Leederville Activity Centre Plan

ORGANISATIONAL OBJECTIVES

CITY OF VINCENT

CHIEF EXECUTIVE OFFICER

Office of the CEO: Corporate governance to ensure the City achieves its strategic goals, controls risks and facilitates consistent, transparent and accountable decision making.

Human Resources: Create an environment where our people are safe and work by our values. Attract, develop and retain talent.

Information & Communication Technology: A workforce and community that is digitally-enabled to be mobile, responsive, smart and safe.

Strategy & Development Directorate

- Develop and align the City's strategies to community needs and changes in society.
- Planning high quality places for a connected community.
- Create and maintain vibrant and sensitively designed places to support the wellbeing and growth of the community.

Infrastructure & Environment Directorate

- Ensure a safe and accessible City for all.
- Maintain and enhance our public open space to provide a sustainable green environment for the community.
- Build, enhance and maintain community infrastructure.
- Deliver the City's Waste Strategy and vision of zero waste to landfill by 2028.

Community & Business Services Directorate

- Make Beatty Park a place where everyone can be physically active, connect and improve their wellbeing.
- Build and strengthen community and connections.
- Deliver the City's communication tools, messages and cultural outcomes.
- Deliver value to the community through sound financial management and collaboration.

PLACE MAKING PLACE PLANNING PLACE MANAGEMENT PLACE ACTIVATION

CITY OF VINCENT

TEAM

ENGAGING

ACCOUNTABLE

MAKING A DIFFERENCE

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

9.1 NOTICE OF MOTION - CR DAN LODEN - ASBESTOS AWARENESS

TRIM Ref: **D19/115031**

Attachments: **Nil**

That Council:

1. REQUESTS Administration consider, as part of the development of the Public Health Plan in 2019/20:

1.1 The development of an education campaign for City of Vincent residents including the identification, safety and management of Asbestos; and

1.2 Investigate potential evidence-based programs and procedures that would contribute to improved safety and management of Asbestos.

REASON

Asbestos and particularly asbestos fencing is sporadicly identified across the city either by city staff or concerned residents and at this point assessed to determine if it represents a human health issue. Many residents are not informed on how to identify asbestos and also how to safely and appropriately manage it, either by retaining in place or removing it once it becomes a risk. The city has the opportunity to increase resident understanding and reduce the likelihood of residents inappropriately managing any asbestos they have now and in the future.

ADMINISTRATION COMMENTS

Administration supports the Notice of Motion.

The City's Public Health Plan will consider the wide range of public health issues across the Vincent community and asbestos falls within this scope. An education campaign will help to increase the community's awareness and understanding of the public health risks of asbestos containing material and will assist in the delivery of information around the identification, handling and management of asbestos. Further, in its implementation, the Plan is likely to link to well established health networks and campaigns such as Asbestos Awareness Week to promote participation and awareness in the wider community.

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED ("BEHIND CLOSED DOORS")

11.1 CHIEF EXECUTIVE OFFICER'S ANNUAL PERFORMANCE REVIEW OCTOBER 2018 - JUNE 2019

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

Local Government Act 1995 - Section 5.23(2):

(a) a matter affecting an employee or employees

LEGAL:

2.14 Confidential business

(1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

13 CLOSURE