



DEVELOPMENT APPLICATION PLANNING REPORT

PROPOSED MULTIT UNIT RESIDENTIAL DEVELOPMENT
NO.459 Charles Street, North Perth

FEBRUARY 2013

Doc. No. 4024_SD_D001_1

DEVELOPMENT APPLICATION PLANNING REPORT

The following report shall be read in conjunction with the accompanying Schematic Drawings SD_A1.01 to SD_A9.04 inclusive.

This development application has been submitted by GDD Design Group Pty Ltd on behalf of the client.

SITE DETAILS

TITLE DETAILS	Lot No.101 459 Charles Street, North Perth, WA 6006
CLIENT	Zoneside Pty Ltd.
SITE AREA	1022sqm
ZONING	Residential R60
ACCESS	Access is from Charles Street
APPLICATION FEE	\$6354.50 Based on estimated \$2.35m Build Cost (exc. GST) Based on City of Vincent Fees & Charges

THE PROPOSED DEVELOPMENT

Brief Description

The proposal is for a residential development on Charles Street, North Perth in the City of Vincent.

The proposal includes a new three storey building, comprising of two levels of permanent apartments on the top two floors with one permanent apartment and parking on the ground.

Location

The subject site is located within the municipality of the City of Vincent



NEIGHBOURHOOD CONTENT PLAN



It is our belief that the proposal being of a multiple dwelling development is best suited for the location and ensures it positively contribute and responds to the existing context within the City of Vincent.

The proposed development contributes to the positive growth of the area, in line with Policy No: 3.4.8 *"Multiple Dwellings in Residential Zones"*.

DEVELOPMENT SUMMARY

The proposed development provides the following;

Ground Floor:

Unit 1 (1 x Permanent Accommodation) 1 Bedroom + 1 Bathroom + Store	55.2m ² (Plot Ratio area)
21 x Permanent Residential Parking 3 x Visitor Parking 10 x Stores	46.2m ²

First Floor:

Unit 2 to Unit 6 (4 x Permanent Accommodation) 2 Bedrooms + 2 Bathroom	305.05m ² (Plot Ratio area)
--	---

Second Floor:

Unit 7 to Unit 11 (4 x Permanent Accommodation) 2 Bedrooms + 2 Bathroom	305.5m ² (Plot Ratio area)
---	--

TOTAL PERMANENT RESIDENTIAL (1 to 11) Total 11 units	711.5m ² (Plot Ratio area)
--	--

DESIGN & MATERIALS

The Proposal although contemporary in design, is consistent with the future desired character of the locality and has been designed with materials and colour selections which complement the detailing of existing developments. The building has been articulated throughout a variety of measures, such as; variation in construction material, detailing, colour, provision of weather protection and roof design (refer figure 6 below). The staggered building envelope contributes to reducing the building bulk by appropriately not dominating the streetscape.

The palette of materials proposed is as follows; (Refer SD_A3.01)

- Natural concrete,
- Rendered brickwork,
- Feature Donnybrook Stone cladding,
- Powder coated aluminium window framing,
- Clear and opaque glass panels,
- Privacy screen with timber infill, and
- Powder coated aluminium with glass infill



PLANNING CONSIDERATIONS

The following has been assessed against the Multi Unit Housing Codes, effective as of 22/11/2010. It has also been assessed against the City of Vincent Town Planning Scheme No.1, Residential Design Elements Policy and Policy No.3.4.8

The site is zoned Residential R60. Therefore the development has been assessed against the R60 component of the Multi Unit Housing Codes.

Multi Unit Housing Codes

New Provision within State Planning Policy 3.1: Residential Design Codes

7.1.1 Building Size

The maximum plot ratio (PR) for the residential component of the development is 0.7 as allowed in Table 4 of the Multi Unit Residential Codes. Therefore the maximum residential PR for this site is 715.40sqm. The proposed development has a total residential area of 711.50sqm (as demonstrated on page 4) and therefore a residential PR of $711.50/1022 = 0.69$.

The proposal is therefore compliant within the Acceptable Development.

7.1.2 Building Height

The wall height of the proposed development is 3 stories and 9.315m above natural ground level at its tallest.

The height is consistent with the desired height of future developments in North Perth.

The development complies with the acceptable overall heights.

7.1.3 Street Setback

The main building elevation facing Charles Street is deemed the primary street setback.

The proposed development has a proposed setback to the ground floor apartment of 7.79m. As per the city of Vincent's policy No. 3.2.1 Residential Design Elements SADC5. Street setback is to reflect the predominant streetscape pattern for the immediate locality which is defined as being the average setback of the 5 adjoining properties on each side of the development, from our investigation we conclude this setback is approximately 6.45 meters and therefore ensures the proposal satisfies this criterion.

The upper floor walls have also been setback accordingly with first and second floor balcony and walls have been setback approximately 10.35m from the boundary and setback 2.56m from the ground floor setback.

The proposal and justification complies with the performance criteria.

7.1.4 Side and Rear Setback

The site forms a boundary with 3 (three) properties;

To the North : the height of the building from the natural ground level of the site to the wall height for a concealed roof is under 9.0 meters as indicated on drawing A3.01 The wall length is 34.150m and has all windows appropriately screened from the adjoining walkway and therefore considered as walls with no major openings. The required setback is 4.3 meters at which our proposal is compliant.

To the West : the height of the building from the natural ground level of the site to the wall height for a concealed roof is under 9.0 meters as indicated on drawing A3.01 The wall length is 11.5m with no major openings. The required setback is 1.7 meters at which our proposal is compliant.

To the South: The height of the building from the natural ground level of the site to the wall height for concealed roof is under 9.0 meters as identified on drawing A3.01 The wall length is 34.150 m and has been separated into 3 wall sections of which the greatest length is 8.95 with smallest being 4.55m.

The 3 wall sections have been separated by 4.65 m and the balconies have been setback a further 3.18m to ensure balcony setbacks are no less than 7.5 meters and do not require screening. By allowing the wall setback of 3.18 meters and 4.65 meters separation the 3 wall sections can be separated as individual walls, therefore walls with wall heights less than 9.0 meters are capable of a 4.3 meter setback. Our proposal is compliant.

7.1.5 Open Space

The site is zoned residential and as such has a minimum open space requirement of 55%. The proposed development has been calculated to have 42.98% of open space.

7.2 Streetscape

The proposed development contributes positively to the streetscape, with visual interest, landscaping, varying articulation and an active frontage.

7.2.1 Surveillance of the Street

P1.1 The proposed building directly addresses and fronts the street.

A1.2 The building has both the living and balconies facing Charles Street, with Apartment One having the perception of activation with the street level.

7.2.2 Street walls and fences

The apartments and their balconies help to address the facade and consist of 1.0 meter high aluminium balustrading. The courtyard to the ground floor has been setback 4.45 meters from the boundary to enable suitable landscaping between the boundary and courtyards as well as the future road widening.

The proposal satisfies the acceptable development and performance criteria.

7.2.3 Building appearance

The proposed building is a contemporary design appropriate for North Perth and the immediate location. The main building addresses the street.

Refer to "Design & Materials" section in the document.

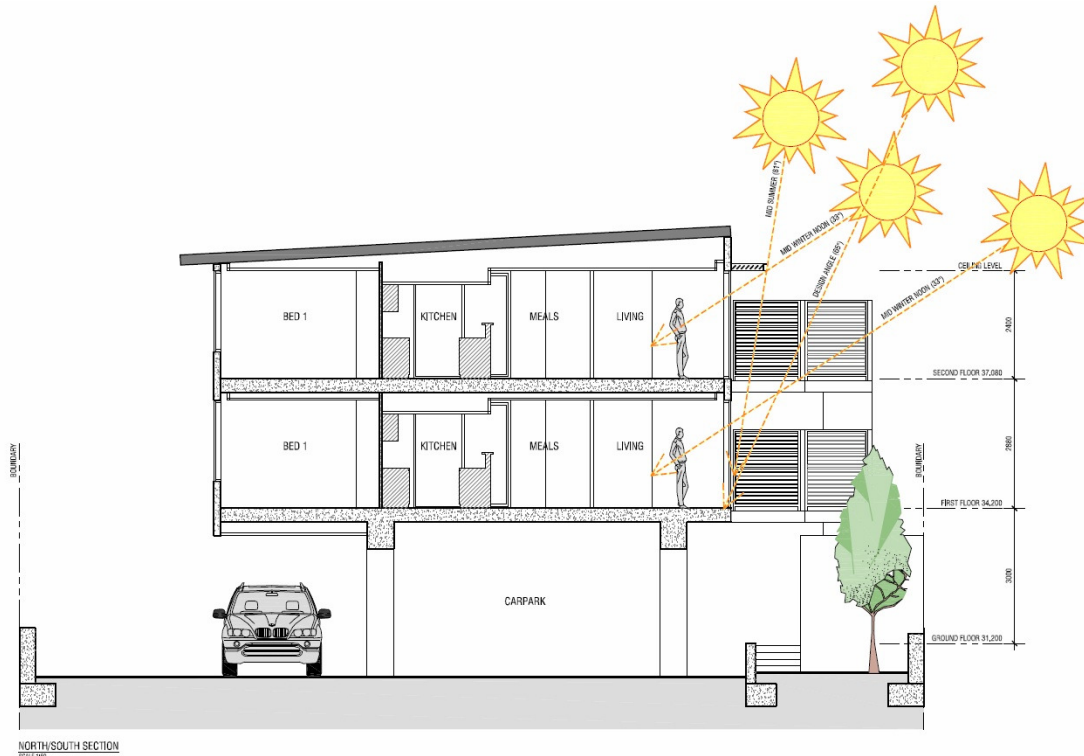
In response to the Multi Unit Codes-

P3.1 The new 3 storey building has Permanent Residential Accommodation facing Charles Street with parking to the ground floor. All apartments and their balconies are well articulated and of a contemporary character which are respectful to their historic and streetscape context. The courtyards/balconies are generous in area and assistance in providing a continuation of living from inside to out.

P3.2 As this development is not a mixed use development there is no need to be compliant in this criteria.

7.3 Site Planning & Design

The proposed development responds well to the street and North orientation and is deal for optimum weather conditions. The need for mechanical heating/cooling will be greatly reduced through the careful design & correct orientation to assist passive heating & cooling and the consideration for a Northerly orientation which will greatly benefit from solar access.



7.3.1 Outdoor living areas

Each unit has a dedicated balcony opening off the main living area. Each balcony has an area of 10sqm and 2.88 meters deep.

As such the proposal satisfies both P1 and A1 of the codes.

7.3.2 Landscaping

P2 The space around the building is designed to maximize appropriate planting and paving that meets the needs for residents and contributes to the streetscape.

A2 Landscaping of open spaces has been ensured that the street setback area has been developed with visitor car parking to a maximum of 30% of landscaping to the overall site. Separate pedestrian pathways connecting the car parking area and all entries to buildings have been provided as well as clear sightlines at pedestrian and vehicle crossings. Lighting will be provided to pathways and communal open space and car parking areas.

The development complies with the performance criteria.

7.3.3 On-site parking provision

Parking provision is provided as follows and based on the requirements as set out in the Multi Unit Codes table, and AS2890.1. All residential;

REQUIRED

11 x permanent accommodation;			
Required;	1 bay per dwelling (<75sqm)	11 x 1 =	11
Visitors;	0.25 per dwelling	0.25 x 11 =	2.75

TOTAL **13.75**

PROVIDED

11 x permanent accommodation;			
Provided;	1 bay per 1 bed, 2 bays per 2 bed	=	21
Visitors;			3

TOTAL **24**

Variations to Car Parking

NIL

A3.2 Bicycle parking spaces have been provided and as such meets the criteria.

7.3.4 Design of parking spaces

P4.1 The car park has been located to the ground floor and suitably covered from the upper floors to protect the vehicles. The car park is not visible from the street and designed to be convenient secure and consistent with landscaping objectives.

P4.2 The covered parking is behind Apartment One and doesn't detract from the streetscape or appearance of the development.

A4.1 All off street parking spaces are designed in accordance with AS2890.

A4.2 The proposal satisfies this code.

A4.3 The proposal satisfies this code.

7.3.5 Vehicular access

The access to the car park is from Charles Street and provides access to all car bays.

The design of the vehicular access is in accordance with the performance criteria as set out in the codes.

7.3.6 Sight lines at vehicle access points and street corners

The sight lines are in accordance with the performance criteria as set out in the codes.

7.3.7 Site works

The site has a gradual rise to the rear of the property to its maximum of 2.9 meters from the front boundary line. The proposal seeks to excavate into the land, but to also use the levels of the existing to reduce the impact onto adjoining properties.

The proposal between the building line and street boundary but this is to achieve a desirable access for pedestrians to the building without the need of steps making it more approachable, retaining wall heights above natural ground level are no greater than 500mm throughout the development as indicated on A3.01

As the site has considerable rise the building has been stepped up the slope to reduce the impact on adjoining properties.

7.4 BUILDING DESIGN

Please refer to “Design & Materials”

7.4.1 Visual privacy

The building is designed to minimise any overlooking and to protect the privacy of neighbouring properties. The development focuses on the views over Charles Street and to the South where particular attention has been focused to building setbacks to ensure compliancy without the need for screening. Where there are balconies/windows facing in the direction of adjoining properties and within the required setback they have been incorporated with privacy screens to ensure compliancy.

There is no direct overlooking from the habitable spaces and as such complies with the performance criteria.

7.4.2 Solar access for adjoining sites

The proposal has minimal overshadowing as indicated on drawing A9.01 and is therefore in accordance with the codes.

7.4.3 Dwelling size

11 permanent apartments are provided as a part of this development. The apartments consist of 1 x 1 bedroom and 1 bathroom being of 49.9 sqm and 8 x 2 bedroom and 2 bathroom being of 60.2sqm

The Multi Unit Codes require the provision of a range of dwelling types for a development that contains more than 12 units. However, as there are only 11 units, the proposal is compliant.

7.4.5 Outbuildings

The proposal does not include any outbuildings.

7.4.5 External fixtures

It is the desire to conceal as many external fixtures as possible. This includes solar panels, satellite dishes, plumbing and other services penetrations.

Where needed, these will be located behind balcony privacy screens and will be designed so as not to detract from the streetscape.

As such the proposal complies with the performance criteria.

7.4.6 Stormwater disposal

Stormwater will be disposed of into gardens and stormwater drains.

7.4.7 Essential facilities

- A7.1 Provision has been made for 4sqm external store rooms to the North of the site.
- A7.2 A rubbish storage area has been provided on the ground floor to the middle of the site and suitably screened to ensure no view from the primary street.
- A7.3 All apartments have been provided with internal dryers.

Planning Scheme: City of Vincent – Town Planning Scheme (TPS) No.1

3.1 Categories

No.459 Charles Street is zoned residential R60 under TPS No.1

3.2 Zoning Table

Under TPS No.1 the following permitted uses are relevant –

Residential Multiple Dwelling (SA)

5.1 Local Planning Policy

POLICY NO: 3.1.8 – North Perth Precinct – Scheme Map 8

5.2 Development Plans

There is currently no relevant Development Plan.

5.3 Precinct Objectives

The Applicant believes that the proposal meets the precinct objectives for the area.

As stated in the Objectives, the proposal will consolidate the street and help create vibrancy within the street. The building is a good example of an innovative approach to design and ensures it positively contributes and responds to the existing context within the City of Vincent.

6 DEVELOPMENT REQUIREMENTS

6.2 Residential Planning Codes

The proposal is assessed under the Multi Unit Housing Codes (see page 5 of this report)

Site Area- 1022sqm
Density- R60
Multi Unit Housing
11 x Permanent Residential Apartments

The density of the development is determined by the Multi Unit Codes and by the parking requirements.

6.3 Residential Zone

The proposal is in accordance with section 6.3.

6.6 Commercial Zones

This section is not applicable.

Variations to scheme Provisions

NIL

6.13 Vehicles & Vehicle Areas

Refer page 7& 8 of this document.

6.14 Landscaping, Screening & Fencing

Refer page 7 of this document.

SUMMARY

We believe the attached development application is in accordance with the Town Planning Scheme No.1 and the Multi Residential Codes.

We also believe that the proposal is a good example of a residential development, suitable for the rejuvenation of the North Perth.

We trust the application meets the approval by the Town Planners and we are willing to assist in the application process for fast and mutual outcome.