



CITY OF VINCENT

COMMUNITY CONSULTATION SUBMISSION FORM		
File No: 5.2014.506	Serial No: 5.2014.506.1	
LOCATION OF PROPOSED DEVELOPMENT:	NO. 124 (LOT: 41 D/P: 1879) WRIGHT STREET, HIGHGATE	
PROPOSED DEVELOPMENT:	PROPOSED DEMOLITION OF EXISTING SINGLE HOUSE CONSTRUCTION OF FOUR (4) GROUPED DWELLINGS WITH LOFTS	
COMMENT PERIOD:	3 November 2014 – 17 November 2014	
CONTACT OFFICER:	AMIE GROOM	
	PH: 08 9273 6537	EMAIL: <a href="mailto:mail@vincent.wa.gov.au">mail@vincent.wa.gov.au</a>

PLEASE INDICATE THE APPROPRIATE BOX:

<input type="checkbox"/> I <b>SUPPORT</b> the proposal	or	<input type="checkbox"/> I <b>OBJECT</b> to the proposal	and/or	<input type="checkbox"/> I neither support or object however, I have some concerns I wish to address.
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PERSONAL INFORMATION			
Name(s):			
Affected Address			
Postal address: (if different to above)			
Telephone:		Email:	
Signature:		Date:	
IN ACCORDANCE WITH THE CITY OF VINCENT PRIVACY MANAGEMENT POLICY NO: 4.1.31, YOUR PERSONAL INFORMATION WILL <b>NOT</b> BE DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT, UNLESS YOUR CONSENT IS PROVIDED. IF YOU AGREE, PLEASE INDICATE IN THE BOX BELOW.			
<input type="checkbox"/> I <b>AGREE TO MY PERSONAL DETAILS BEING DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT.</b>			

<input type="checkbox"/> I am an OWNER and OCCUPIER	or	<input type="checkbox"/> I am an OWNER	or	<input type="checkbox"/> I am an OCCUPIER
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<p><b>Please Note:</b></p> <ul style="list-style-type: none"><li>Written submissions to the City are to be received within the comment period so that your views can be considered.</li><li>If no submissions are received it will be assumed that there is no objection in relation to the planning, building and heritage matters raised, and those matters will be determined without any further consultation.</li><li>There is no obligation to complete this Submission Form.</li><li>IN DETERMINING THE APPLICATION, THE COUNCIL WILL TAKE INTO ACCOUNT THE COMMENTS OF ADJOINING OWNERS. HOWEVER, PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO SUPPORT THE VIEWS OF ADJOINING OWNERS OR TO INCORPORATE ALL SUGGESTIONS INTO ITS' DECISION ON A PROPOSAL.</li></ul>
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**DETAILS OF ASPECTS REQUIRING LOCAL AUTHORITY DISCRETION:**

Planning Element	Applicable Rule	Design Principles	Deemed-to-Comply	Proposed	Comment
Street Setback	Residential Design Elements Policy 7.2.1	<p>SPC 5</p> <p>(i) Development is to be appropriately located on site to:</p> <ul style="list-style-type: none"> <li>• Maintain streetscape character;</li> <li>• Ensure the amenity of neighbouring properties is maintained;</li> <li>• Allow for the provision of landscaping and space for additional tree plantings to grow to maturity;</li> <li>• Facilitate solar access for the development site and adjoining properties;</li> <li>• Protect significant vegetation; and</li> <li>• Facilitate efficient use of the site.</li> </ul> <p>SPC 9</p> <p>(i) The setback is to be compatible and consistent with the established pattern of setbacks presenting to the right of way.</p> <p>(ii) The minimum width of a right of way is to be 6 metres, in accordance with the Western Australian Planning Commission's Policy DC 2.6 – 'Residential Road Planning'. However, there are a number of rights of way within the Town that are less than 6</p>	<p>Unit A – 5.3 metres (average of adjoining properties)</p> <p>Walls on Upper floors = 2 metres behind each portion of the ground floor setback</p> <p>Balconies = 1 metre behind ground floor setback</p> <p>Unit B, C and D – Upper floors = 1 metre behind each portion of the ground floor setback</p>	<p>Unit A – 2.5 metres</p> <p>Walls on Upper floors = directly above ground floor</p> <p>Balconies = partial overhang of ground floor</p> <p>Unit B, C and D – Upper floors = Directly above and partial overhang of ground floor (porch)</p>	

		metres wide. Where this is the case, the minimum manoeuvring distance of 6 metres still needs to be met.			
Lot Boundary Setback	R-Codes Clause 5.1.3	<p>P3.1 Buildings set back from lot boundaries so as to:</p> <ul style="list-style-type: none"> <li>• reduce impacts of building bulk on adjoining properties;</li> <li>• provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and</li> <li>• minimise the extent of overlooking and resultant loss of privacy on adjoining properties.</li> </ul>	<p>Ground floor: East – 1m South – 1.5m</p> <p>First floor: North – 6 m South – 2.5m</p> <p>Second floor: North – 7.7m East – 3.8m</p>	<p>Ground floor: East – Nil South – 1.5m/Nil</p> <p>First floor: North – 1.5m/3m South – 2.24m</p> <p>Second floor: North – 3m East – 1.3m</p>	
Building Height	Residential Design Elements Policy 3.2.1 Clause 7.4.5	<p>BDPC 5</p> <p>(i) Building height is to be considered to:</p> <ul style="list-style-type: none"> <li>• Limit the height of dwellings so that no individual dwelling dominates the streetscape;</li> <li>• Limit the extent of overshadowing and visual intrusion on the private space of neighbouring properties; and</li> <li>• Maintain the character and integrity of the existing streetscape.</li> </ul>	Permitted Number of Storeys = 2	Proposed Number of Storeys = 3	
Roof Forms	Residential Design Elements Policy 3.2.1 Clause 7.4.3	<p>BDPC 3</p> <p>(i) The roof of a building is to be designed so that:</p> <ul style="list-style-type: none"> <li>• It does not unduly increase the bulk of the building;</li> <li>• In areas with recognised streetscape value it complements the existing streetscape character and the elements that contribute to this character; and</li> <li>• It does not cause undue</li> </ul>	The use of roof pitches between 30 degrees and 45 degrees (inclusive) being encouraged.	Roof pitches varying from 10 degrees to 60 degrees.	

		overshadowing of adjacent properties and open space.			
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(If you wish to provide further comments regarding the above matter, please attach a separate page to this form.)

**Design Principles** – these are general statements which define the different ways of achieving a desired development outcome, rather than specifying a prescriptive way of achieving it.

**Deemed-to-Comply** – these are criteria that provide a straightforward pathway for assessment and approval.



Proposed Four Grouped Dwellings

SITE COVERAGE	
ZONED	R80
% ALLOWED	70%
SITE AREA	130.85m <sup>2</sup>
SITE COV. AREA	83.63m <sup>2</sup>
SITE COV. =63.9%	

SITE COVERAGE	
ZONED	R80
% ALLOWED	70%
SITE AREA	130.98m <sup>2</sup>
SITE COV. AREA	91.56m <sup>2</sup>
SITE COV. =69.9%	

SITE COVERAGE	
ZONED	R80
% ALLOWED	70%
SITE AREA	130.98m <sup>2</sup>
SITE COV. AREA	91.56m <sup>2</sup>
SITE COV. =69.9%	

SITE COVERAGE	
ZONED	R80
% ALLOWED	70%
SITE AREA	158.23m <sup>2</sup>
SITE COV. AREA	85.13m <sup>2</sup>
SITE COV. =53.8%	

Lot 4 A: 130.85 m2
Lot 3 A: 130.98 m2
Lot 2 A: 130.98 m2
Lot 1 A: 158.23 m2

Strata Plan

Site Plan

1:100

1. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN REFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY INSPIRED HOMES IMMEDIATELY.  
2. ALL DIMENSIONS STATED ON THIS DRAWING RELATES TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITION OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCES IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS.  
3. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

Client: Tiger Development WA Pty Ltd  
Address: 124 Wright Street, Highgate, City of Vincent

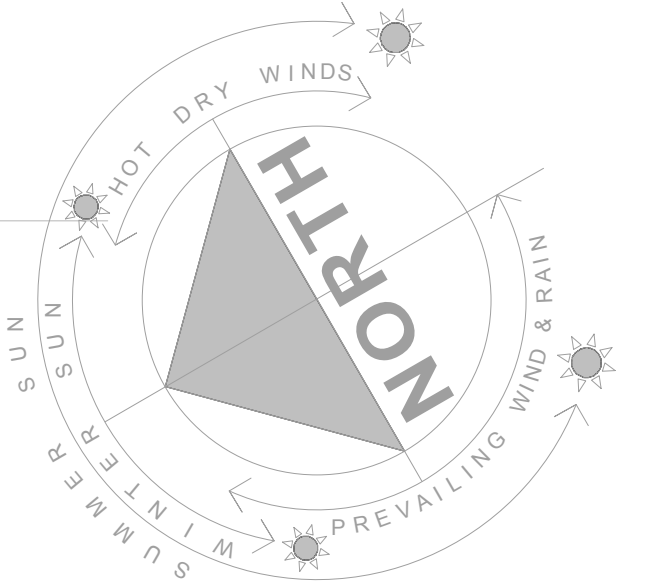
Issued For: DEVELOPMENT APPROVAL  
Designed by: Vivian V  
Scale: 1:100 UNO @ A2  
Drawn by: ST  
Checked by: Vivian V  
Date: Issued: 04/09/2014 Printed: 24/10/2014

Job Nos. 1427  
Sheet Nos. 1 of 5  
Rev Nos. -REV DA (01)\_2014  
Drawing name: Site Plan

PHELPS LANE  
5m Wide Phelps Laneway

Lot Boundary wall

WRIGHT STREET



Unit D

Soak Well Type	No.	Capacity
SW 900x1200	1	0.8 m3
SW 1200x1200	1	1.4 m3
Total Capacity		2.1 m3
Roof Area GF		0.0 m2
Paved Area		70.5 m2
Roof Area UF		94.1 m2
Total Area		164.6 m2
Capacity Required (Area x 0.0125)		2.1 m3
Extra Capacity Provided		0.1 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Unit C

Soak Well Type	No.	Capacity
SW 900x1200	1	0.8 m3
SW 1200x1200	1	1.4 m3
Total Capacity		2.1 m3
Roof Area GF		0.0 m2
Paved Area		33.4 m2
Roof Area UF		97.2 m2
Total Area		130.5 m2
Capacity Required (Area x 0.0125)		1.6 m3
Extra Capacity Provided		0.5 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Unit B

Soak Well Type	No.	Capacity
SW 900x1200	1	0.8 m3
SW 1200x1200	1	1.4 m3
Total Capacity		2.1 m3
Roof Area GF		0.0 m2
Paved Area		34.4 m2
Roof Area UF		97.2 m2
Total Area		131.5 m2
Capacity Required (Area x 0.0125)		1.6 m3
Extra Capacity Provided		0.5 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Unit A

Soak Well Type	No.	Capacity
SW 900x1200	3	2.3 m3
SW 1200x1200	1	1.4 m3
Total Capacity		3.7 m3
Roof Area GF		0.0 m2
Paved Area		42.3 m2
Roof Area UF		92.7 m2
Total Area		135.0 m2
Capacity Required (Area x 0.0125)		1.7 m3
Extra Capacity Provided		0.6 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Lot 305 Area: 557m<sup>2</sup>  
Over Shadowing Area: 240.57m<sup>2</sup>  
Over shadowing Percentage: 43.19%



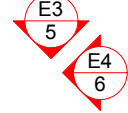
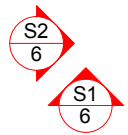
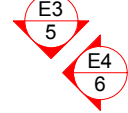
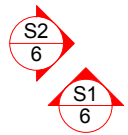
Proposed Four Grouped Dwellings

Lot Boundary wall

5m Wide Phelps Laneway

Lot Boundary wall

Ground Floor  
1:100

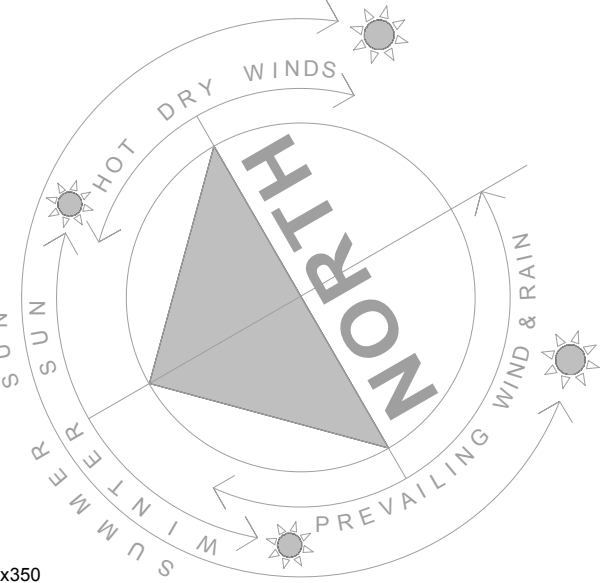


Unit D Ground Areas			
	Name	Perimeter	Area
1	Living	32.23	47.41
2	Carport & Store	26.52	36.21
3	Portico	5.20	1.28
4	Alfresco	20.18	19.46
			104.36 m <sup>2</sup>

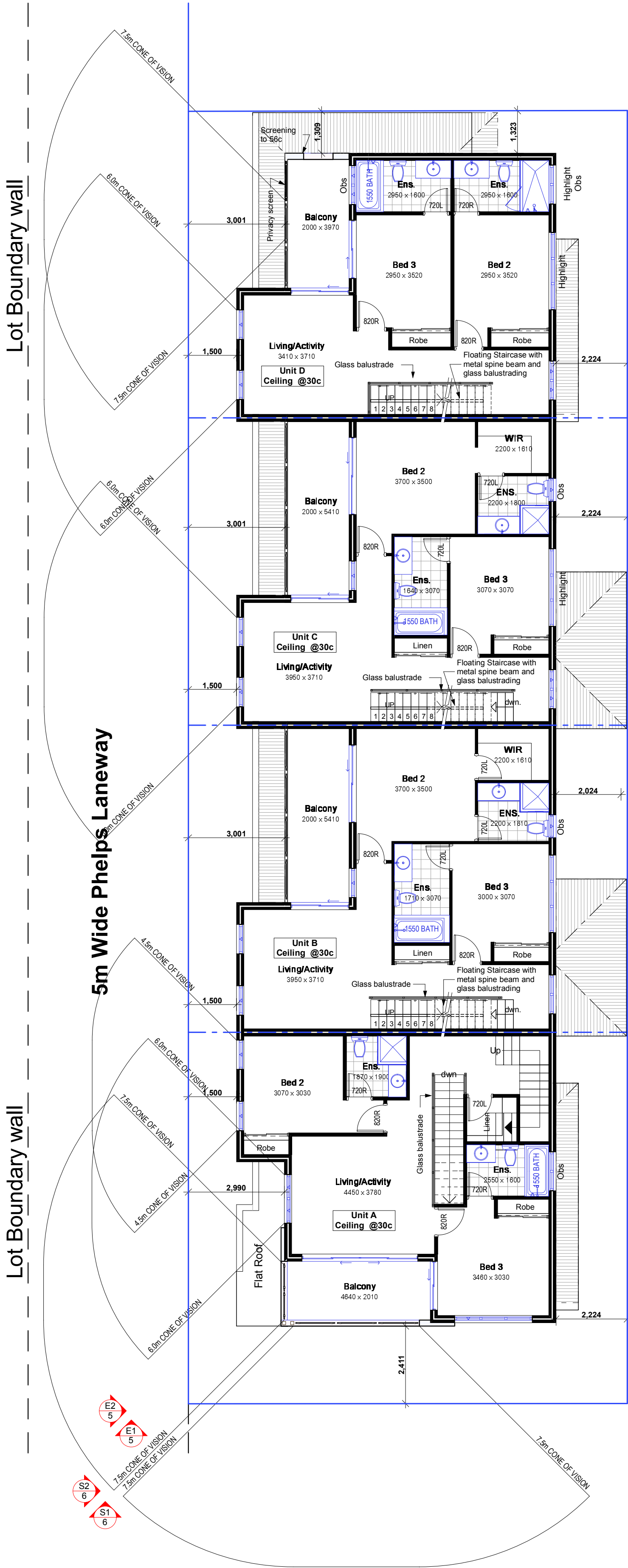
Unit C Ground Areas			
	Name	Perimeter	Area
1	Living	38.88	56.28
2	Garage & Store	26.36	35.28
3	Portico	7.20	1.06
4	Alfresco	17.41	18.83
			111.45 m <sup>2</sup>

Unit B Ground Areas			
	Name	Perimeter	Area
1	Living	43.00	60.45
2	Garage & Store	26.18	35.10
3	Portico	7.20	1.06
4	Alfresco	17.37	18.74
			115.35 m <sup>2</sup>

Unit A Ground Areas			
	Name	Perimeter	Area
1	Living	33.06	48.38
2	Garage & Store	26.86	36.75
3	Portico	4.67	1.02
4	Court Yard	21.57	22.25
			108.40 m <sup>2</sup>



Proposed Four Grouped Dwellings



Unit D Upper Areas			
	Name	Perimeter	Area
1	Living	36.18	66.28
2	Balcony	12.40	8.40
			74.68 m²

Unit C Upper Areas			
	Name	Perimeter	Area
1	Living	38.60	74.09
2	Balcony	14.82	10.82
			84.91 m²

Unit B Upper Areas			
	Name	Perimeter	Area
1	Living	38.60	74.10
2	Balcony	14.82	10.82
			84.92 m²

Unit A Upper Areas			
	Name	Perimeter	Area
1	Living	37.78	72.80
2	Balcony	13.32	9.36
			82.16 m²



First Floor  
1:100

Proposed Four Grouped Dwellings

Unit D Loft Area			
	Name	Perimeter	Area
1	Loft	31.40	49.89
			49.89 m <sup>2</sup>

Unit C Loft Area			
	Name	Perimeter	Area
1	Loft	36.44	65.33
			65.33 m <sup>2</sup>

Unit B Loft Area			
	Name	Perimeter	Area
1	Loft	36.43	65.31
			65.31 m <sup>2</sup>

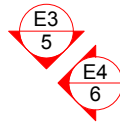
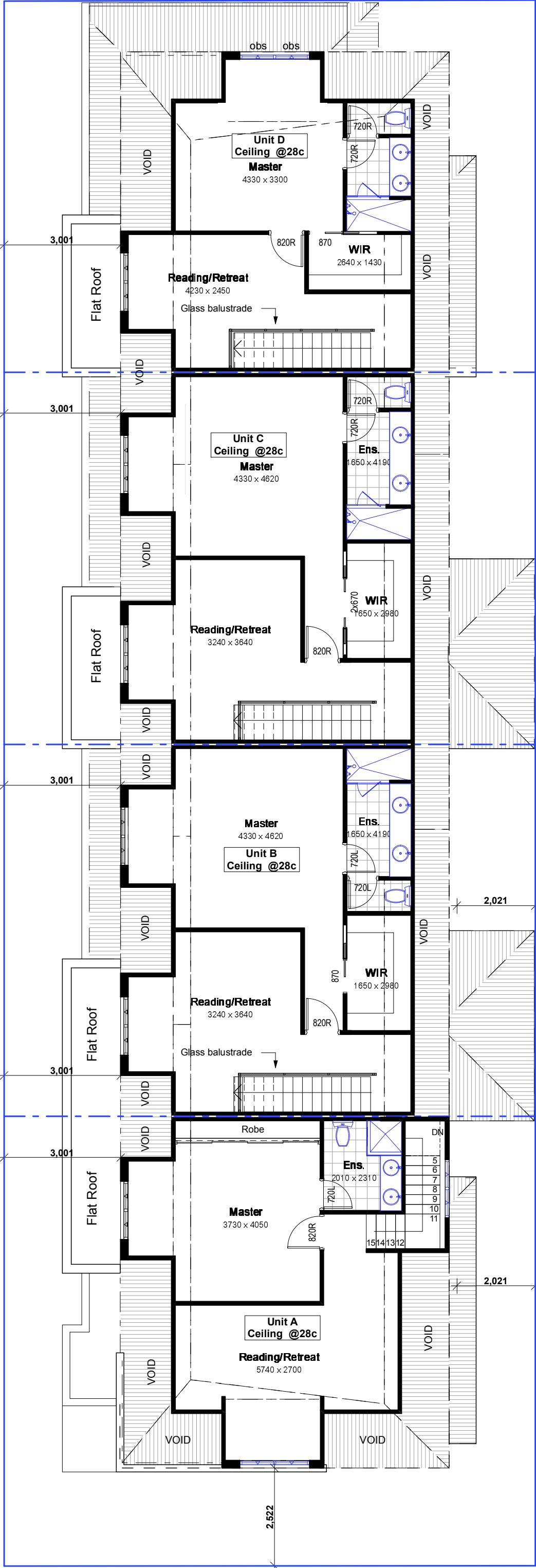
Unit A Loft Area			
	Name	Perimeter	Area
1	Loft	34.46	55.26
			55.26 m <sup>2</sup>

Lot Boundary wall

Lot Boundary wall

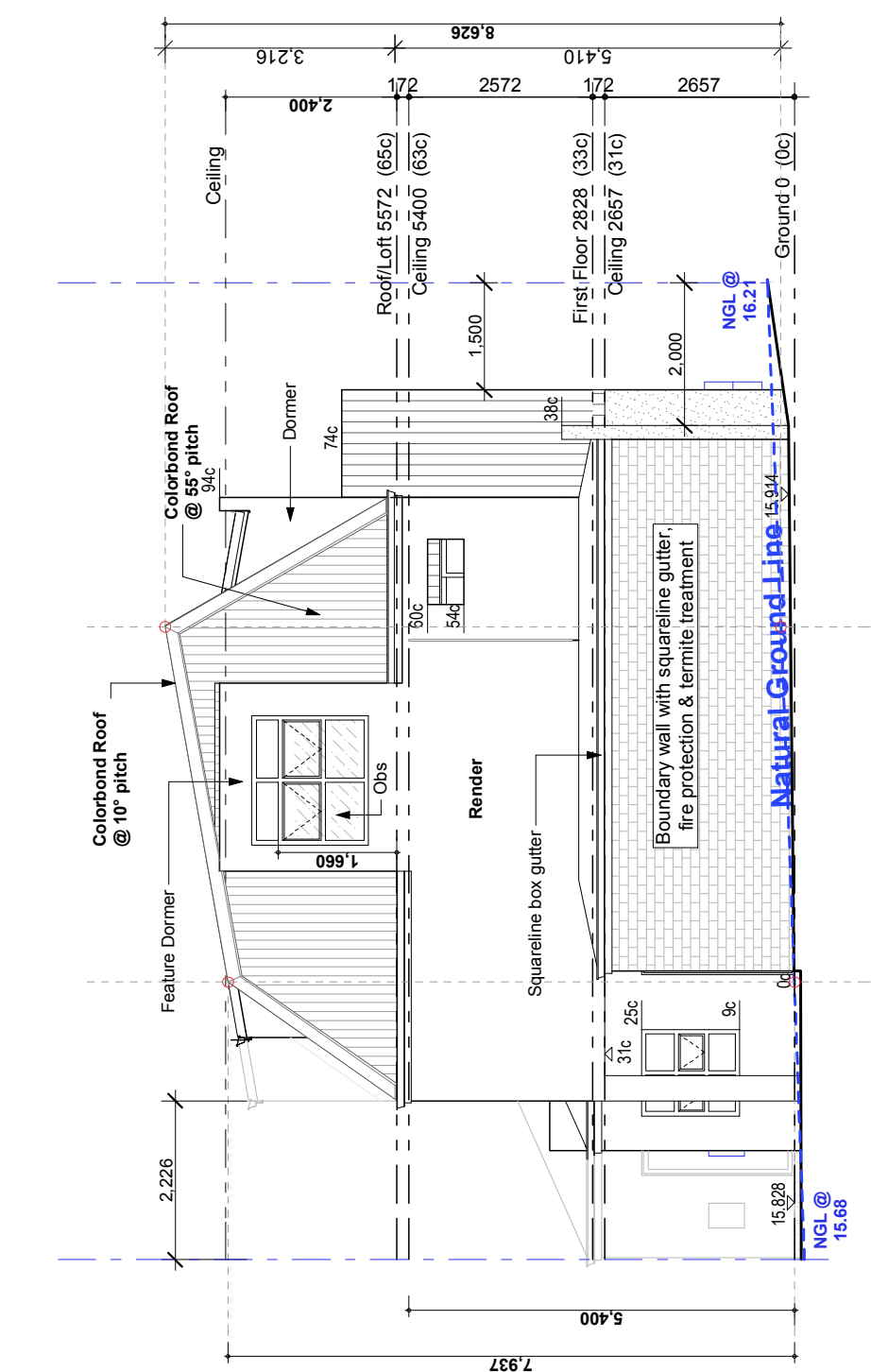
Roof/Loft  
1:100

5m Wide Phelps Laneway

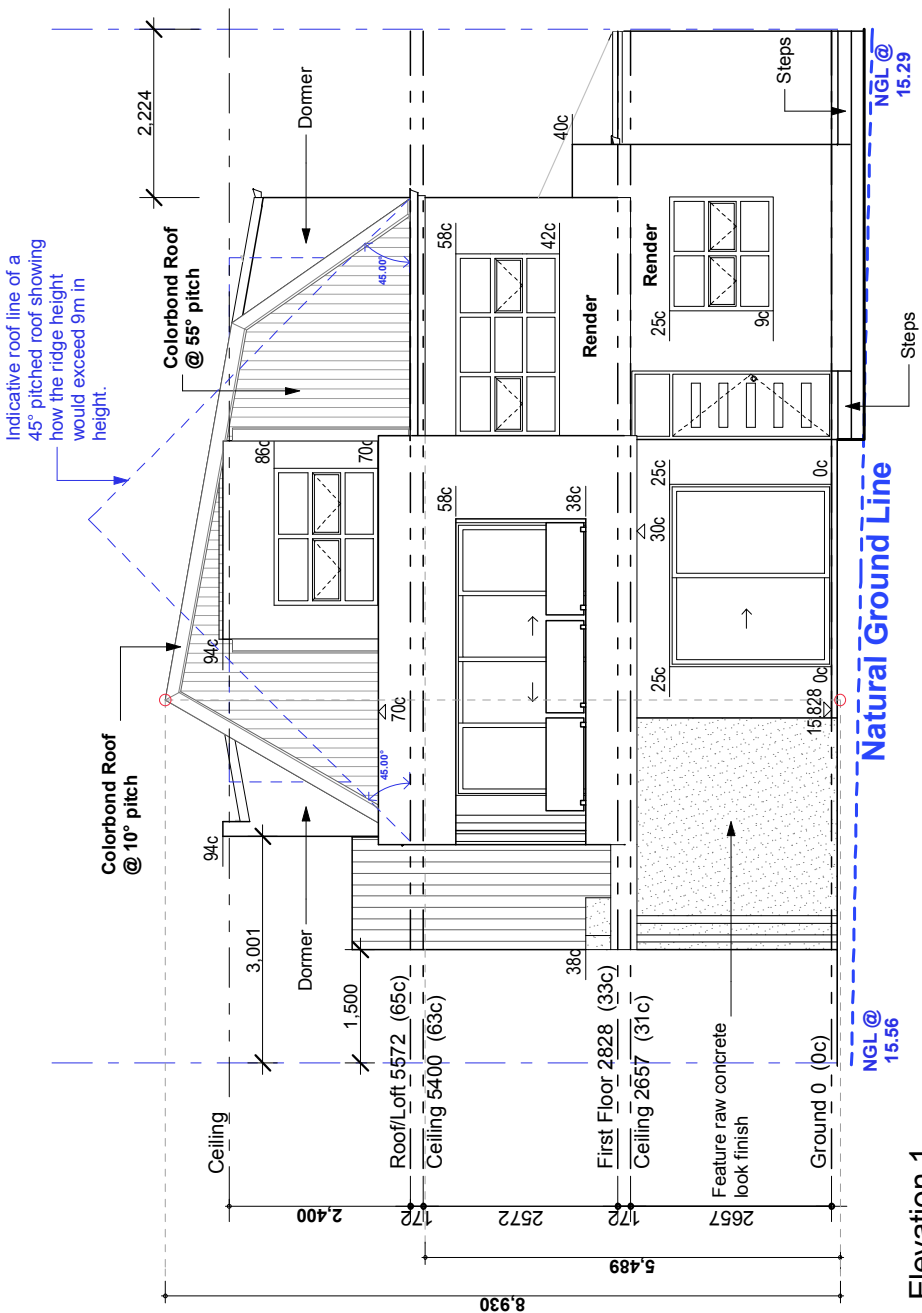




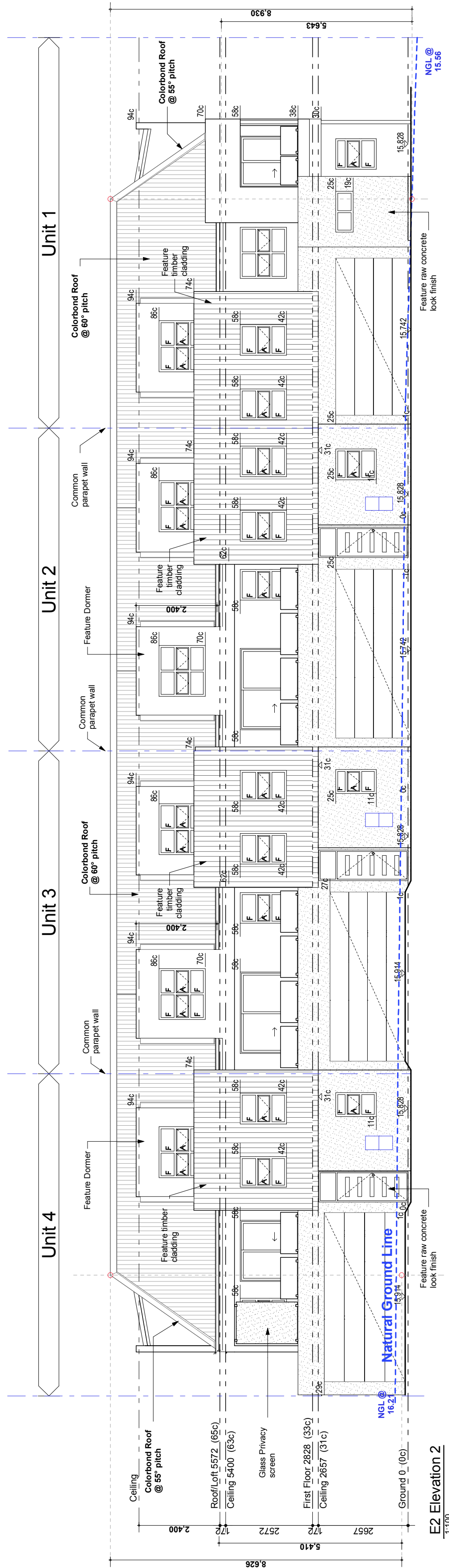
Proposed Four Grouped Dwellings



E3 Elevation 3  
1:100

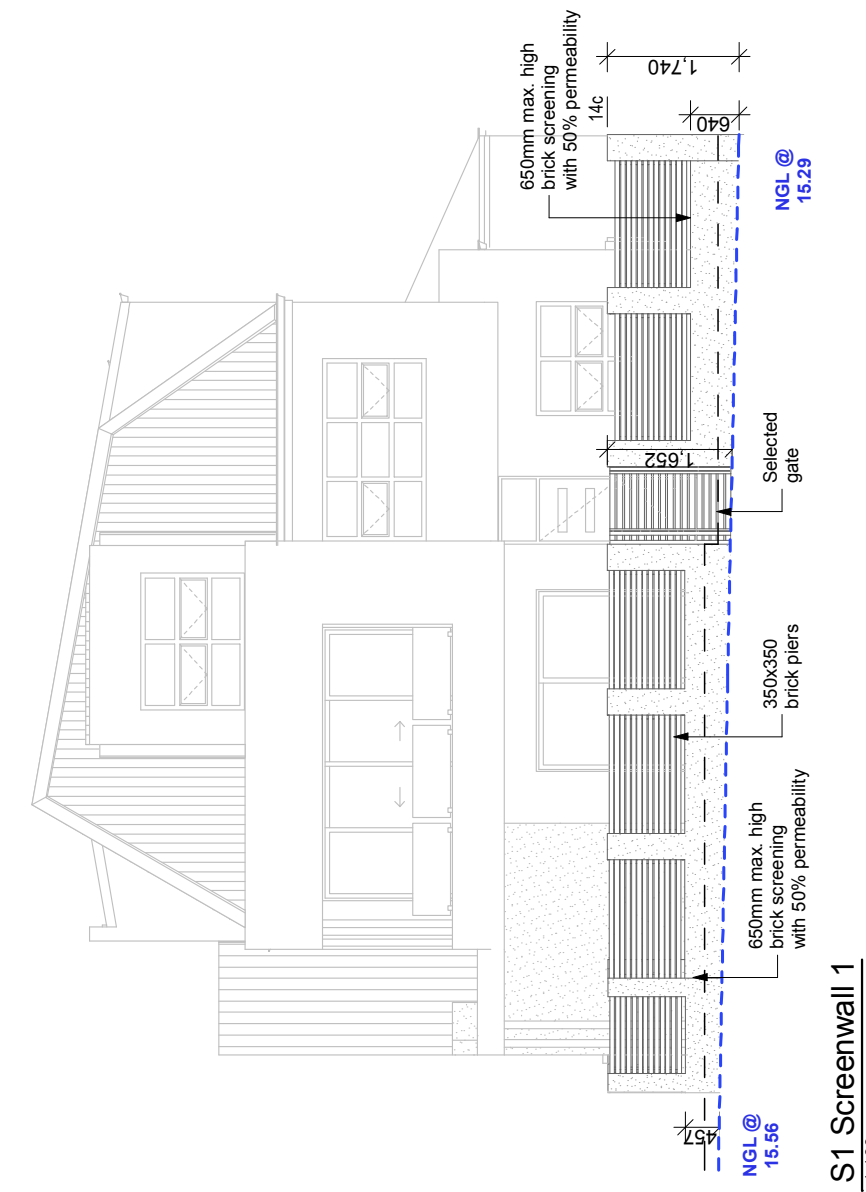
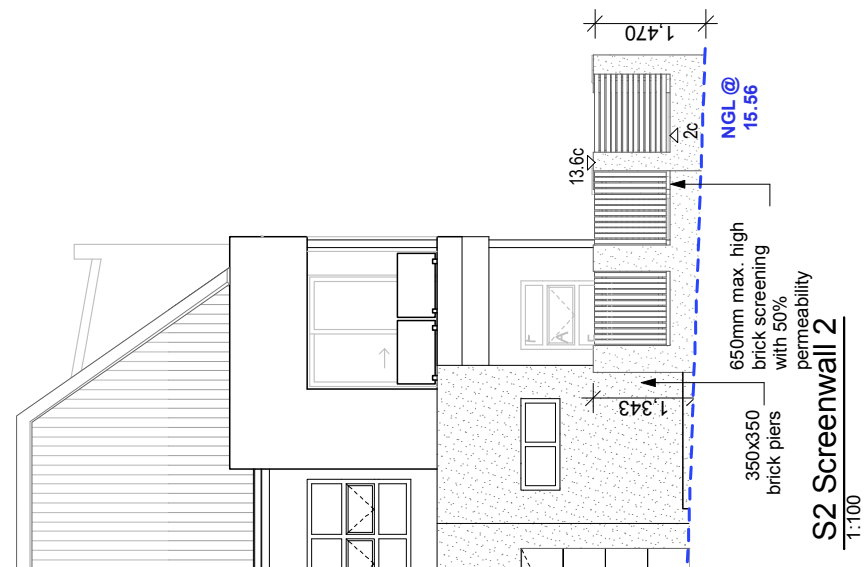
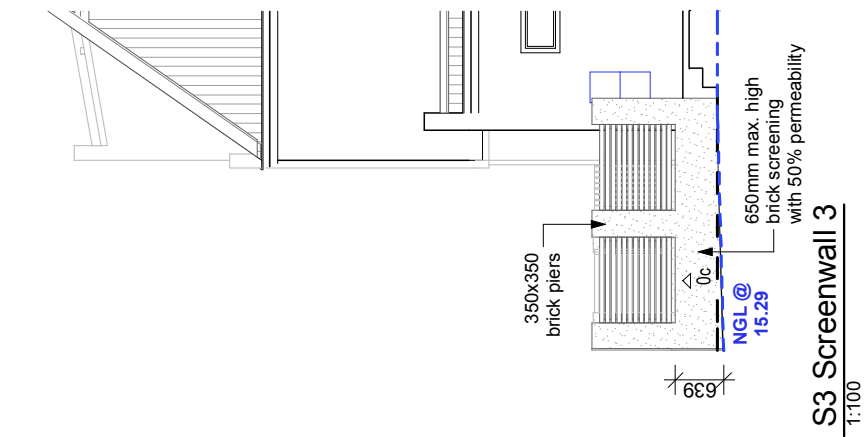
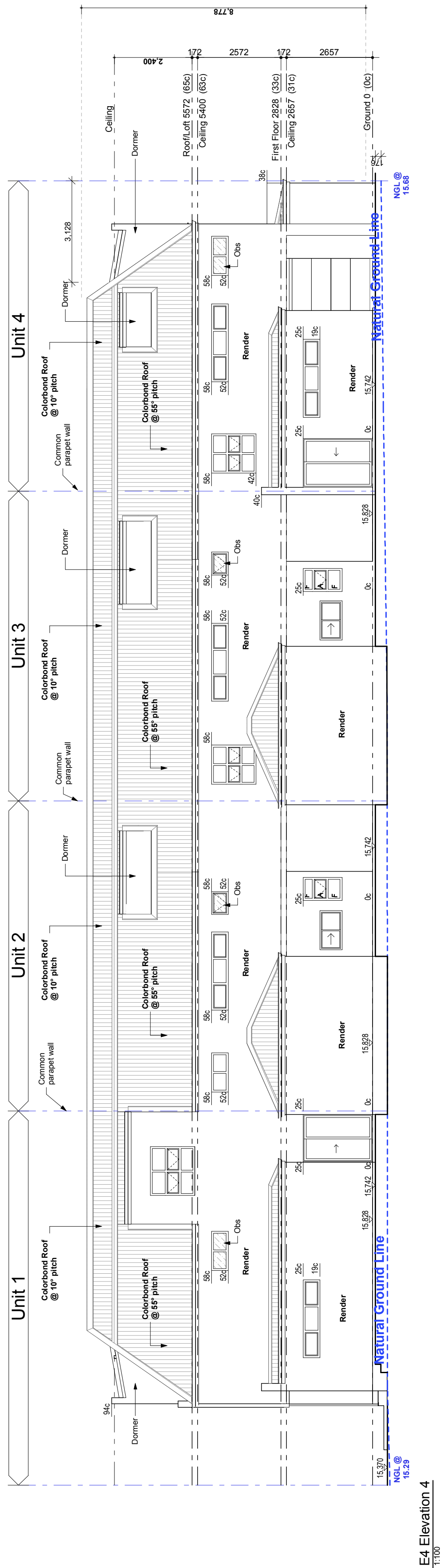


E1 Elevation 1  
1:100



E2 Elevation 2  
1:100

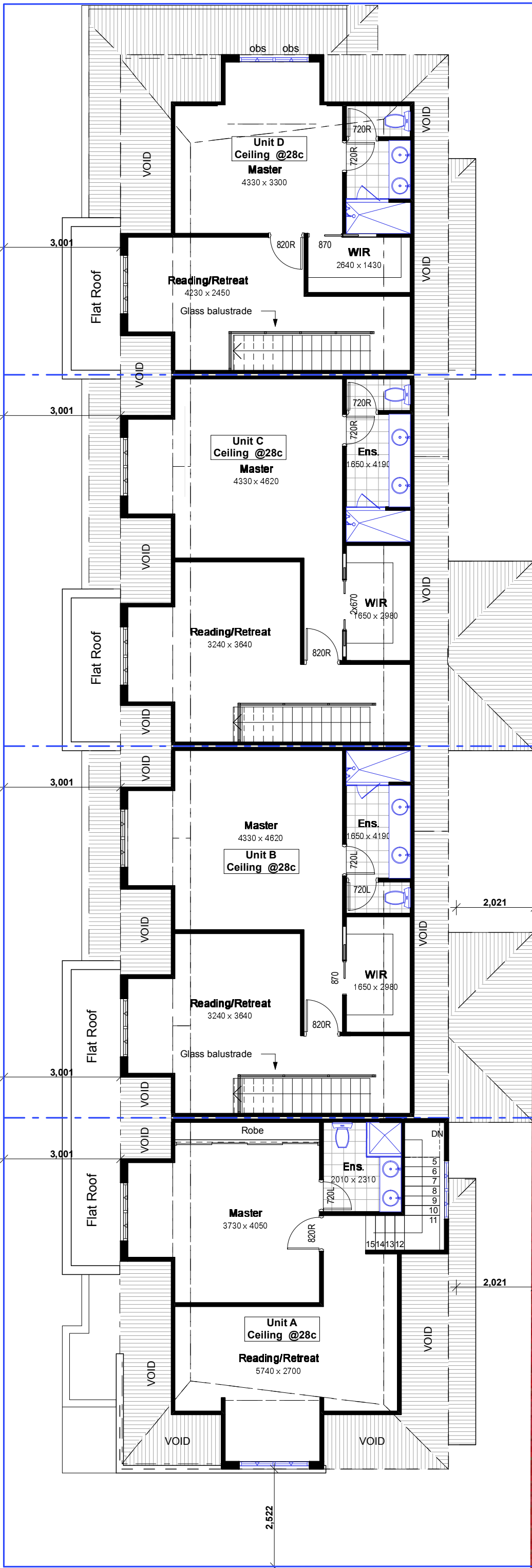
# Proposed Four Grouped Dwellings





Proposed Four Grouped Dwellings

Extent of  
Overshadowing on  
21st of June at 12.00  
(noon). Represents  
43.30% of shadow  
cast.



Outdoor Living area

Existing house

Front pf house  
outdoor living area