

PROPOSED DEVELOPMENT FOR RODRIGUEZ

LOT 7 #296 KEYMER STREET
CLOVERDALE
158025



City of Belmont
RECEIVED 27 May 2020
Application No: 201/2020



Back-to-Back Winners!
Summit Homes Group



(Project/Volume Builder)
Summit Homes Group



BUILT AROUND PEOPLE.

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NEW HOMES

RENOVATIONS

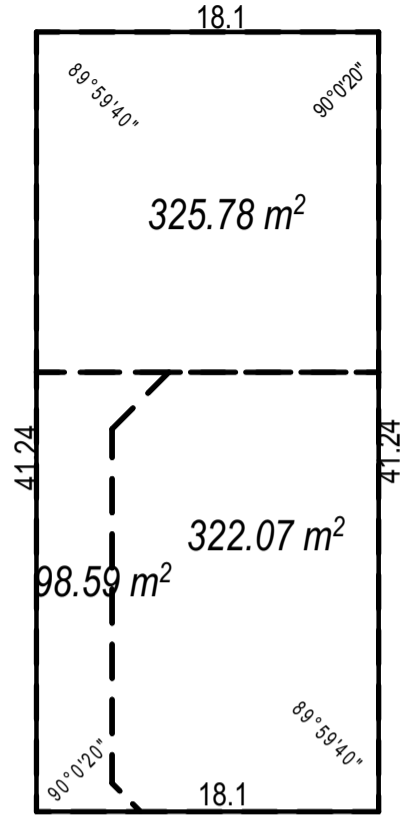
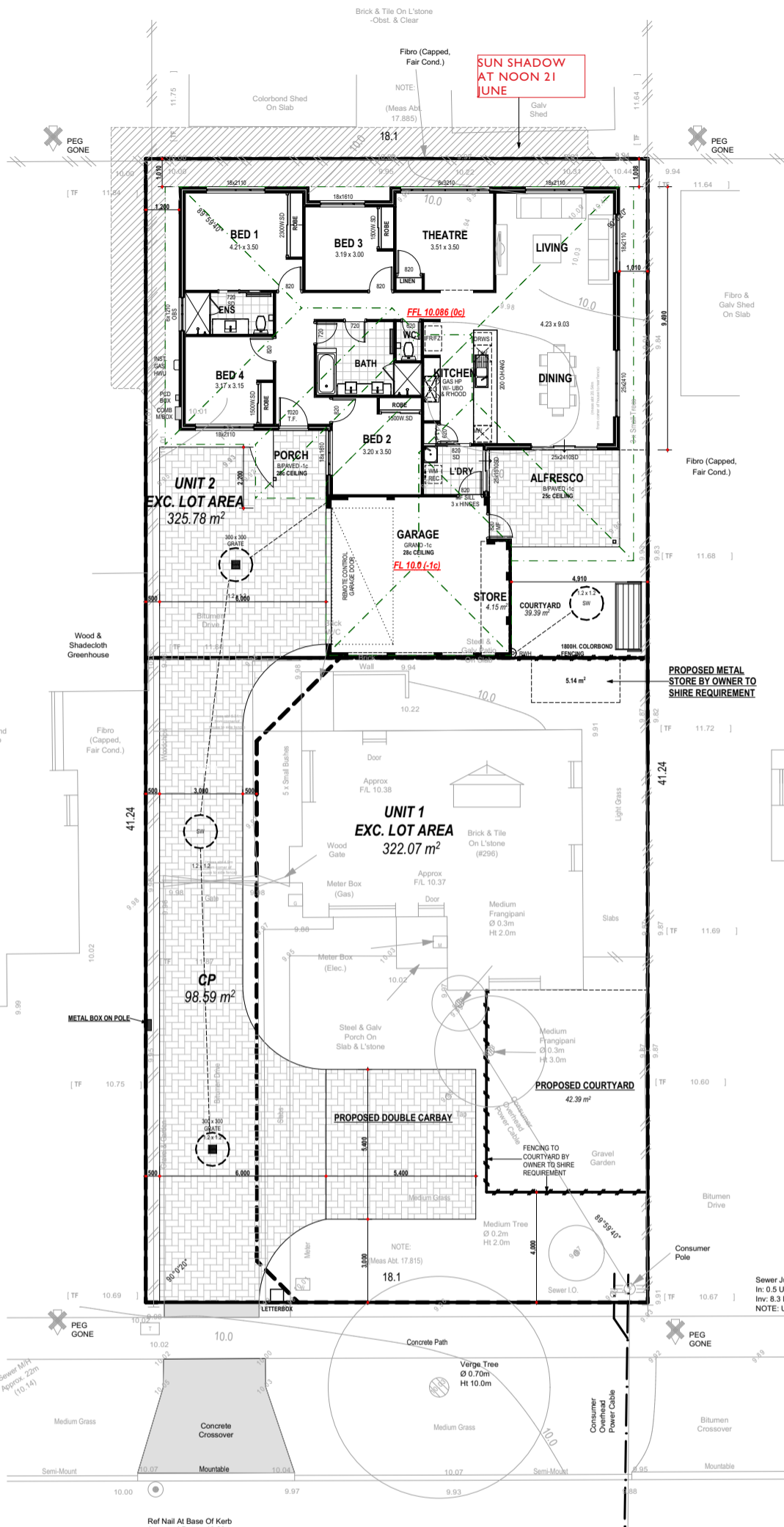
GRANNY FLATS

DEVELOPMENTS

SITE PLAN

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DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.



PROPOSED STRATA LAYOUT

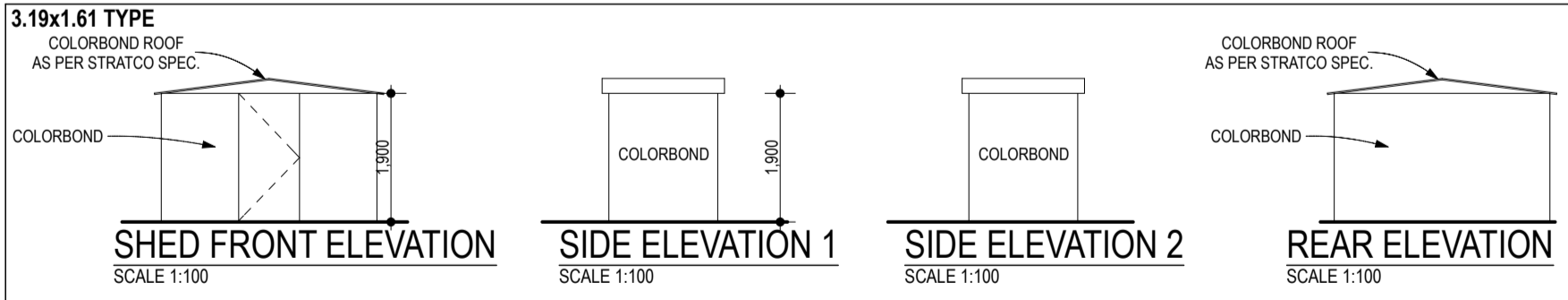
NOTE TO CLIENT:
PLEASE BE AWARE THAT YOUR DESIGN CONTAINS ELEMENTS (LISTED BELOW), THAT DEVIATE FROM THE DEEMED TO COMPLY REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES (OR TOWN PLANNING POLICIES), & REQUIRE (SEEKING) A VARIATION, AND/OR WILL REQUIRE JUSTIFICATION UNDER DESIGN PRINCIPLES COMPLIANCE; AND/OR COULD REQUIRE NEIGHBOURS CONSULTATION; AND HAVE THE POTENTIAL TO PROLONG THE DEVELOPMENT APPLICATION PROCESS.

5.1.3 LOT BOUNDARY SETBACK
- THE DESIGN CONSISTS OF WALL SETBACK DISTANCES THAT DEVIATE FROM THOSE PRESCRIBED IN TABLE 2A AND 2B.

Soak Well Type	No.	Capacity
SW 1200x1200	4	5.4 m3
Total Capacity		5.4 m3
Roof Area GF		231.0 m2
Paved Area		139.0 m2
Total Area		370.0 m2
Capacity Required (Area x 0.0130)		4.8 m3
Extra Capacity Provided		0.6 m3

EXISTING RESIDENCE

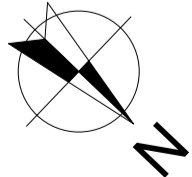
HOUSE	A: 81.48 m2
EXCLUSIVE LOT AREA	322.07 m ²
CPA	49.30 m ²
TOTAL SITE AREA	371.37 m ²
BUILDING AREA	124.07 m ²
OPEN SPACE	66.59 %



SUN SHADOW AT NOON 21 JUNE

2c FACE BRICK - 1/3RD BOND

NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL



WITNESS: _____
CLIENT(S): _____
BUILDER: _____

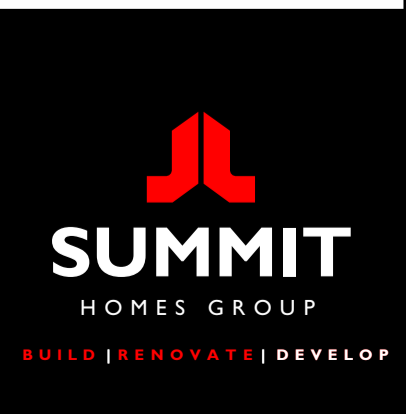
PROPOSED RESIDENCE FOR:
RODRIGUEZ

ADDRESS:
LOT 7 #296 KEYMER STREET
CLOVERDALE

DRAWN: RC SCALE: 1:100
DESIGNED: RC SHEET: 2 OF 5
CHECKED: #Checked SIZE: A3
DATE: 22.08.2019 PROJECTS
MODEL: #Model Type JOB N°
158025

Issue Name	Drawn	Date	Issue Name	Drawn	Date
P2	RC	08.10.2019			
P3	RC	13.11.2019			
P4	RC	21.11.2019			

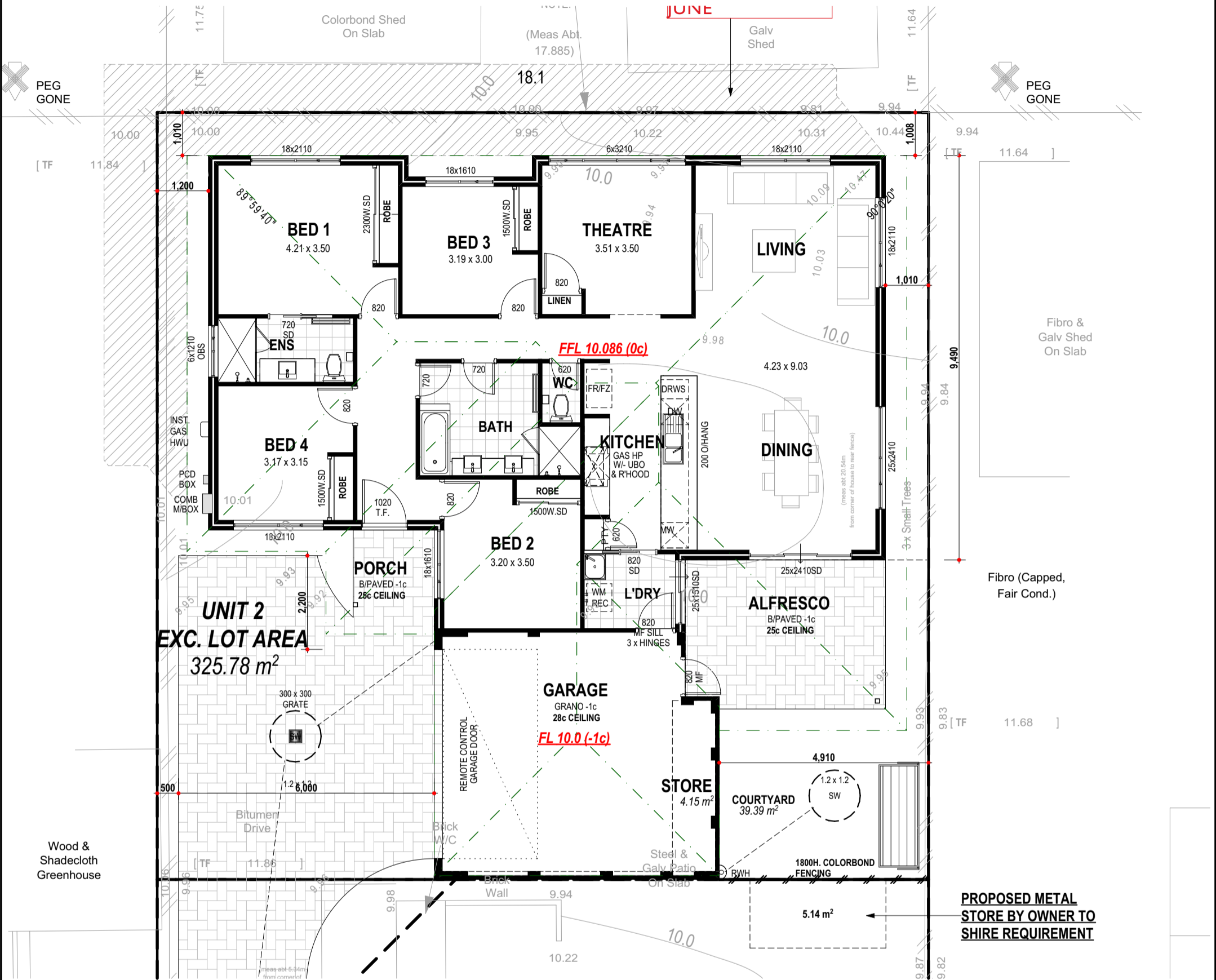
FEAS_DA SITE PLAN (A3 V)



FLOOR PLAN

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Application No: 201/2020

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PROPOSED RESIDENCE

FLOOR PLAN	ROOF
A: 155.64 m ²	A: 231.23 m ²
P: 55.16 m	P: 67.58 m
GARAGE/STORE	
A: 37.59 m ²	
PORTICO	
A: 3.42 m ²	
ALFRESCO	
A: 16.22 m ²	
TOTAL AREA	
A: 212.88 m ²	

EXCLUSIVE LOT AREA	325.78 m²
CPA	49.30 m²
TOTAL SITE AREA	375.08 m²
BUILDING AREA	193.23 m²
OPEN SPACE	48.48 %

ZONING R20/40 (TO BE ASSESSED AS R30)
TOTAL SITE AREA 746 m²

BUILDER: _____
CLIENT(S): _____
WITNESS: _____

PROPOSED RESIDENCE FOR:
RODRIGUEZ

ADDRESS:
LOT 7 #296 KEYMER STREET
CLOVERDALE

DRAWN: RC	SCALE: 1:100	Issue Name	Drawn	Date	Issue Name	Drawn	Date
DESIGNED: RC	SHEET: 3 OF 5	P2	RC	08.10.2019	P3	RC	13.11.2019
CHECKED: #Checked	SIZE: A3	P4	RC	21.11.2019			
DATE: 22.08.2019	PROJECTS						
MODEL: #Model Type	JOB N°						
	158025						

FEAS_DA FLOOR PLAN (A3 V)



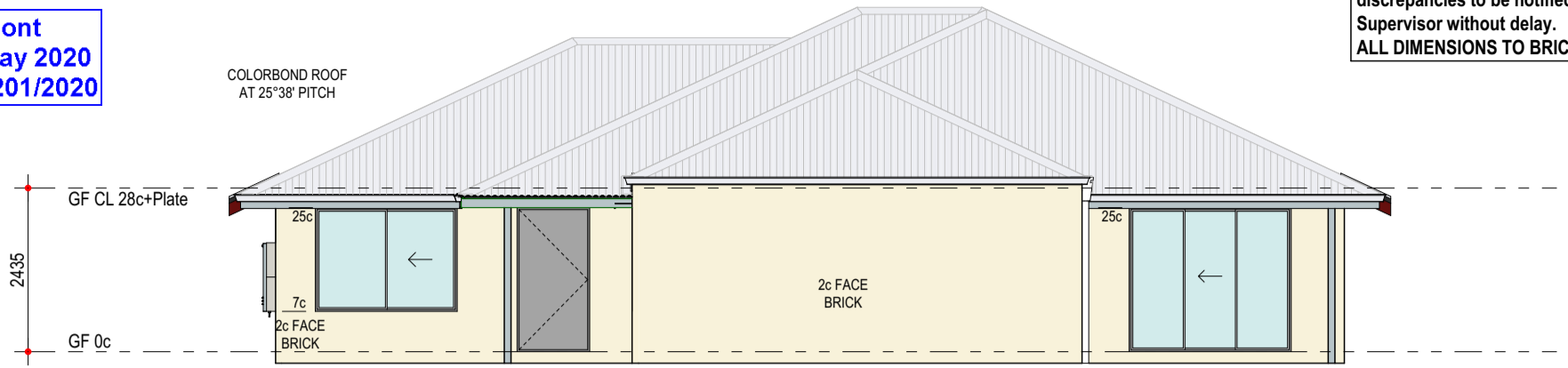
SUMMIT
HOMES GROUP

BUILD | RENOVATE | DEVELOP

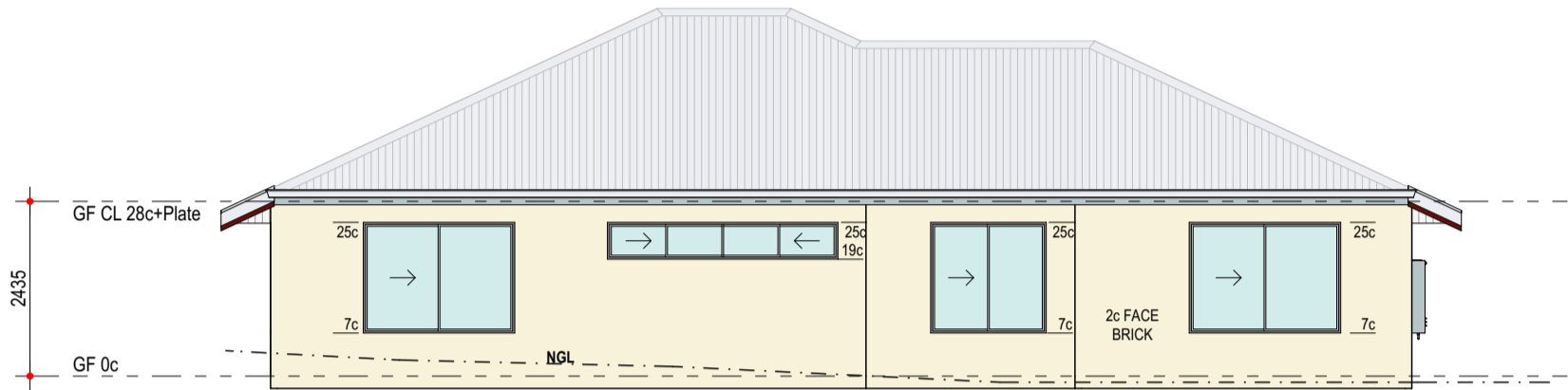
ELEVATIONS

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Application No: 201/2020

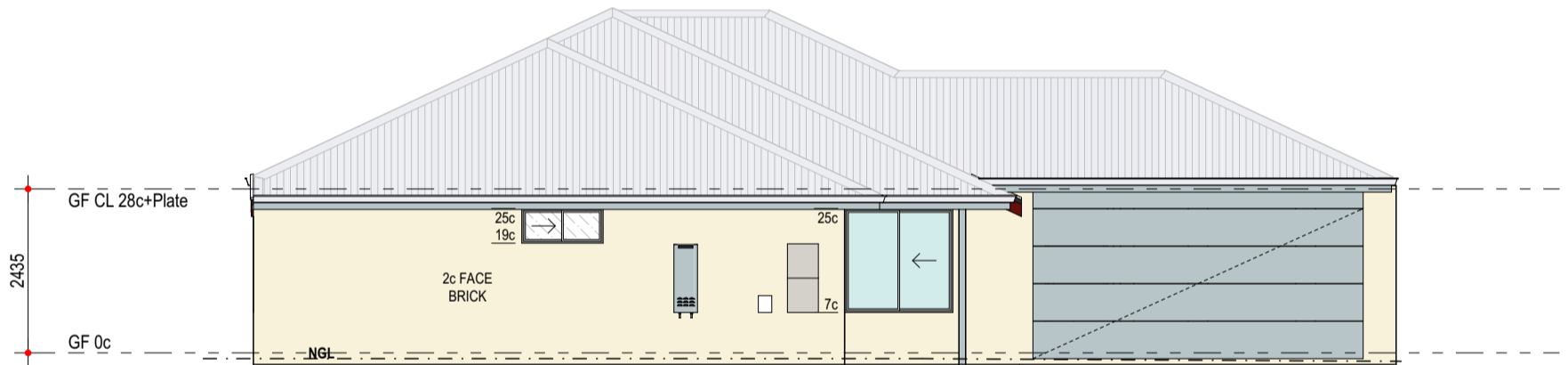
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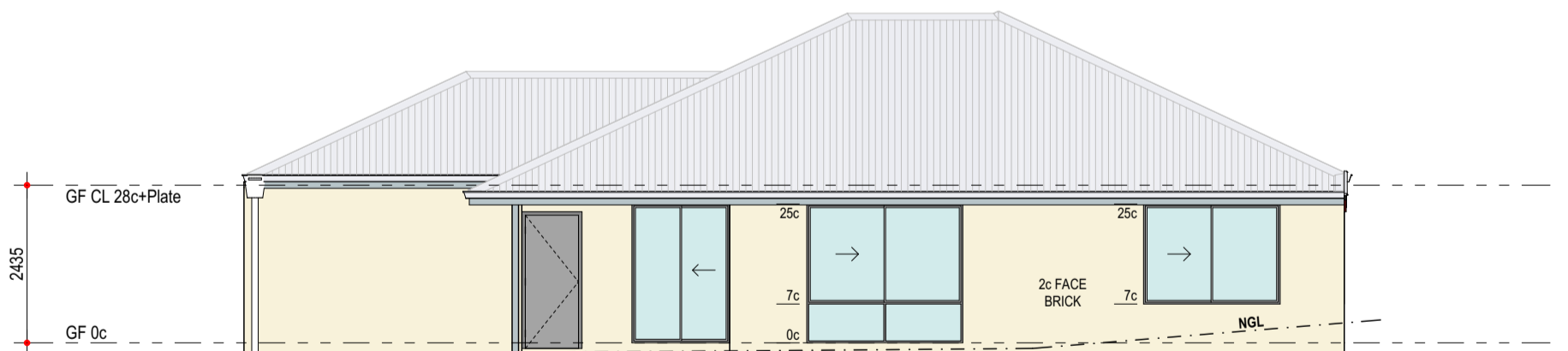
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

WITNESS: _____
 CLIENT(S): _____
 BUILDER: _____

COLOURS FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED RESIDENCE FOR:
RODRIGUEZ

ADDRESS:
LOT 7 #296 KEYMER STREET
CLOVERDALE

BUILT AROUND PEOPLE

DRAWN: RC
 DESIGNED: RC
 CHECKED: #Checked
 DATE: 22.08.2019
 MODEL: #Model Type

SCALE: 1:100
 SHEET: 4 OF 5
 SIZE: A3
 PROJECTS
 JOB N°
 I58025

Issue Name	Drawn	Date	Issue Name	Drawn	Date
P2	RC	08.10.2019			
P3	RC	13.11.2019			
P4	RC	21.11.2019			

FEAS_DA ELEVATIONS (A3 V) (1)



SUMMIT

HOMES GROUP

BUILD | RENOVATE | DEVELOP



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12 May 2020

Chief Executive Officer
City of Belmont
215 Wright Street
CLOVERDALE WA 6105

Via email: belmont@belmont.wa.gov.au

Dear Stephen,

Submission on Proposed Grouped Dwelling, Lot 7 (No. 296) Keymer Street, Cloverdale

This submission has been prepared by Altus Planning on behalf of the landowner, Marlon Rodriguez ('client'), of No. 296 Keymer Street, Cloverdale. Our instructions have been to provide planning justification for the proposed grouped dwelling at No. 296 Keymer Street, Cloverdale ('subject land' or 'site').

The plans referred to in this submission are those prepared by Summit Homes (Issue P4 – 21.11.2019) however, any queries more broadly of a planning nature should be directed to Altus Planning.

We are aware that the current proposal does not satisfy all the applicable Deemed-to-Comply requirements under the Residential Design Codes Volume 1 ('R-Codes') and therefore the proposal requires advertisement and to be assessed against the relevant Design Principles. Furthermore, it is also understood that the existing dwelling does not satisfy the requirement identified under clause 5.7.3(c) of the City of Belmont ('City') Local Planning Scheme No. 15 ('LPS15' or 'Scheme') and therefore requires Council determination.

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Application No: 201/2020

The Proposal and Locality

The subject land exists as a 746m² lot zoned 'Residential' with a dual density coding of R20/40 under the City's LPS15. Furthermore, the subject land exists with a brick and tile single dwelling, with the surrounding area characterised by similar single dwellings as well as grouped dwellings.

The proposed development is for a four (4) bedroom single storey grouped dwelling at the rear of the existing dwelling, seeking approval under the higher density code applicable for the area.

Subdivision Approval

On 18 March 2020, the Western Australian Planning Commission ('WAPC') conditionally approved a survey strata subdivision (WAPC ref: 1176-19) over the subject land allowing for the site to be subdivided into two (2) lots measuring 325m² and 326m², with a common property access leg of 95m².

The WAPC approval included the following conditions:

1. *Prior to the Western Australian Planning Commission's endorsement of a diagram or plan of survey (deposited plan) for the creation of the lots proposed by this application, an application for development approval for building(s) on the lot(s) is to be granted. (Local Government)*
3. *All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, Building Act 2011, and National Construction Code Series/Building Code of Australia (as amended). (Local Government)*

Design Principles Assessment

The proposed grouped dwelling seeks development approval against the R30 density code.

City of Belmont
RECEIVED 25/05/2020
Application No: 201/2020

Lot Boundary Setback – North-west

The setback of the Living and Dining rooms to the north-west boundary does not satisfy the applicable deemed-to-comply requirement. Specifically, the proposed setback is 1.01m in lieu of the required setback under Table 2B of the R-Codes, which is 1.5m.

Accordingly, the proposed setback must be assessed against and demonstrate achievement of the relevant Design Principles of the R-Codes. Section 5.1.3 Lot Boundary setback states as follows:

<i>Design Principle</i>	<i>Response</i>
P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:	
<ul style="list-style-type: none"> reduce impacts of building bulk on adjoining properties; 	<p>The proposal is for a single storey dwelling, with only the upper courses of brickwork and roof being visible above the dividing fence line. Furthermore, the subject wall directly abuts a large shed located at No. 294 Keymer Street and as a result will not have any impact on an existing outdoor living area or habitable room of the neighbouring dwelling.</p> <p>Accordingly, the proposed setback does not result in any adverse building bulk on adjoining properties.</p>
<ul style="list-style-type: none"> provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and 	<p>The subject wall abuts the north-western boundary, thus being south of the neighbouring site and not resulting in any overshadowing of the adjoining property.</p> <p>Furthermore, as identified above, the wall abuts an existing shed and will not have any</p>

City of Belmont
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Application No: 201/2020

	<p>impacts on the outdoor living area or any habitable rooms of the dwelling at No. 294 Keymer Street.</p> <p>It is submitted that the proposed setback will not adversely impact the access to direct sunlight and ventilation for the subject site or neighbouring property.</p>
<ul style="list-style-type: none"> minimise the extent of overlooking and resultant loss of privacy on adjoining properties. 	<p>The subject wall includes major openings to both the Living and Dining rooms.</p> <p>Notwithstanding this, the existing 1.8m high dividing fence acts as privacy screening to the major openings eliminating any potential for overlooking or loss of privacy on adjoining properties.</p>

Lot Boundary Setback – South-west

Similarly, the proposed setback to the south-western boundary does not satisfy the applicable deemed-to-comply requirement. Specifically, the subject wall(s) is setback a minimum of 1.0m in lieu of the 1.5m that is required by Table 2b of the R-Codes for a wall with major openings that is 3.5m or less in height, regardless of the overall length.

Accordingly, this proposed setback must also be assessed against and demonstrate achievement of the relevant Design Principles at clause 5.1.3 of the R-Codes.

<i>Design Principle</i>	<i>Response</i>
P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:	
<ul style="list-style-type: none"> reduce impacts of building bulk on adjoining properties; 	Again, the proposal is for a single storey dwelling, with only the upper courses of

City of Belmont
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Application No: 201/2020

	<p>brickwork and roof being visible above the dividing fence line. Furthermore, the subject wall directly abuts two (2) sheds on the adjoining property at 11 Kelly Street and as a result will not have any impact on any existing outdoor living area or habitable room of the neighbouring dwelling.</p> <p>Accordingly, the proposed setback does not result in any adverse building bulk on adjoining properties.</p>
<ul style="list-style-type: none"> • provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and 	<p>The overshadowing diagram on the floor plan demonstrates that the shadow cast at midday, 21 June will extend no further than the walls of the existing sheds at No. 11 Kelly Street and therefore will not adversely impact on any habitable rooms or active open spaces on the adjoining property.</p> <p>In addition, as the existing sheds on the adjoining property have similar lot boundary setbacks to the proposed development, it is considered that the subject site will achieve sufficient access to direct sun and ventilation.</p>
<ul style="list-style-type: none"> • minimise the extent of overlooking and resultant loss of privacy on adjoining properties. 	<p>The subject wall includes major openings to Bed 1, Bed 3 and the Living room, with a highlight window to the Theatre.</p> <p>Notwithstanding this, it is again submitted that the existing 1.8m high dividing fence acts as privacy screening to the major openings and thereby eliminates any</p>

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Application No: 201/2020

	potential for overlooking or loss of privacy on adjoining properties.
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Local Planning Scheme No. 15 Assessment

Clause 5.7.3(c) of LPS15 states the following with regard to development seeking approval under the higher density code of flexible coded Residential areas:

“Development comprising of two or more dwellings in a front to rear arrangement achieves a minimum side setback of 6 metres between the side wall of the first dwelling fronting the public street and the side boundary of the parent lot.”

It is submitted that the existing dwelling on-site has a 5.2m setback from the chimney to the south-eastern boundary, with the remainder of the south-eastern facing wall having a 5.7m setback. These existing setbacks fall 0.3m - 0.8m short of the 6m setback required under clause 5.7.3(c) of LPS15.

Notwithstanding the above, when having consideration to the entire dwelling and its relationship with the south-eastern boundary, the average setback is approximately 7.46m. This average setback is considered to be a more accurate depiction of the perceived setback from the adjoining neighbour at No. 298 Keymer Street.

In addition to the above, we have identified or been made aware of the following examples within the immediate locality where a variation has been permitted to this clause (refer to example photos enclosed as Attachment 1):

- No. 377 Daly Street, Cloverdale – setback 4.74m
- No. 379 Daly Street, Cloverdale – setback 4.74m
- No. 165 Williamson Avenue, Cloverdale – setback 4.7m
- No. 44 McKeon Street, Redcliffe – setback 5.18m
- No. 295 Keymer Street, Cloverdale – setback 5.1m
- No. 30 Orpington Street, Cloverdale – setback 4.2m
- No. 290 Keymer Street, Cloverdale – setback appears to be compliant, however a 1.8m high colorbond fence has been erected between the dwelling and the access leg making the setback redundant.

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Application No: 201/2020

It is submitted that the intent of the above clause is considered more relevant to new developments of a larger scale that would be more likely to result in adverse building bulk on adjoining properties if protruding within the 6m side setback. Having regard to the scale of the proposed development and the existing dwelling on-site, the variation to clause 5.7.3(c) of LPS15 is not considered to result in any adverse amenity impacts on the adjoining property at No. 298 Keymer Street.

Furthermore, given the conditional subdivision approval from the WAPC, the subdivision of the lot is not considered objectional if development approval can be granted. It is submitted that very little would be gained from requiring the existing dwelling to be modified so that the existing chimney is removed and technical compliance with the setback requirement is achieved. This would not have any meaningful impact on the amenity of the adjoining neighbour or on the streetscape generally.

Accordingly, the variation is considered to be minor and will not set a further precedent for future proposals, especially new development of a larger scale that, if this setback was varied, could potentially result in adverse amenity impacts on adjoining properties. Furthermore, the permitting of this variation would not prejudice the requirement for any future redevelopment (of the existing front dwelling) on this site to adhere to the required setback.

Comment

Considering the density potential permitted for the locality to allow for considerable infill development, it is submitted that the setbacks proposed are minor and would not set an undesirable precedent for future development.

In this instance, the perceived setback of the existing dwelling to the south-eastern boundary is greater than what exists when taking into consideration the entirety of the dwelling. In addition, the setback of the proposed grouped dwelling to the rear is considered to achieve the relevant design principles under the R-Codes and also will not result in any adverse impacts on the adjoining properties to the north-west and south-west.

Having regard to the quoted design principles of the R-Codes and given the existing examples within the immediate locality, in my opinion the proposed development will have an acceptable planning and built form outcome.

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Application No: 201/2020

Should any matters raised above require clarification, I can be contacted on Ph. 9474 1449 or via email at joe@altusplan.com.au.

Yours sincerely,



Joe Algeri

Director – Altus Planning

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Application No: 201/2020

Attachment 1 – Example Photos

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30 Orpington Street, Cloverdale

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295 Keymer Street, Cloverdale

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290 Keymer Street, Cloverdale

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