



Metro Inner-South Joint Development Assessment Panel Agenda

Meeting Date and Time: Tuesday, 25 July 2023; 9:30am
Meeting Number: MISJDAP/153
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/86742344440>

To connect to the meeting via teleconference dial the following phone number -
+61 8 7150 1149 Australia
Insert Meeting ID followed by the hash (#) key when prompted - **867 4234 4440**

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Clayton Higham (Presiding Member)
Gabriela Poezyn (A/Deputy Presiding Member)
Peter Lee (Third Specialist Member)
Mayor Patrick Hall (Local Government Member, City of Canning)
Cr Ben Kunze (Local Government Member, City of Canning)

Officers in attendance

Adam Prestage (City of Canning)
Sergio Famiano (City of Canning)

Minute Secretary

Adele McMahon (DAP Secretariat)

Applicants and Submitters

Liz Wong (Tuscom Subdivisions Consultants)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Rachel Chapman (Deputy Presiding Member)
Cr Amanda Spencer-Teo (Local Government Member, City of Canning)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).



5. Declarations of Due Consideration

The Presiding Member notes an addendum to the agenda was published to include details of a DAP request for further information and responsible authority response in relation to Item 8.1, received on 24 July 2023.

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

The City of Canning may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 41 (Lot 3) Wendouree Road, Wilson

Development Description: 10 Multiple Dwellings
Applicant: Tuscom Subdivision Consultants
Owner: Jetcove Pty Ltd
Responsible Authority: City of Canning
DAP File No: DAP/23/02472

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02244 DR121/2022	City of Fremantle	Nos. 34-38 (Lots 1823, 1209, 1212 and 1217) Amherst Street and Nos. 2-4 (Lots 1223 and 1222) Stack Street, Fremantle	56 Grouped Dwellings	30/11/2022
DAP/18/01521 DR15/2023	City of Belmont	225 (Lot 500), Great Eastern Highway, Belmont	Use Not Listed: Third Party Signage	31/01/2023



11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure



Direction for Further Services from the Responsible Authority

Regulation 13(1) and DAP Standing Orders 2020 cl. 3.3

Guidelines

A DAP Member who wishes to request further services (e.g. technical information or alternate recommendations) from the Responsible Authority must complete this form and submit to daps@dplh.wa.gov.au.

The request will be considered by the Presiding Member and if approved, the Responsible Authority will be directed to provide a response to DAP Secretariat within the form.

It is important to note that **the completed form containing the query, response and any accompanying documentation will be published on the DAP website** as an addendum to the meeting agenda.

DAP Application Details

DAP Name	MISJDAP
DAP Application Number	DAP/23/02472
Responsible Authority	City of Canning
Property Location	41 Wendouree Wilson

Presiding Member Authorisation

Presiding Member Name	Clayton Higham
Signature	
Date	24 July 2023
Response Due	24 July 2023; 3pm

Nature of technical advice or information required*

1	DAP query	Can you please advise 1) if the trees shown in the picture below, seemingly located in close proximity of the south-eastern boundary, still exist and if so 2) whether they are located within the property boundary of the application site or within the park
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* Any alternate recommendation sought does not infer a pre-determined position of the panel.

		
	Response	1. The trees shown in the picture no longer exist as the dwelling has been demolished and the site has been cleared. (See image below) 2. The trees were located within the property boundaries. 

WENDOUREE ROAD, 41 (LOT 3), WILSON – TEN MULTIPLE DWELLINGS

Form 1 – Responsible Authority Report

(Regulation 12)

DAP Name:	Metro Inner-South JDAP	
Local Government Area:	City of Canning	
Applicant:	Tuscom Subdivision Consultants	
Owner:	Jetcove Pty Ltd	
Value of Development:	\$2.3 million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)	
Responsible Authority:	City of Canning	
Authorising Officer:	Sergio Famiano, Manager City Planning	
LG Reference:	105.1328	
DAP File No:	DAP/23/02472	
Application Received Date:	22/03/2022	
Report Due Date:	30/06/2023	
Application Statutory Process Timeframe:	90 Days + 14 days Extension.	
Attachment(s):	1. Location Plan 2. Development Plans 3. Cover Letter and supplementary Information 4. Design Review Panel Minutes and Applicant's Response 5. Landscaping 6. Waste Management Plan 7. Department of Biodiversity, Conservation and Attractions (Swan River Trust) Letter	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Inner-South Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/23/02472 is appropriate for consideration as a "Multiple Dwelling" land use and compatible with the objectives of the zoning table in accordance with Clause 3.1 of the City of Canning Local Planning Scheme No. 42.

2. **Approve** DAP Application reference DAP/23/02472 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 4.16 of the City of Canning Local Planning Scheme No. 42., subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The development is to comply in all respects with the stamped approved plans.
4. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the City of Canning on the advice of the Department of Biodiversity, Conservation and Attractions.
5. Prior to the occupation or use of the development, car parking spaces together with their aisles are designed as per AS2890.1 and to be clearly paved, sealed, marked, drained and arranged so that all vehicles may at all times leave or enter the street in a forward gear. All parking bays and access aisles are to be thereafter maintained to the satisfaction of the City of Canning.
6. Prior to the occupation or use of the development, the visitor parking bays are to be constructed and sign posted, and thereafter maintained to the satisfaction of the City of Canning.
7. Prior to the occupation or use of the development, a minimum of one (1) electric car charging station is to be installed by and at the cost of the developer and maintained thereafter by and at the cost of the owner, to the satisfaction of the City of Canning.
8. The proposed bicycle parking bays on the site shall comply with the relevant provisions of Australian Standards AS2890.3 and be installed prior to the occupation of the development. Those bicycle parking bays shall thereafter be maintained by the owner/developer in accordance with Australian Standard AS2890.3 and Council specifications, to the satisfaction of the City of Canning.
9. Prior to the submission of an application for building permit, the Landscape Plan received 20 June 2023 shall be amended to the satisfaction of the City of Canning.
10. Prior to occupation or use of the development, the verge landscaping is to be installed in accordance with the approved verge landscape plan and maintained thereafter to the satisfaction of the City of Canning.

11. Prior to occupation or use of the new dwelling/s, a 10kW Solar PV System (at a minimum specification) shall be installed on the development by the landowner and / or developer and thereafter maintained to the satisfaction of the City of Canning.
12. All clothes drying devices and clothes drying areas are to be located, positioned and or screened so as not to be visible from the street or public place to the satisfaction of the City of Canning.
13. Prior to occupation or use of the development, the strata company for the property is to enter into a waste management deed with the City of Canning, where the strata company covenants to:
 - (a) Grant the City's employees, contractors and invitees access to those common areas on the strata plan reasonable necessary for the City to access for the purposes of collecting waste.
 - (b) Indemnify the City against any damage to any property caused by or attributed to any vehicles or equipment used by the City, its employees, contractors and invitees when collecting waste (excluding any damage caused by the wilful misconduct or negligence of the operatives of the City's refuse collection trucks).
 - (c) Incorporate the requirements of the waste management deed within the management statement for the strata scheme.
14. Prior to the submission of an application for building permit, a Water Management and Conservation Plan is to be submitted to and approved by the City of Canning. The approved Water Management and Conservation Plan shall be implemented thereafter prior to the occupation of the development to the satisfaction of the City Canning.
15. Prior to the submission of an application for building permit, details of all external fixtures, utilities and facilities (including the location of plant equipment, vents, water heaters and air conditioning units) are to be submitted to and approved by the City of Canning; and

Prior to occupation of the development, all external fixtures, utilities and facilities are to be installed in accordance with the approved details and adequately screened from view from surrounding streets and residents to the satisfaction of the City of Canning.
16. No external fixtures such as air conditioning units or water heaters are to be visible from the street or public realm and this requirement is to be included in the Strata Management Plan.
17. Prior to the submission of an application for building permit, a lighting plan and passive surveillance strategy indicating lighting and surveillance to the following areas is to be submitted to and approved by the City:
 - (a) Pathways;
 - (b) Communal open space;
 - (c) Internal Lobbies;
 - (d) Pedestrian and vehicle entry points; and
 - (e) Vehicle access and car parking area.

The lighting plan is to include details relating to the hooding of lights to ensure that there is no light spill affecting the internal residential apartments as well as adjoining residential lot; and

Prior to the occupation of the development, the approved lighting and passive surveillance strategy are to be implemented by and at the cost of the developer/landowner and maintained thereafter by and at the cost of the landowner to the satisfaction of the City of Canning

Advice Notes

- A. If the development the subject of this approval is not substantially commenced within a period of 4 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- B. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first being sought and obtained.
- C. The proposed development is to comply with the provisions of the Building Code of Australia and any other requirements of the City's Health and Building Departments.
- D. This approval does not authorise the commencement of any building works. The applicant is advised that a building permit must be obtained prior to the commencement of any works. To obtain a building permit it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications and structural drawings.
- E. This approval does not authorise construction of a crossover. An application to construct a crossover must be made to the City on the prescribed form, accompanied by a site plan clearly showing the design, dimensions and specifications of the proposed crossover and an application fee. For further information, please refer to the City's website or contact the City's Development Engineering team on 1300 422 664.
- F. Any redundant Crossovers shall be removed, and the kerb, Verge and Footpath (If present) reinstated to fit in with the surrounding form/development pattern. Where the redundant Crossover previously crossed the footpath, a new section of footpath is to be constructed on both sides of the existing concrete path and made to match.
- G. The provision of sanitary facilities is to be in accordance with Part F2 of the Building Code of Australia.
- H. A new occupancy permit will be required to recognise the permanent change that will be made to the classification of the building. Section 41 of the Building Act 2011 requires the owner or occupier to ensure that the new occupancy permit is in effect prior to the new use being adopted.
- I. The new works and affected parts of the proposed building works must comply with the requirements of the Disability (Access to Premises - Buildings) Standards 2010.

- J. The proponent is to submit a set of the approved plans to the Fire and Emergency Services Authority of Western Australia (FESA) for assessment. For further information in this regard contact FESA on 9336 9300.
- K. Storage of materials or parking of vehicles on the public open space adjacent to this property requires written permission from the City. Please contact the Active Places Officers at the City of Canning by telephone on 1300 422 664 or to <https://www.canning.wa.gov.au/online/customer-service/issue-request>. An application form is required to be submitted for assessment and fees and a bond may apply.
- L. The applicant should be advised that the proposed works are located in a moderate to low risk Acid Sulphate Soils risk area and that the Acid Sulphate Soils Guideline Series for guidance on the identification, assessment and management of acid sulphate soils in Western Australia is available from the Department of Water and Environmental Regulation at: www.dwer.wa.gov.au. If Acid Sulphate Soils are exposed during the works, the Department of Water and Environmental Regulation should be contacted for further advice.
- M. Notifications and documents can be emailed to rivers.planning@dbca.wa.gov.au
- N. The development is to comply at all times with the *Environmental Protection (Noise) Regulations 1997*. In this regard, air conditioning systems, and other plant and equipment that may emit excessive noise are to be designed and located so that noise emissions, when received at neighbouring lots are compliant with the Regulations. To ensure compliance the City recommends the applicant engage the services of an accredited acoustic consultant to provide further advice with regard to the final placement of all plant and equipment and compound construction.
- O. 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*. An application must be made within 28 days of the determination.

Details: Outline of Development Application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 42 (LPS 42)
Local Planning Scheme - Zone/Reserve	Residential, R40
Structure Plan/Precinct Plan	Not applicable
Structure Plan/Precinct Plan - Land Use Designation	Not applicable
Use Class and permissibility:	LPS 42 - Multiple Dwelling – Discretionary 'D'
Lot Size:	1247m ²
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	☒ N/A

	☐ Heritage List ☐ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

With reference to the attached Development Plans and the Applicant's Cover Letter (Attachments 2 and 3), the development application proposes a 10 Multiple Dwellings development comprising of:

- 1 building (2 storeys with undercover car parking to rear).
- 10 dwellings consisting of 2 beds, 2 bath
- 20 car parking spaces (17 resident bays, 3 visitor bays).

Proposed Land Use	Multiple Dwelling
Proposed Net Lettable Area	N/A
Proposed No. Storeys	2 storeys at front / 3 storeys at rear (Undercover Parking)
Proposed No. Dwellings	10

The total plot ratio is 0.66. The proposed development seeks a variation of plot ratio of 0.06 or 78m².

Background:

Site Context

The site is located adjacent to the Centenary Park Public Open Space Reserve in Wilson. The site is currently vacant with a lot area of 1,247m². The site slopes to the south-west (towards the Reserve) from the road level. There are no existing trees within the lot boundaries, or on the verge adjacent to the development site.

Local Context

The site is zoned 'Residential' under the City of Canning Local Planning Scheme 42 (LPS42) with a designated density of R40. The objective of the 'Residential' zone is to:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas; and*
- *To provide for a range of non-residential uses, which are compatible with and complimentary to residential development.*

A 'Multiple Dwelling' land use is 'D' (Discretionary) in the 'Residential' zone.

Written Planning Advice

In March 2023, the City of Canning issued Written Planning Advice to the applicant for a similar proposal for Ten Multiple Dwellings (105.1029).

The applicant was advised the following:

1. A plot ratio variation can be considered subject to the application of 'LP10. Incentive-Based Development Assessment'. If the proposal is compliant with the requirements of this policy the variation can be supported.
2. The proposed overlooking to Centenary Park is supported as this will provide passive surveillance to the park area and public realm. Overlooking is only considered an issue when it impacts private property. In this instance, the City encourages the applicant to maximise passive surveillance to the adjacent public open space reserve with more major openings to habitable rooms facing towards the reserve.
3. The City has no objection against proposed visitor parking on the verge on the condition that it is designed and constructed to the City's standard by the developers and to their own expense. The exact location will need to be reviewed and investigated to work with the road gradient and the sight line distance due to the road plateau. The exact location of embayment parking may also be impacted by the site waste management plan.
4. Overfill of the site is unlikely to be supported. The applicant would need to consider what is the most acceptable approach for site works at the property.
5. Balustrade fencing will not be supported. Fencing along lot boundaries abutting the Public Open Space Reserve is advised to be as per LP.01 requirements.
6. The on-site collection of waste must be factored in the development design. The applicant is to demonstrate on site waste collection or an alternative method. Overall, the applicant will need to address waste management on the site, how and where bins will be collected and emptied and where waste vehicles can access the site.
7. The City recommended that the applicant contacts other Departments (e.g. the Department of Planning, Lands and Heritage (DPLH) and/or the Swan River Trust). The applicant would need to consider Aboriginal Heritage given the property falls within a Registered Aboriginal Site and what impact the development may have in this regard. The Swan River Trust was recommended to be consulted for comment given the location of the site to the nearby foreshore area.
8. The proposal is eligible to go and would most likely be required to go to the City's Design Review Panel.

Design Review Panel

The proposed development has been presented to the City's Design Review Panel (DRP). The plans used for the DRP meeting, the minutes and applicant's response

can be found as Attachment 4 to this report. Further commentary on this matter is provided in the relevant section below.

It should be noted that due to time restraints, the proposed development was not able to be returned to DRP following receipt of amended plans which addressed the initial comments/recommendations made by the Panel. However, the City's Officers are satisfied that the proposed development has made sufficient changes to improve the overall design.

Legislation and Policy:

City of Canning Local Planning Scheme No. 42

The application has been assessed with regards to the requirements of Part 3 'Zones and Use of Land' and Part 4 'General Development Requirements' of the City's Local Planning Scheme No. 42 ('the City's Scheme') which was gazetted on 26 May 2020, and the relevant state and local planning policies. Further commentary is provided in the Planning Assessment section.

A copy of LPS 42 is available on the City's website via the following link [here](#).

Planning and Development (Local Planning Schemes) Regulations 2015

Development approval is required in accordance with Clause 60 of Schedule 2 ('Deemed Provisions') of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations 2015'); as the proposed use and works are not exempt from approval under Clause 61 of the deemed provisions.

A copy of the Regulations 2015 is available on the Department of Planning, Lands and Heritage website via the following link [here](#).

State Government Policies

1. *State Planning Policy (SPP) 7.3 – Residential Design Codes Volume 2 – Apartments ('R-Codes Vol.2')* - The application was considered with regard to the applicable element objectives for multiple dwellings as outlined within the R-Codes Vol.2. Further commentary on this matter is provided in the Planning Assessment section below.

A copy of this policy is available on the Department of Planning, Lands and Heritage website via the following link [here](#)

Local Policies

1. *Local Planning Policy – LP.02 – Public Consultation of Planning Proposals ('Policy LP.02')*
Policy LP.02 was adopted by Council on 15 February 2022. Policy LP.02 provides a consistent approach for consulting the public for planning proposals submitted for the City's consideration and / or determination.
2. *Local Planning Policy LP.06 - Design Review Panel and Assessment of Significant Developments (Policy LP.06)*

Policy LP.06 outlines the circumstances where a development will be considered by the City's Design Review Panel (DRP) and outlines the terms and reference of the Design Review Panel.

3. *Local Planning Policy – LP.09 – Tree Retention and Planting – Development ('Policy LP.09')*

Policy LP.09 was adopted by Council on 15 February 2022. Policy LP.09 provides the parameters for the assessment of trees as assets with significant environmental, social and economic values and ensures that preservation and enhancement of the City's tree canopy cover is considered at all stages of development.

4. *Local Planning Policy – Incentive-Based Residential Development Assessment (Policy LP10)*

Policy LP.10 was adopted by Council on 15 October 2019. Policy LP.10 provides the parameters to encourage and incentivise development that achieves above-standard outcomes in terms of ecological sustainability; or community benefits; or architectural and urban design quality.

Copies of the City's local planning policies are available on the City's website via the following link [here](#).

Consultation:

Public Consultation

Upon assessment of the merits of the proposal, the City determined that the development application did not require community consultation.

While the height of the proposed development is a variation to the R-Codes, it was not considered necessary to advertise the variation to the neighbouring property as there are no overshadowing or visual privacy impacts related to the proposed development.

The overshadowing and overlooking of the development is to the public open space reserve and is consistent with the advice provided to the applicant by the City. The proposed design will not negatively impact the singular neighbour to the north of the site.

Department of Biodiversity, Conservation and Attractions - Swan River Trust

Pursuant to Clause 30A(2)b(ii) of the Metropolitan Region Scheme, as the proposed development is likely to affect waters in the Swan Canning Development Control Area the application was referred to the Department of Biodiversity, Conservation and Attractions (DBCA) - Swan River Trust for comments on 16 May 2023.

The DBCA - Swan River Trust responded on 16 June 2023 with 'No Objections' and requested a condition and advice note to be included in the application (Attachment 7). This has been reflected in the conditions of approval.

The Condition and Advice note are as follows:

Conditions

4. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the Local Government on the advice of the Department of Biodiversity, Conservation and Attractions.

The condition has been included in the recommendation and has been amended slightly to refer to the City of Canning.

Advice Notes

- L. The applicant should be advised that the proposed works are located in a moderate to low risk Acid Sulphate Soils risk area and that the Acid Sulphate Soils Guideline Series for guidance on the identification, assessment and management of acid sulphate soils in Western Australia is available from the Department of Water and Environmental Regulation at: www.dwer.wa.gov.au. If Acid Sulphate Soils are exposed during the works, the Department of Water and Environmental Regulation should be contacted for further advice.
- M. Notifications and documents can be emailed to rivers.planning@dbca.wa.gov.au

Design Review Panel Advice

The proposed development was presented to the City's DRP on 16 May 2023.

At the DRP meeting, the Panel was generally supportive of the proposed development, however several concerns were raised by the Panel. The key design elements that were identified for improvement included the:

- Need to address building bulk especially due to its adjacent location to the Public Open Space Reserve (Centenary Park).
- Review of Landscaping and tree species suitability due proximity to the ecological Reserve. It was noted that the species should be native and endemic.
- Need to provide a waste management plan to be assessed and endorsed by the City- including a redesign of the proposed bin store.
- Need to address amenity impacts regarding location of A/C condenser units and robe locations in some dwellings.
- Need to redesign bedrooms in Units 2, 3 & 4 to allow for better use outcome and views to reserve and access to natural light.
- Need to provide access to the adjoining reserve from the site.
- Need to address potential visual and acoustic impact of units over-looking communal space.

It is noted that the applicant has now incorporated design changes that address all of design improvements sought /suggested by the DRP.

The City considers that the changes made by the applicant reasonably address the key issues. As such, the proposed development now presents good design outcomes, and therefore can be supported. Minutes from the DRP meeting and applicant's response are included as Attachment 4 to this report.

Other Advice

Development Engineering

The proposed development was reviewed by the City's Development Engineering Services, and as a result the applicant was requested to address stormwater design, vehicular access, and site waste collection requirements.

It is noted that the applicant has addressed the matters raised by the City. Suitable conditions have been included in the City's recommendation section of this report.

Parks

The City Officers have reviewed the amended landscaping plan and are generally supportive of the changes made to species and layout. However, it has been noted that it is not feasible to maintain a strip of natural turf along the rear boundary of the carpark.

A planting of shrubs is required, which will help to soften the appearance of the fence from the park. Also, the DRP requested the use of native species within the development due to the proximity to the river. An alternative tree species to *Magnolia grandiflora* is required.

As there are minor outstanding items to satisfy, a condition has been included requesting an amended landscape plan to be submitted prior to building permit application.

Planning Assessment:

The proposed development has been assessed against all the relevant legislative requirements of the Scheme, State and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as being key considerations for the determination of the application:

State Planning Policy 7.3 – Residential Design Codes Volume 2

The proposed development has been assessed against the requirements of *Residential Design Codes Volume 2*. The following table outlines the items to be considered where compliance with the relevant element objectives has not been demonstrated through the Acceptable Outcome path and require the consideration of the Development Assessment Panel.

Part 2 - Table 2.1 Primary controls table		
Provision	Standard	Assessment
Element 2.2 – Building Height	O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	Height proposed: 2 storeys to front and 3 storeys to rear (9.729m) Proposed design to the rear of the development is a minor variation to the R-coding for the area. However, the scale of

	O2.2.2 – The height of buildings within a development responds to changes in topography O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate. O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	development fronting street is consistent with development and future development in the area. The building consists of 2 residential storeys and a lower ground carpark facing Centenary Park. The site is relatively steep, so the carpark is proposed to the lower side of the property. This ensures it is screened from the street and will not result in excessive retaining abutting the reserve. DRP concerns regarding bulk have been addressed through the flat roof of the design and the open fencing on top of proposed retaining. These elements help reduce bulk presented to the reserve. The three-storey element to the rear is a total of 9.729m, which represents a minor variation in height of 729mm. The proposed development presents to the street as a two-storey development consistent with the surrounding developments. There are also no visual privacy impacts or overshadowing as result of the proposed design. City Officers are supportive of the design.
Element 2.5 - Plot Ratio	Maximum at R40 density = 1:0.6 (<i>Table 2.1</i>) O2.5.1 - The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The development proposes 0.66 plot ratio, which represents a variation to the allowable 0.6 plot ratio provision under Table 2.1. The proposed 0.66 plot ratio equates to approximately 6% bonus or 75m² additional floor space. Under acceptable outcomes A2.5.1 of the R-Code Vol. 2, provision is made for a proposal to address any relevant local planning policy. The City's

		planning policy (LP.10 – Incentive-Based Residential Development Assessment) outlines the pathway to achieve bonus plot ratio for a development proposal. However, the application of this policy is only possible in the form of increased height, which is contrary to the provisions of Table 2.1 of the R-Codes Vol. 2. The applicant has stated that the development presents to the street as a two-storey build, which is similar bulk to other dwellings in the area. It is considered that the development achieves the development objective of this element as the bulk of the development aligns both with the current and future character of the streetscape and the locality. It is also noted the DRP comments to change roof form have been applied and this has reduced the bulk the development presents to the reserve it abuts. The proposed development meets criteria of LP10 and is supported by City Officers.
Part 4 – Designing the Building		
4.10 - Façade Design	O4.10.1 Building facades incorporate proportions, materials and design elements that respect and reference the character of the local area. O4.10.2 Building facades express internal functions and provide visual interest visual when viewed from the public realm.	The DRP has recommended the legibility could be improved through increased articulation. The applicant has modified the façade to include a porch and entry door which provides a clear entry point to the building and provides additional visual interest to the development. City Officers are supportive of the proposed changes.

4.11 - Roof Design	O4.11.1 Roof forms are well integrated into the building design and respond positively to the street. O4.11.2 Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	The applicant initially proposed a gable residential style roof. Upon receiving the DRP advice, the applicant has redesigned the roof to a flat roof design. This has greatly assisted in reducing the overall building bulk of the proposed development. The development is now considered to achieve the Acceptable Outcomes of this design element.
4.12 - Landscape Design	O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms. O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses. O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies. O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	The proposed development generally meets requirements, and this has been improved as per DRP comments. However, the amended landscaping plan still needs improvement and further changes are required to fully meet issues raised by the City and DRP. Removal of lawn proposed to the rear of the site in the updated landscape plan is required. This should be replaced with shrubs to help soften fencing to the rear. Furthermore, some tree species need replacing as per City Officer's comments and DRP advice. Due to the close proximity to the Canning River and ecological importance of the area the landscaping amendments are important to the proposed development. Some species proposed are not native and endemic to the area and therefore should not be included. A condition has been included in this regard.

4.15 - Energy Efficiency	O4.15.1 Reduce energy consumption and greenhouse gas emissions from the development.	The proposed development includes a 10kw solar system on which has been annotated on the plans. The proposed system will provide a minimum of 1kw per unit and is therefore considered to meet this elements requirement. A condition has been included in the City's recommendation to ensure compliance with the element objectives.
4.16 - Water Management and Conservation	O4.16.1 Minimise potable water consumption throughout the development. O4.16.2 Stormwater runoff from small rainfall events is managed on-site, wherever practical. O4.16.3 Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Information regarding minimising potable water consumption insufficient to complete an assessment against the element objectives. City officer are confident this can be addressed through a condition of approval and therefore, a condition has been included in the City's recommendation to ensure compliance with the element objectives. Stormwater plans have been supported by City Officers.
4.17 - Waste Management	O4.17.1 Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents. O4.17.2 Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	Initially, the applicant had proposed 240L domestic bin verge collection and had supplied the storage facilities in accordance with that. However, the verge collection is impractical and was not supported by City Officers. Also this along with location of bin store was identified as an issue by the DRP. Subsequently the applicant has submitted an amended Waste Management Plan addressing the City and DRP concerns. The plans have been altered to allow for onsite pick up of bulk bins along with the entry to the bin store being moved to the

		driveway no longer impacting any units. The amendments have been supported by City Officers and conditions have been included regarding updated waste management plan for the site.
4.18 - Utilities	O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers. O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians. O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development. O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	DRP raised concerns with regards to A/C condenser locations. The applicant has advised 5 A/C condensers units are located in the basement carpark and another 5 are located on the roof and is reflected on the plans. A condition has been applied regarding external fixtures not being visible from the street.

Local Planning Policies

Local Planning Policy LP.09 – Tree Retention and Planting – Development ('Policy LP.09')

A landscape plan is required for the proposed development and was submitted as part of the initial application. The plan was assessed and the City requested a number of modifications to be made to the landscaping plan. The amendments required the proposed tree species to be reviewed due to the location and ecological value of the site and this was reinforced by the DRP. The applicant subsequently provided an amended plan.

The amended landscaping plan is generally acceptable, but still requires further amendments and as such a condition to that affect has been included in the City's recommendation.

Local Planning Policy LP.10 – Incentive-Based Residential Development Assessment ('Policy LP.10')

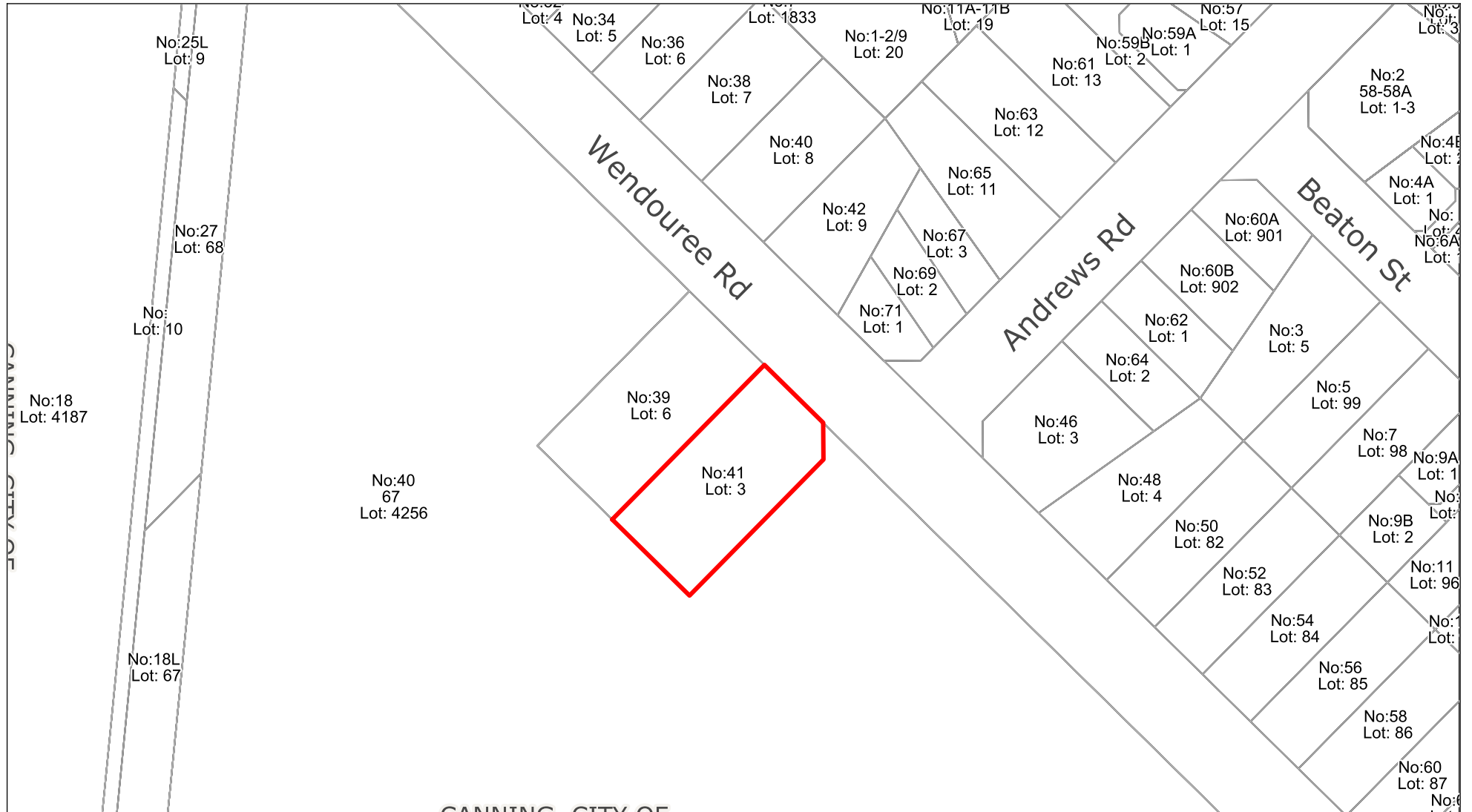
The proposed development has proposed a variation to plot ratio of 0.66 in lieu of 0.6. This represents an increase of 78m² or 6% to plot ratio. In accordance with LP10 this can be supported subject to relevant criteria being met.

In this instance the applicant is proposing to provide Electric Vehicle charging in the car parking area, which has been shown on plans and a condition of approval is included. The applicant is also providing an additional unit which meets the universal design requirements. In total the proposed development is providing three (3) units which meet universal design requirements (Unit 1, 6 & 10), this equates to 30% of the dwellings, which is 10% more than R-code requirements. As the development meets the requirements of LP10, the plot ratio variation is supported by City Officers.

Conclusion:

The proposed development addresses the local context and is in keeping with the design objectives of the Residential Design Codes Volume 2. The applicant has responded to comments received from the Design Review Panel by modifying the proposed development to achieve improved design outcomes. It is considered that the development will provide a positive contribution to the streetscape and will blend well in its current settings.

The development is generally consistent with the relevant planning requirements for future development within the locality. As such, it is recommended that the application be approved subject to appropriate conditions.



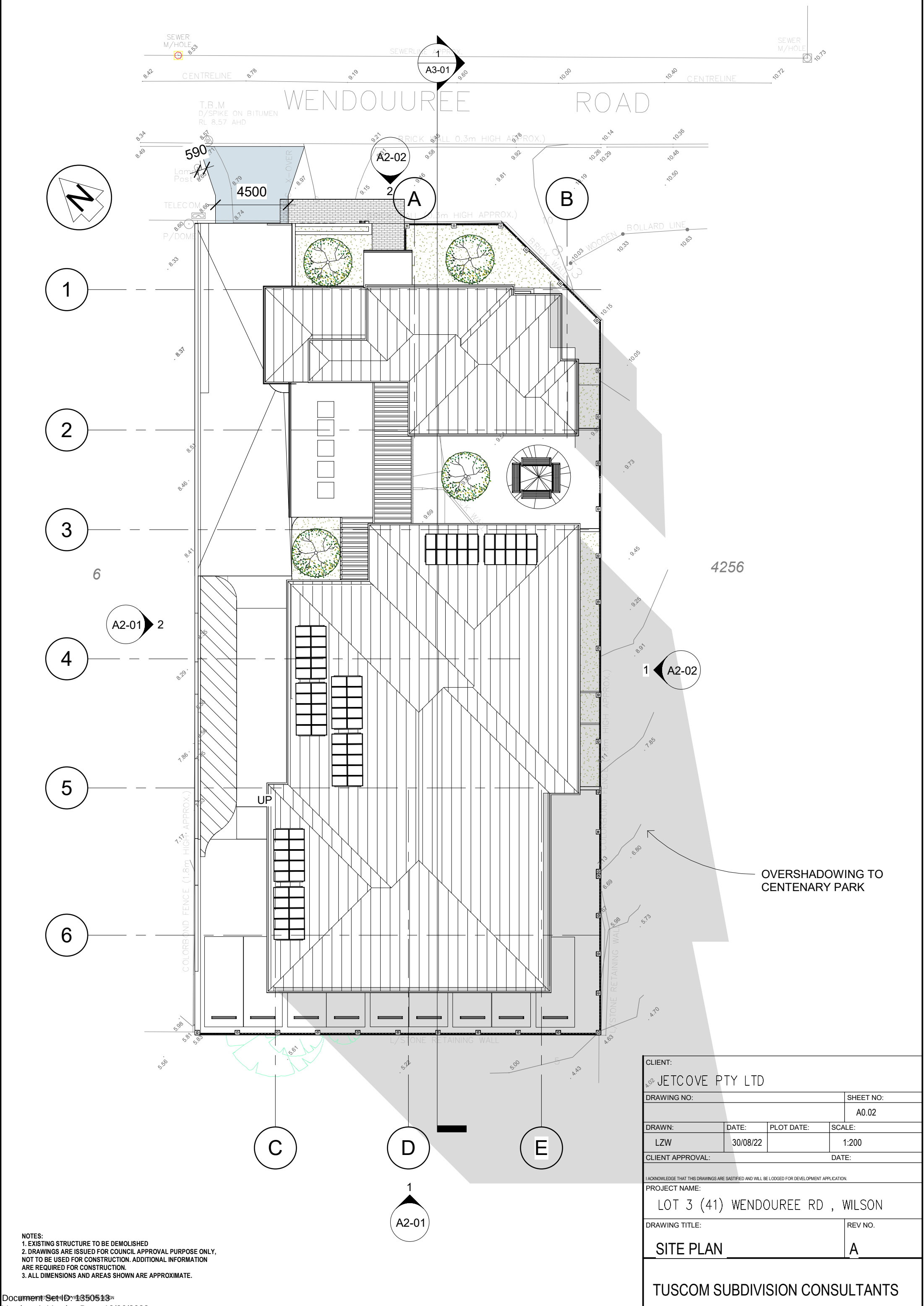
CITY OF CANNING
A welcoming and thriving city

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27/06/2023

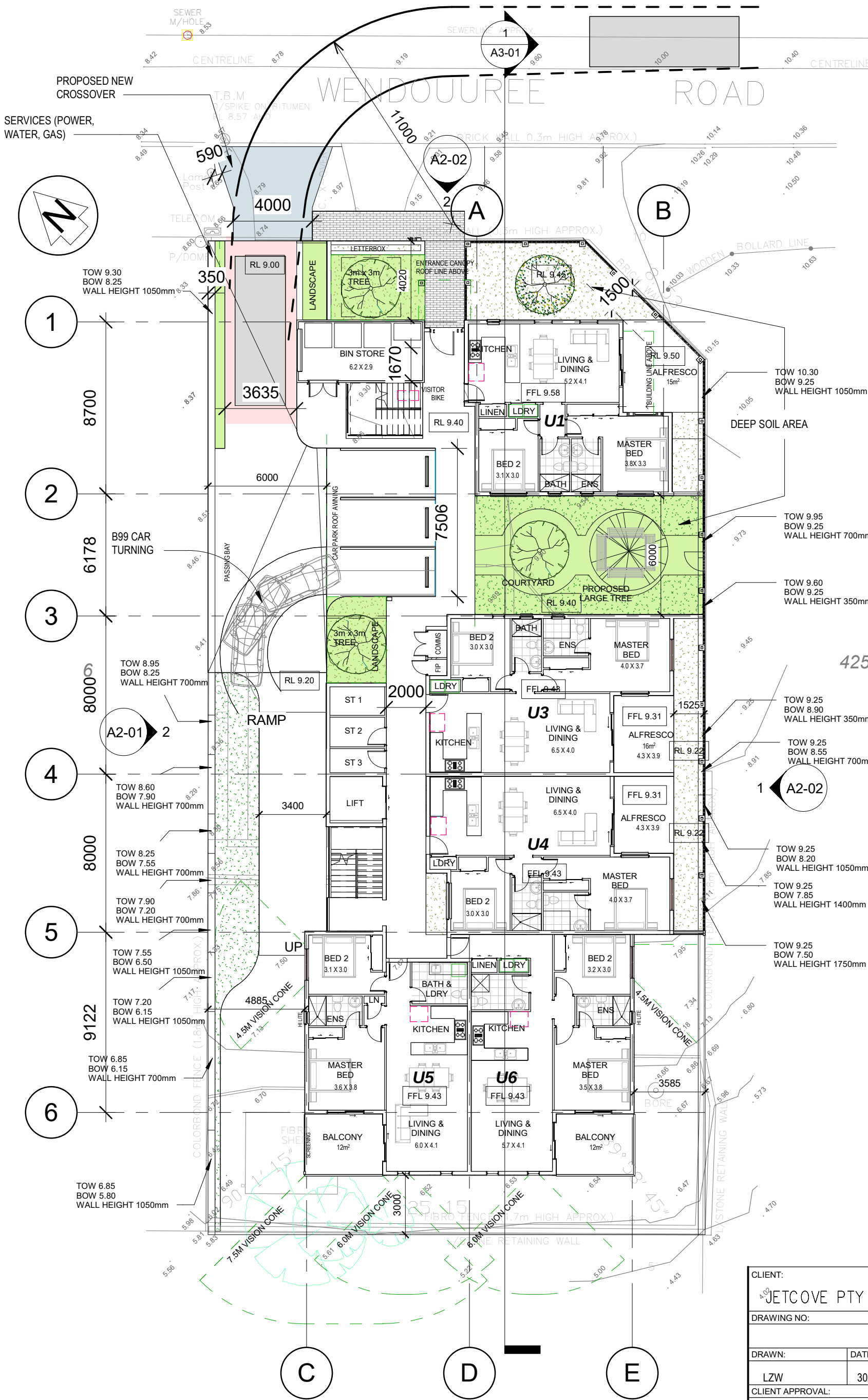
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NOTES:
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3. ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE.

CLIENT: 4.02 JETCOVE PTY LTD			
DRAWING NO:			SHEET NO: A0.02
DRAWN:	DATE:	PLOT DATE:	SCALE:
LZW	30/08/22		1:200
CLIENT APPROVAL:			DATE:
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LOGGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE:			REV NO.
SITE PLAN			A
TUSCOM SUBDIVISION CONSULTANTS			



DEVELOPMENT SUMMARY

R40 MULTIPLE DWELLING

PLOT RATIO REQUIREMENT: 0.6
TOTAL SITE AREA: 1247m²
PROVIDED: 826.6m² (PLOT RATIO 0.66)

DEEP SOIL AREA REQUIREMENT:
10% SITE AREA = 124.7m²
PROVIDED = 148m² (11.8%)
REFER TO LANDSCAPE DRAWING

CARPARKING REQUIREMENT:
LOCATION B
1.25 CARBAYS FOR UNIT
10 UNITS REQUIRES 13
CARPARKINGS
PROVIDED = 20 UNIT CARBAYS

VISITOR CARPARKING
REQUIREMENT:
0.25 BAY PER UNIT = 2.5
PROVIDED = 3 VISITOR CARBAYS

RESIDENT BICYCLE PARKING
REQUIREMENT:
0.5 BAY PER UNIT = 5 BAYS
PROVIDED = 5 BICYCLE RACKS
1 VISITOR BIKE RACK

GROUND FLOOR AREA

4256 UNIT 1
INTERNAL FLOOR AREA: 72m²
AFRESCO AREA: 17m²
STORE AREA: 4m²
NO OF CARBAY : 2

UNIT 3
INTERNAL FLOOR AREA: 79m²
AFRESCO AREA: 13m²
STORE AREA: 4m²
NO OF CARBAY : 2

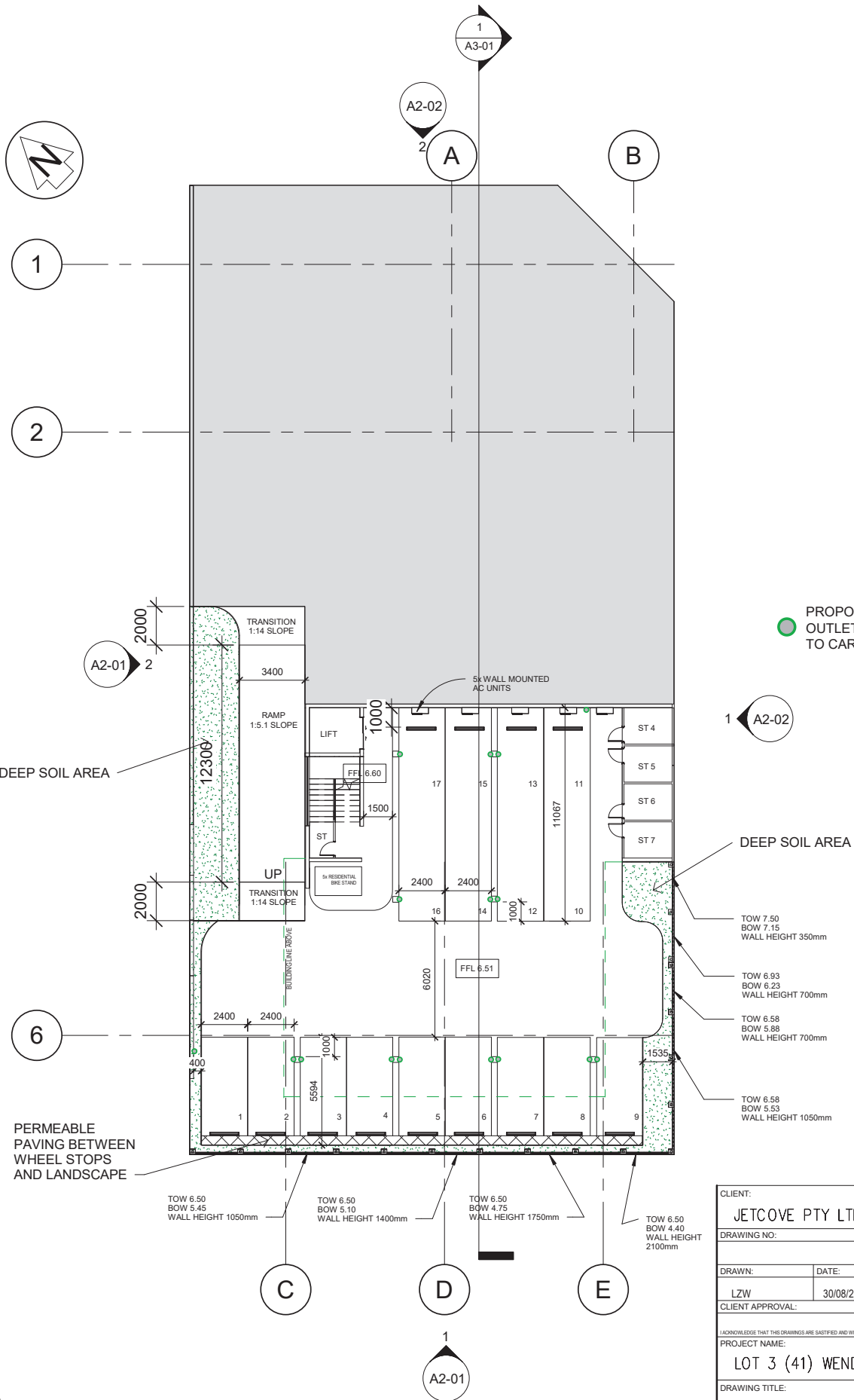
UNIT 4
INTERNAL FLOOR AREA: 79m²
AFRESCO AREA: 13m²
STORE AREA: 4m²
NO OF CARBAY : 2

UNIT 5
INTERNAL FLOOR AREA: 78m²
BALCONY AREA: 12m²
STORE AREA: 4m²
NO OF CARBAY : 2

UNIT 6
INTERNAL FLOOR AREA: 84m²
BALCONY AREA: 12m²
STORE AREA: 4m²
NO OF CARBAY : 2

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CLIENT: JETCOVE PTY LTD			
DRAWING NO:			SHEET NO: A1.02
DRAWN: LZW	DATE: 30/08/22	PLOT DATE:	SCALE: 1:200
CLIENT APPROVAL:		DATE:	
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LOGGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: GROUND FLOOR PLAN			REV NO. A
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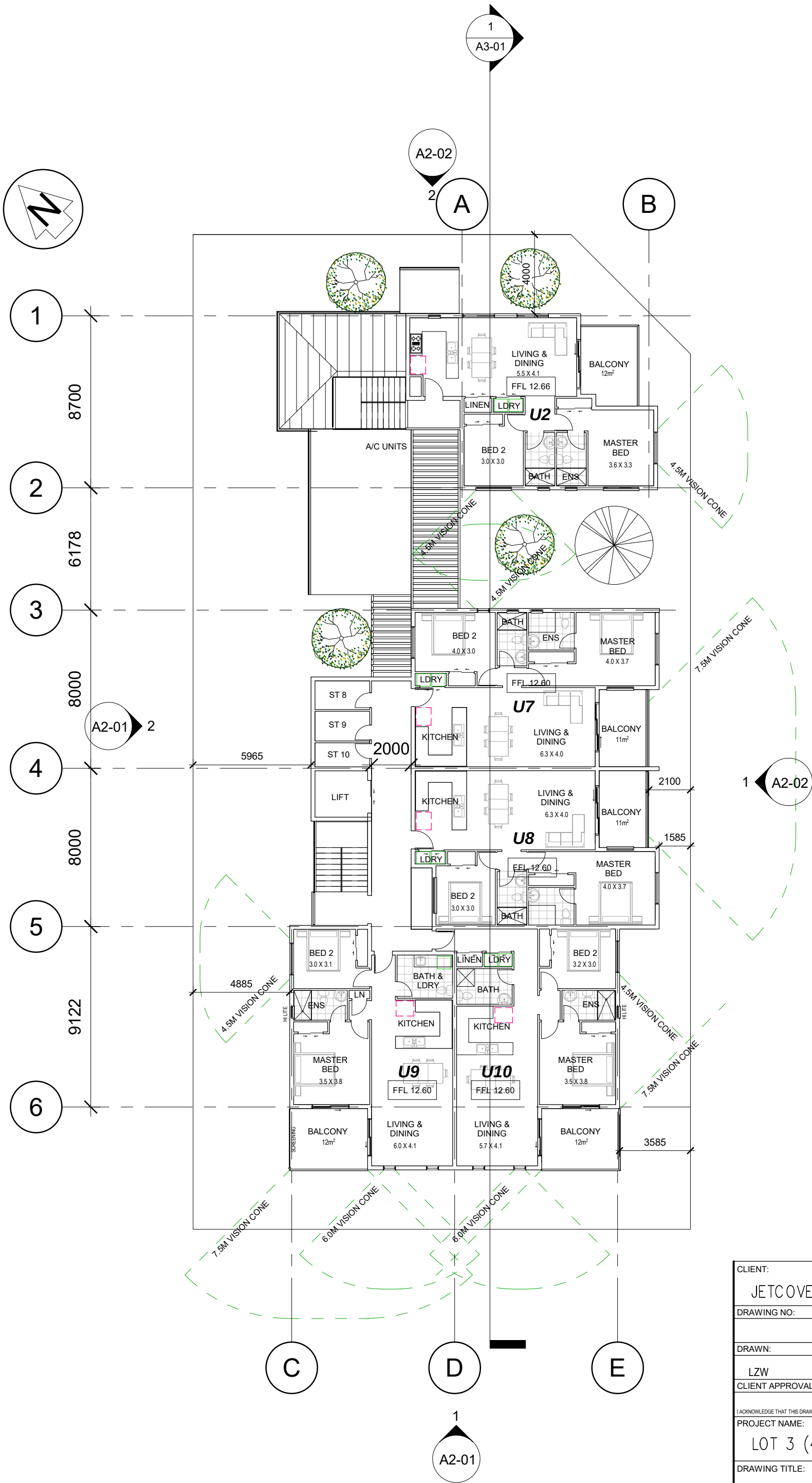


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DRAWN:	DATE:	PLOT DATE:	SCALE:
LZW	30/08/22		1:200
CLIENT APPROVAL:		DATE:	
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: UNDERCROFT			REV NO. A

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FIRST FLOOR AREA

UNIT 2
INTERNAL FLOOR AREA:74m2
BALCONY AREA: 12m2
STORE AREA: 4m2
NO OF CARBAY : 2

UNIT 7
INTERNAL FLOOR AREA: 79m2
BALCONY AREA: 11m2
STORE AREA: 4m2
NO OF CARBAY : 2

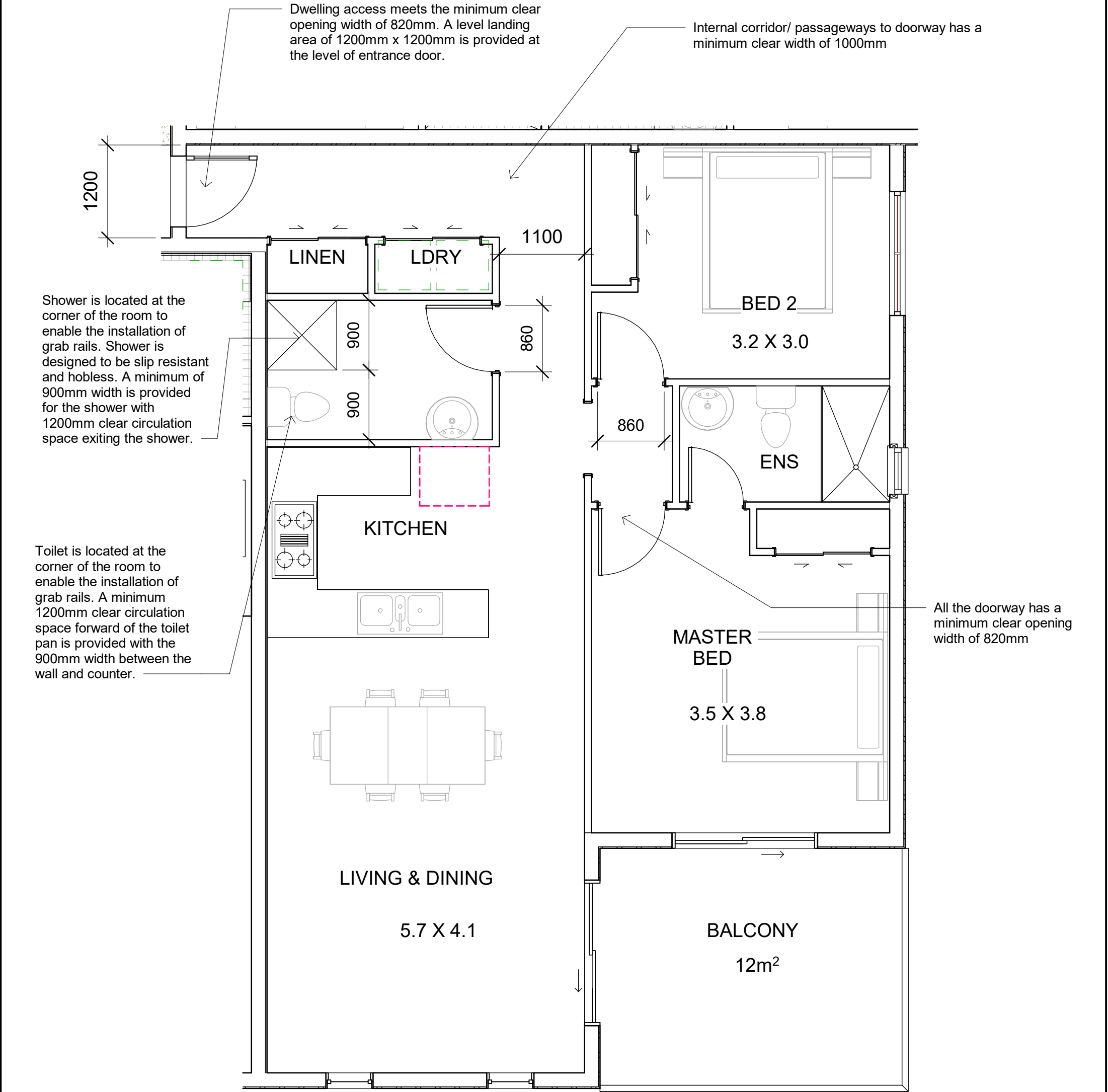
UNIT 8
INTERNAL FLOOR AREA: 79m2
BALCONY AREA: 11m2
STORE AREA: 4m2
NO OF CARBAY : 2

UNIT 9
INTERNAL FLOOR AREA: 78m2
BALCONY AREA: 12m2
STORE AREA: 4m2
NO OF CARBAY : 2

UNIT 10
INTERNAL FLOOR AREA: 84m2
BALCONY AREA: 12m2
STORE AREA: 4m2
NO OF CARBAY : 2

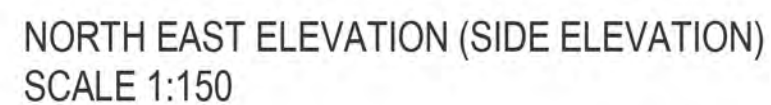
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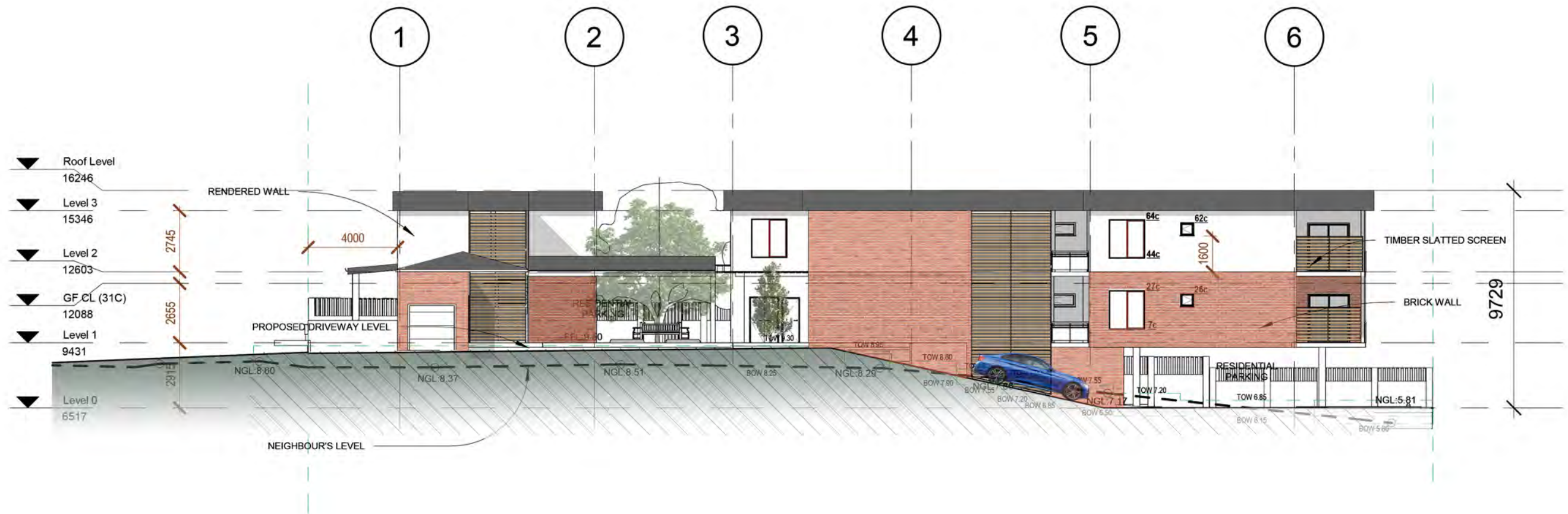
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DRAWN: LZW	DATE: 30/08/22	PLOT DATE:	SCALE: 1:200
CLIENT APPROVAL:		DATE:	
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LOGGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: FIRST FLOOR PLAN			REV NO. A
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CLIENT APPROVAL:		DATE:	
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATSIFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: Unit 6 & 10 Universal Design			REV NO. A
TUSCOM SUBDIVISION CONSULTANTS			

TUSCOM SUBDIVISION CONSULTANTS



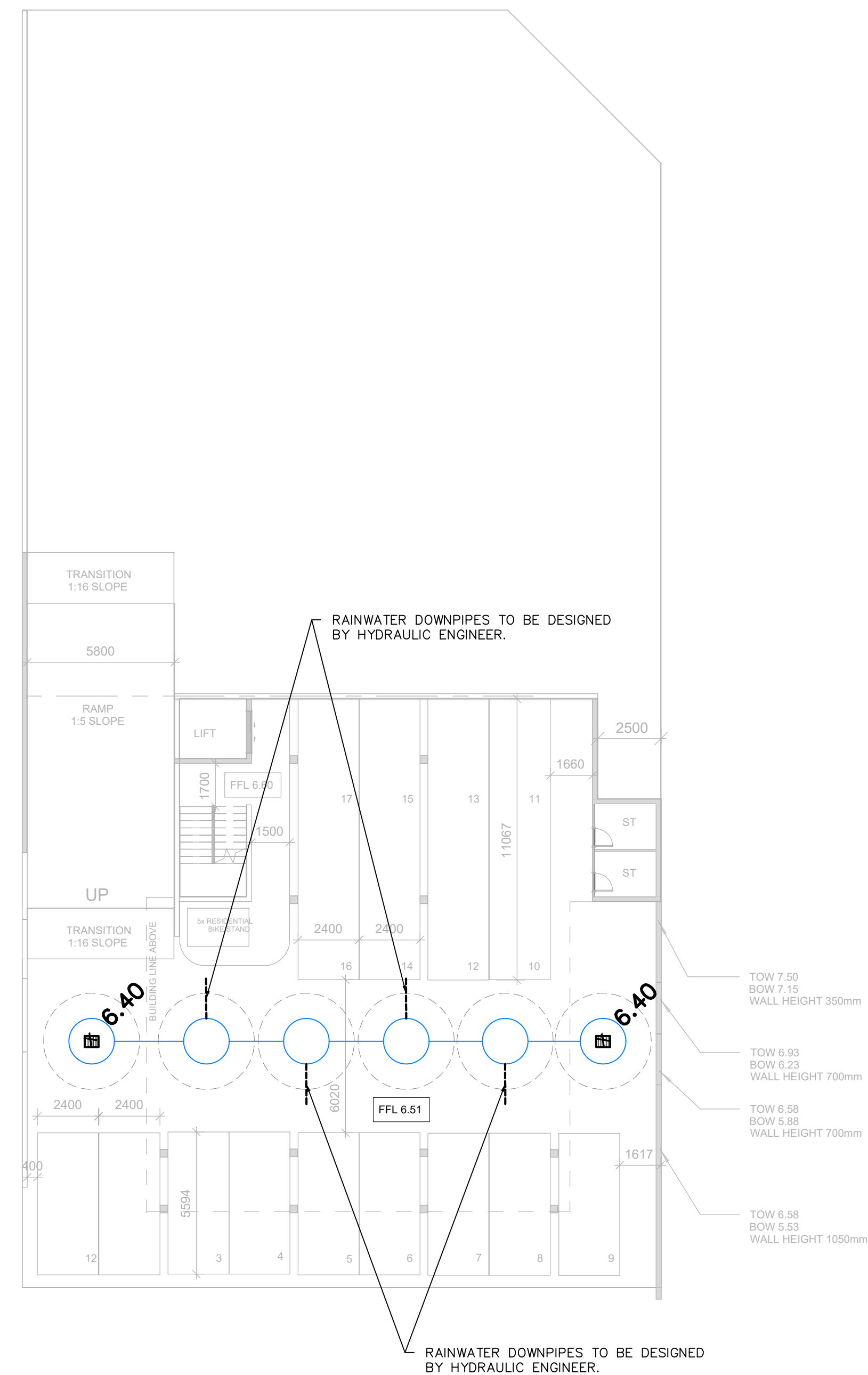
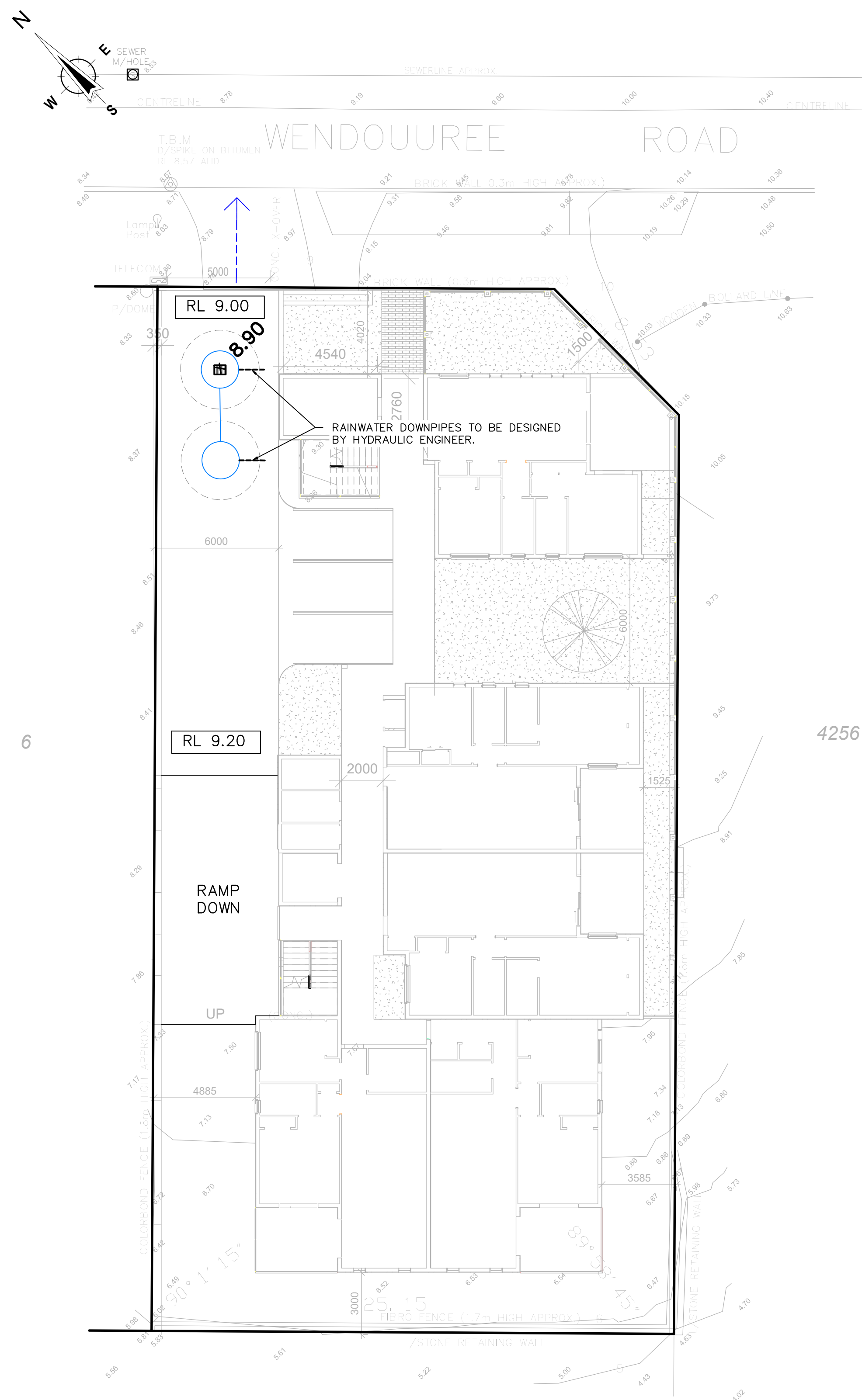
NORTH WEST ELEVATION (SIDE ELEVATION)
SCALE 1:150



SOUTH WEST ELEVATION (SIDE ELEVATION)
SCALE 1:150

CLIENT:			
JETCOVE PTY LTD			
DRAWING NO:			SHEET NO:
			A2.01
DRAWN:	DATE:	PLOT DATE:	SCALE:
CLIENT APPROVAL:			DATE:
I ACKNOWLEDGE THAT THIS DRAWING IS SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION			
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LOT 3 (41) WENDOUREE RD, WILSON			
DRAWING TITLE:			REV NO.
ELEVATIONS			

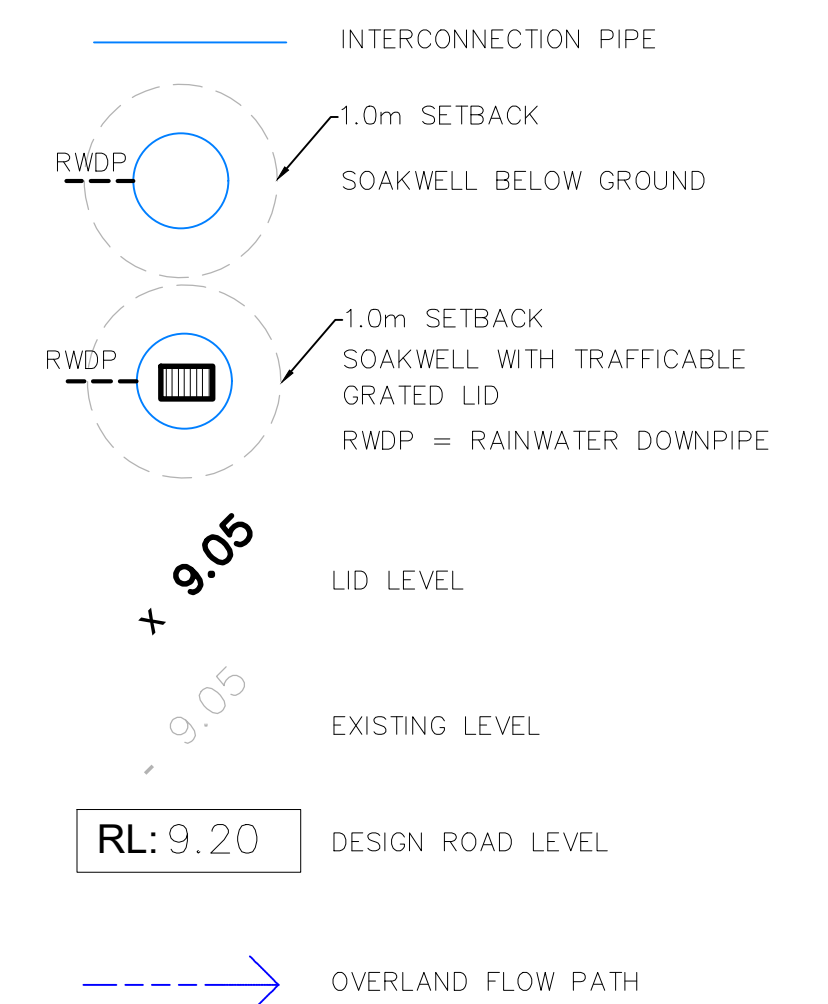
TUSCOM SUBDIVISION CONSULTANTS



NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH SPECIFICATION AND REQUIREMENTS OF CITY OF CANNING.
2. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE DIAL BEFORE YOU DIG SERVICE AND SHALL POTHOLE AND LOCATE ALL SERVICES IN CONJUNCTION WITH THE SERVICE BODIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION. WHERE EXISTING AND PROPOSED WORKS INTERSECT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT.
3. THE CONTRACTOR SHALL LOCATE ALL LEVELS FROM ESTABLISHED BENCH MARKS.
4. ALL BENCH MARKS ARE TO BE PROTECTED AND PRESERVED.
5. ALL CONSTRUCTION SHALL MAKE SMOOTH CONNECTION TO EXISTING WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ALL EXISTING SERVICES. ALL SEWERS SHALL BE PROVIDED WITH EITHER TIMBER BEARERS OR KEEL WITH TIMBER PILES AS REQUIRED.
7. UNLESS INSTRUCTED OTHERWISE, ALL EXISTING TREES AND VEGETATION SHALL NOT BE DISTURBED.
8. ALL SOAKWELL GRATED ON ROAD TO BE CLASS D TRAFFICABLE LID WITH CONCRETE INFILL.

LEGEND



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STORM DESIGN ARI: 1 IN 100 YEARS (No Overland Flow Path)

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF CITY OF CANNING.
2. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE DIAL BEFORE YOU DIG SERVICE AND SHALL POTHOLE AND LOCATE ALL SERVICES IN CONJUNCTION WITH THE SERVICE BODIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION. WHERE EXISTING AND PROPOSED WORKS INTERSECT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT.
3. THE CONTRACTOR SHALL LOCATE ALL LEVELS FROM ESTABLISHED BENCH MARKS.
4. ALL BENCH MARKS ARE TO BE PROTECTED AND PRESERVED.
5. ALL CONSTRUCTION SHALL MAKE SMOOTH CONNECTION TO EXISTING WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ALL EXISTING SERVICES. ALL SEWERS SHALL BE PROVIDED WITH EITHER TIMBER BEARERS OR KEEL WITH TIMBER PILES AS REQUIRED.
7. UNLESS INSTRUCTED OTHERWISE, ALL EXISTING TREES AND VEGETATION SHALL NOT BE DISTURBED.
8. ALL SOAKWELL GRATED ON ROAD TO BE CLASS D TRAFFICABLE LID WITH CONCRETE INFILL.



--- CATCHMENT BOUNDARY

	SCALE	1:150
REVISION	DRAWING No. 192L-DR100	
A		

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Applecross
Western Australia 6153

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Email: consult@tuscom.com.au

17 March 2023

Chief Executive Officer
City of Canning
Locked Bag 80
WELSHPOOL WA 6986

Attention: MR SERGIO FAMIANO – MANAGER CITY PLANNING

Dear Sergio

RE: PROPOSED TEN (10) THREE-STOREY MULTIPLE DWELLINGS AT LOT 3 (NO. 41) WENDOUREE ROAD, WILSON

Tuscom Subdivision Consultants is pleased to represent our client, Jetcove Pty Ltd in the following matter.

Our client is intending to apply Planning Approval for the construction of ten (10) multiple dwellings to be constructed on No. 41 (Lot 3) Wendouree Road, Wilson (herein referred to as the subject site).

ZONING

The proposed development is located at No. 41 (Lot 3) Wendouree Road, Wilson. The property currently is vacant and has total site area of 1,247sqm.

The subject site is zoned 'Residential' under the City of Canning Town Planning Scheme ('herein referred to as the Scheme') with a designated density of R40. The objective of 'Residential' zone is to "provide for a range of housing and a choice of residential densities to meet the needs of the community." In addition, it is to "facilitate and encourage high quality design, built form and streetscapes throughout residential areas."

THE PROPOSAL

The proposal seeks planning approval for ten (10) multiple dwellings located over three levels. Specifically, the development proposal exhibits the following key characteristics:

- A lower ground level comprising seventeen (17) car parking bays;

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- The ground floor comprising a total of five (5) units and three (3) car parking bays, another 3 visitor parking bays on the Council's verge;
- The first floor comprising a total of five (5) units;
- All ten (10) units will be provided with two bedrooms and two bathrooms;
- Each unit is provided with either private courtyard or balconies.

GENERAL PLANNING ASSESSMENT

	PERMISSIBLE	PROPOSED
R-Code	R40	R40
Plot Ratio (Lot area – 1247m ²)	0.6 (748m ²)	0.66 (826m ²)
Building Height	2 Storeys	2 Storeys plus lower ground carpark level
Front setback	4.0m	4.0m
Overshadow	50% of the site area	N/A
Deep Soil Area	10% minimum or 7% with tree to be retained	10.8%
Open Space	N/A	N/A

Table 1 – Key Development Assessment Summary

The proposal complies with all general aspects of the Design WA Residential Design Codes. The only minor variation sought is plot ratio, which will be discussed further below.

PLOT RATIO

The proposal seeks a plot ratio of 0.66 being a total plot ratio area of 826m² in lieu of 0.6 (748m²), representing a variation of 0.06 or 78m².

It is noted that the primary purpose of plot ratio is to manage building bulk and scale however this is done in conjunction with other building controls, these being building height, setbacks, deep soil areas and overshadowing. As such, plot ratio alone should not be relied upon as an effective means of managing building bulk.

The visual impact of a development is influenced by the perceived height, bulk and scale of the development and this can be 'softened' by utilising various design elements. For the subject proposal, visually the proposal

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presents as a two-storey dwelling as viewed from the street and the scale has been further mitigated by varying the building materials, colour, finishes, roof form, heights and setback.

Site Context

The subject site is located adjacent to the Centenary Reserve in Wilson, and it will be overlooking the reserve.

Under the general planning principles contained in high level state planning policies such as Liveable Neighbourhoods (LN), the general principles to achieving lot layout for housing diversity and density would suggest that:

“Medium density housing and small lot development should be made more appealing by placing it in good locations such as close to town and neighbourhood centres or overlooking parks. Smaller lots need to predominate near town and neighbourhood centres and public transport stops to achieve sufficient density to support these facilities.

In this regard, we bring attention the following key considerations:

- The subject site is within 2km to Curtin University and Waterford Plaza;
- 1.5km to Canning College, and
- Approx. 500m to Manning Road & Leach Highway with high frequency bus stops along the road;
- 5km to Carousel Westfield Shopping Centre.

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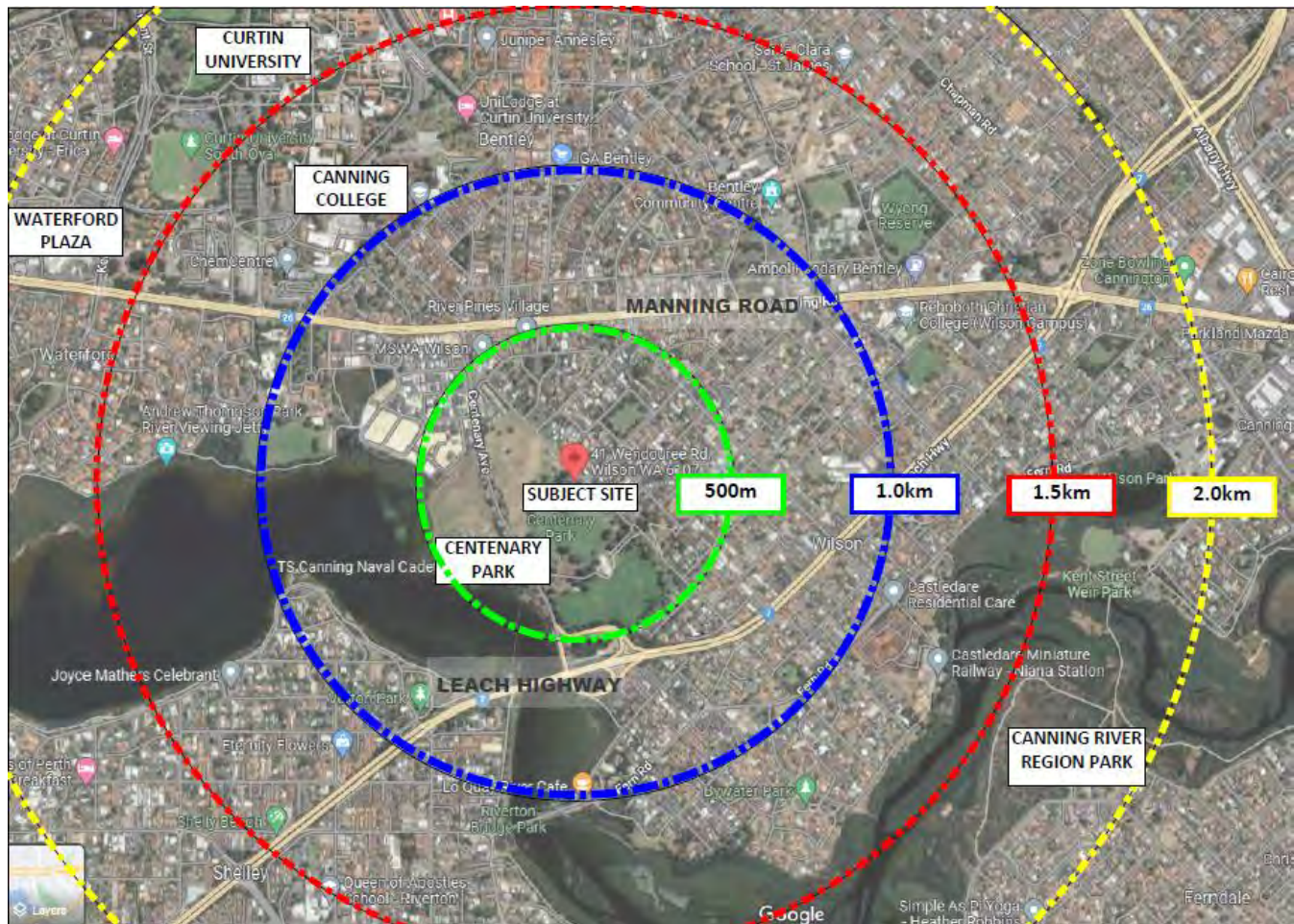


Figure 1 – Site Context

Objective 9 of LN relative to Element 7 states “*To promote the restructuring of existing urban areas to improve the distribution of centres in walking distance of residences, and to upgrade the quality and function of existing centres to support mixed uses, public transport, walkability, intensification, sense of community, amenity, and reduced car travel*”.

As noted above, the proximity of the subject site to the Local Shopping Centre, University/Colleges and transport linkages is considered to address this objective. In addition, the proposal delivers an alternate housing type and affordability in an area currently dominated by low density single houses on large lots.

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The proposal is considered to exhibit design excellence in not only its exterior façade but also in its internal layout and configuration based on the following factors:

- Large living and dining areas which all have access to large major openings / balconies which allow access to ventilation and sunlight. The open nature of these areas also allows for multiple functions to occur simultaneously.
- Large and functional bedrooms all of which can gain access to direct sunlight;
- All balconies meet the minimum size requirements of the R-Codes; and
- Incidental facilities including robes to all bedrooms, cupboards as well as laundry nooks have been well placed and provided for within all units;
- All the units' balcony/courtyard are facing the open park.



Figure 2 – Proposed development as viewed from Wendouree Road

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VISITOR BAYS

The developer would also like to propose to have 3 visitor bays along the Council verge. The subject site is located adjacent to Centenary Park and currently there is no proper parking bays along Wendouree Road to access the park. Previously we have submitted for written planning advice and City has no objection against visitor parking on the verge. Having 3 visitor bays along the verge will provide benefit to the public.

DEEP SOIL AREA

The overall impact of the proposal on streetscape is acceptable. The minimum requirement of deep soil area is 124.7m², 10% of the total site area. The proposed deep soil area is 148m², which exceeds the minimum requirement of the Design WA Residential Design Codes. One large tree and 2 small trees will be planted as per the landscape plan requirement.

DWELLING DESIGN

According to the State Planning Policy 7.3 Residential Design Codes, dwellings shall have a minimum internal floor area in accordance with Table 4.3a, and habitable rooms have a minimum floor areas and dimensions in accordance with Table 4.3b. In addition, each dwelling shall be provided with private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4. Refer State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments for tables.

Our development has met all the requirements of the units areas.

WASTE MANAGEMENT

The Development will utilize local Council verge collection for all Waste and Recyclable Goods. An enclosed Bin Store has been provided on ground floor of the building and is not visible from the surrounding roads or neighbouring properties. The total area of the Bin Store area is 12.5sqm.

CONCLUSION

It is considered that the proposal warrants favourable consideration based on the above. In summary, reasons in support of the proposal are:

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- In isolation, the proposal plot ratio variation of 0.06 in lieu of 0.6 should not be construed as representing an adverse amenity impact to the locality on the basis that more pertinent factors such as building height, setbacks and deep soil areas have been appropriately provided;
- Compared to the existing development on the subject site, the proposal will significantly improve the amenity of the locality by introducing a high-quality development that is visually appealing but also improves the housing and affordability options in the locality to the benefit of the wider community;
- The subject site affords excellent access to public bus services which provide connection to Fremantle, Perth City and areas in between. Medium to high density development such as the proposal should be encouraged in this regard.

We hope the City will provide favourable advice to the plans, please do not hesitate to contact Ms Liz Wong – Project Development Consultant on 9316 8388 or liz@tuscom.com.au should further information be required.

Yours faithfully



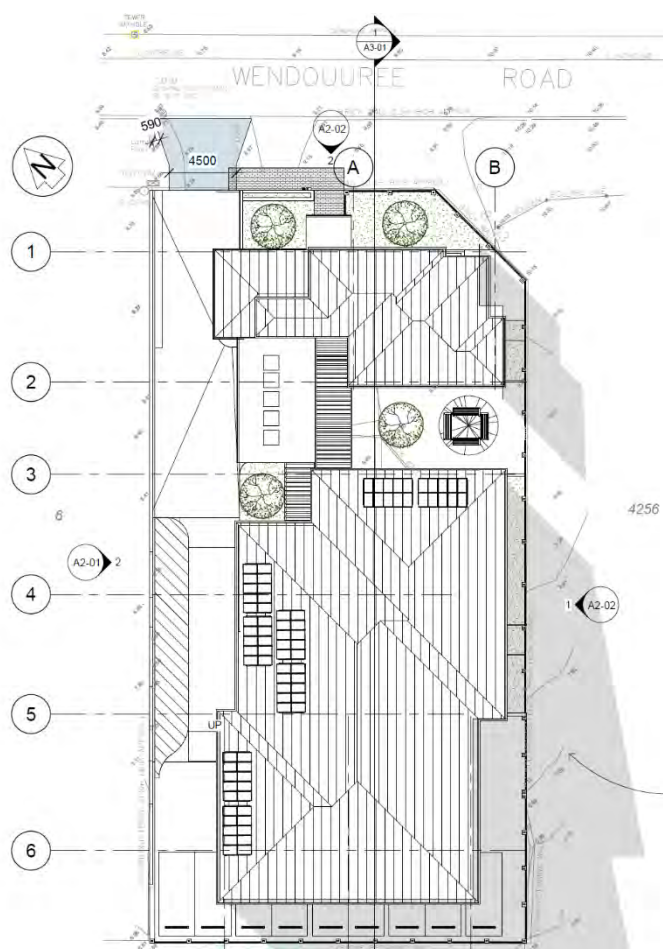
MR JAMES TEOH
DIRECTOR

Introduction

The developer will implement practical and economical energy efficiency initiatives in the development, as per the following:

The orientation of the building in relation to the sun and cooling breezes is one of the main contributions for passive solar design. Subject site has the advantage of facing the Centenary Park where all the units have no overlooking issue and sufficient daylight.

- All habitable rooms are provided with access to daylight and natural ventilation. 2
- All habitable rooms have windows to outdoor areas that are capable of being opened. 3
- A 2.7m floor to ceiling heights for habitable rooms which is reflected on the sections provided. 4
- Limiting the depth of single aspect apartments to a maximum of 8m (no greater than 3x ceiling height) where possible. 5
- Providing windows to kitchen, bathroom, and laundry areas where possible. 6



Water sensitive landscaping design has been incorporated throughout the site to reduce the ongoing reliance on irrigating and in turn reducing the overall operating costs for residents. Grey water from rainwater tank can be used to water garden or being used for the toilets to reduce main water cost.

3. Energy Efficiency

The developers are planning for all electric development- no connection to gas which allows for incidental carbon emissions reductions as contribution of renewable energy generators increases.

A number of PV cells are located on the roof of the building to assist in reducing overall operating costs to the building and its residents.

Energy conservation can also include energy efficient appliances such as:

- Dishwashers (where supplied): 3.5 stars
- Washing Machines (where supplied): 4.0 stars
- Dryers (where supplied): 2 stars
- Fridge/Freezers (where supplied): 3.5 stars
- Efficient LED lighting with smart control
- Efficient electric induction cooktops

4. Cars and bike parking

The resident car parking bays will be provided with cabling and GPOs with appropriate metering to enable EV charging. Provision for bike parking has also been included in the development.

5. Alternative Building Materials

A variety of recycled materials will be selected by the developers to reduce carbon footprint and environmental cost. Renewable material such as bamboo and wood require less energy-intensive processing methods.

Low maintenance materials that are durable and long lasting, sustainable resources and eco-friendly products are all considered when we design an environmentally friendly home.

Developer chooses to use brick wall, which have a high heat storage capacity, making significant cost savings on heating and cooling.

Conclusion

The proposed multiple dwelling development will represent a significant improvement in energy efficiency. Using modern architecture design and modern environmental practices, the occupants within the proposed units will be able to enjoy their living space without heavy reliance on external facilities such as air condition in summer or heaters in winter.

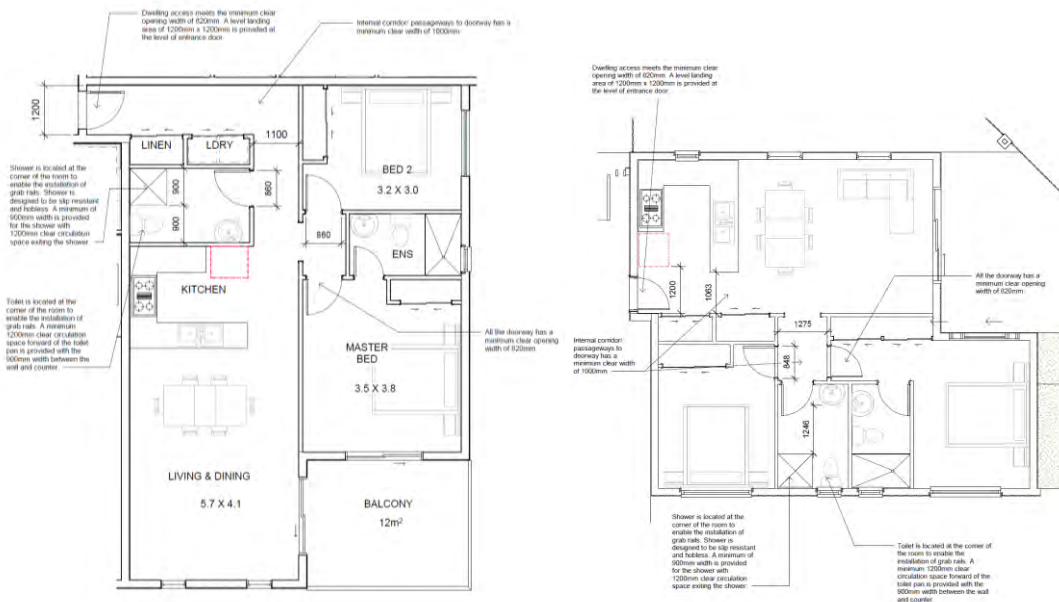
LP10 ASSESSMENT- PLOT RATIO VARIATION

The proposal seeks a plot ratio of 0.66 being a total plot ratio area of 826m² in lieu of 0.6 (748m²), representing a variation of 0.06 or 78m² (6%)

Based on the Incentive- Based Residential Development Assessment LP10, in order to obtain bonus plot ratio of up to 7.5%, 20 points is required to be met from Table 3. The development has achieved the 20 points with the following criteria.

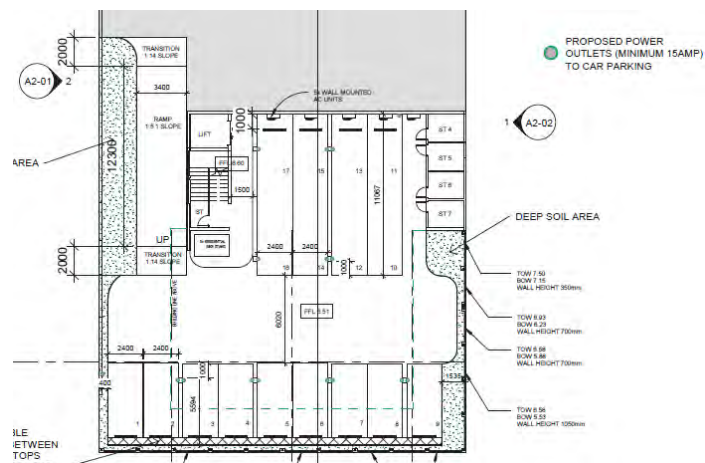
1. Universal Design (10 points)

Additional 10% of the dwellings is required to meet the “Desirable Criteria Checklist” of WA liveable Homes universal design standards. Units 1, 6 & 10 have met the requirement of silver level livable housing design. Please see floor plan for your reference.



2. Energy Efficiency (10 points)

The resident car parking bays will be provided with cabling and GPOs with appropriate metering to enable EV charging.



Design review report and recommendations (Part 1/4)

This report is prepared by the panel coordinator and checked by the design review Chair. To maintain the integrity and independence of the design review process this report should be attached, unedited to Council reports and (if applicable) the Development Assessment Panel Responsible Authority Report.

Local government	City of Canning	
Item 4.1	Ten Multiple Dwellings – 41 Wendouree Road (Lot 3), Wilson (City ref: 105.1328)	
Date	Tuesday, 16 May 2023	
Time	9.30am	
Location	Committee Room at the City of Canning Administration Offices 1317 Albany Highway, Cannington	
Panel members	Emma Williamson Tony Blackwell	Chair (Architect) Member (Landscape Architect/Urban Designer)
Local government officers	Sergio Famiano Adam Prestage Barb Rankin	Manager City Planning Planning Officer Executive Assistant, Planning & Development
Proponent/s Group	Liz Wong Malcolm Mackay	Project Development Consultant, Tuscom Subdivision Consultants Architect Consultant, Tuscom Subdivision Consultants
Observer/s	Nil.	
Briefings		
Development assessment overview	Adam Prestage	Planning Officer, City of Canning
Technical issues	• Façade of building addressing the street is somewhat lacking in design finesse; • Car parking location and design, including configuration and compliance; • Inappropriate waste, i.e., roadside waste collection proposed; • Location of storage rooms; • Retaining wall information incomplete; and • Inappropriate plant and tree species proposed in landscaping plan.	
Design review		
Proposed development	Ten Multiple Dwellings	
Property address	41 Wendouree Road, Wilson (Lot No. 3 on Plan DP026065)	

Background	The application has been submitted for the Design Review Panel to review. The site formerly contained a single house and ancillary buildings (site now cleared). Subject site also has had a 4 lot Survey Strata approved.
Proposal	The development proposes 10 multiple dwellings comprising: • 1 building (2 stories with undercover car parking to rear); - 10 dwellings consisting of 2 x 2 bed 2 bath; and • 16 bays have been provided: 12 resident bays onsite/3 visitor bays on street. The total plot ratio is 0.66. The proposal seeks a variation of plot ratio of 0.06 or 75m².
Applicant/representative address to the design review panel	Malcolm Mackay – Architect Consultant, Tuscom Subdivision Consultants presented to the Panel a power point on how they have addressed the 10 Design Review Principles.
Key issues/recommendations	• Context analysis more information required, particularly regarding materials; • Car parking concerns: - o Confirm swept paths have been B99 tested; - o Bays downstairs concerned not to Aust standards due to column locations; - o Wheel stops required for 3 bays at upper level.; • Store sizes 1, 3 and 4 look undersized; • Confirmation of deep soil area and locations; • Waste Management Plan requested; • Visual impact of air condensers needs further consideration; • EV charging details requested; • Plant species need to be endemic due to location; • Flat or parapet roof better for PV Cells; • Engage sustainability consultant to ensure sustainability initiatives can be achieved in accordance with LPP10; • Confirmation of level of enclosure and fire safety of stairs; • Further develop space in-between building forms, 'break up journey'; • Units 6 & 10 to become silver status; • Permeable fencing is required; • No access to the reserve – needs to be reconsidered; • Elevations of building needs consideration to reduce bulk, especially from reserve; • Pitched roof is over height and impacts on mass, bulk and character; • Legibility to front entry needs more articulation to feel embedded in context; • Bedroom windows units 1 & 3 facing common space have problems with privacy and cross ventilation. They need buffers for privacy and separation from communal use.
Chair signature	

Item 4.1 - Ten Multiple Dwellings – 41 Wendouree Road (Lot 3), Wilson (City ref: 105.1328)

Design review report and recommendations (Part 2/4)		
Design quality evaluation		
Item 4.1: Ten Multiple Dwellings – 41 Wendouree Road (Lot 3), Wilson (City ref: 105.1328)		
		<i>Supported</i>
		<i>Pending further attention</i>
		<i>Not supported</i>
Principle 1 - Context and character		<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a.	The Panel commented on the opportunity for the proposal to respond to the unique qualities of the context so that it can benefit from the park and river location at the same time as being respectful to it.
	1b.	The Panel commented that this development introduces a new typology delivering increased density in this high asset-value location.
	1c.	The Panel commented that the unique character of the site means that all elevations are equally important.
Principle 2 - Landscape quality		<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a.	The Panel questioned how the deep soils area requirements are being met and where they are located and request information to clarify this.
	2b.	The Panel advised that it would be good if the species selected were not just native but also endemic – this also likely being a positive aspect when looked at by the Swan River Trust (DBCA).
Principle 3 – Built form and scale		<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	3a.	The Panel acknowledged the benefits of the landscaped break in the built form, with the smaller building element toward the street and facing the low-density residential developments over the road.
	3b.	The Panel requested confirmation on whether units 3 and 4 have met the Volume 1 standard for private open space.
	3c.	The Panel commented on the bulk facing the park which they feel is the most uncomfortable aspect of the design. The combined impact of the sloping site and the roof results in significant bulk.

	3d.	The Panel commented that the apartment typology allows for the exploration of alternative roof forms that could help to reduce the perceived bulk and scale of the project.
	3e.	The Panel commented they are concerned with the location and visual prominence of the air conditioning condensers.
Principle 4 - Functionality and build quality		<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a.	The Panel commented on the parking and requested that the proponent confirm that the swept paths meet B99 standards.
	4b.	The Panel are concerned that the bays downstairs are not to Australian Standards due to the combination of the width of the bays and frequency and location of the columns.
	4c.	The Panel commented that wheel stops might be required on the 3 bays on the top ramp due to people 'overparking'. This could result in restricted pedestrian access.
	4d.	The Panel commented on the negative impact to the verge and the street interface of proposal as a result of the 3 visitor bays in front and do not support these. The Panel feel there is adequate parking onsite to accommodate the necessary visitor bays.
	4e.	The Panel requested confirmation on the size of the stores 1, 3 and 4 as they feel they are not the minimum 4m ² required.
Principle 5 - Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a.	The Panel acknowledged the PV Cells. The Panel commented that more commitments need to be made to the ESD aspects of the project by engaging a sustainability consultant, noting opportunities to explore the use of recycled materials and water management techniques on site.
	5b.	The Panel acknowledged the idea of the open stair as a positive element in terms of the ventilation and connection to the external environment, however requested information on the level of enclosure and confirmation of possible fire protection requirements.
Principle 6 – Amenity		<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	6a.	The Panel requested a clear waste management plan with concerns on the impact of amenity with the neighbourhood. The Panel questioned whether there are enough bins with the City moving to the 3 bin system. If bins are to be shared the management of these needs to be clarified.

	6b.	The Panel also have concerns with the impact of waste truck access depending on on-site or street collection. Clarification is sought in relation to the approach and the subsequent impacts.
	6c.	The Panel expressed concern in relation to the visual impact, as well as noise and possibly heat from the air conditioning condensers.
	6d.	The Panel commented on the poor amenity on having the door to the bin room right near the main entry. The suggestion was made that moving this to the driveway side would be an improvement to the entry but would result in potential safety considerations.
	6e.	The Panel commented on the poor amenity offered to the main bedrooms of units 3 and 4 with views beyond the site blocked by the locations of the robes.
	6f.	The Panel commented that the internal nature of bedroom 2, unit 4 is considered an extremely poor outcome and is not supported by the Panel.
	6g.	The Panel expressed concerns in relation to the windows that face into the communal open space for units 1 and 3. While there are positive aspects of connection to the open space there are inherent visual and acoustic privacy issues. The Panel suggested putting in a buffer that provides a privacy screen between the rooms and the communal spaces.
Principle 7 – Legibility		<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	7a.	The Panel commented that there is an opportunity to further develop the knuckle of open space that sits between the 2 building forms through a more deliberate articulation of the relationship between the parking bays and the broader open space by reconsidering the design and language of both areas, or more purposefully separating the two through screening or the like.
	7b.	The Panel noted that the lift is a long way into the building raising legibility concerns. However, if the overall journey were more open this would help alleviate this issue.
	7c.	The Panel commented on the landscape element outside the internal room on the ground floor (with the void above) needing more resolution as it could exacerbate the sense of 'internalisation' (claustrophobia) of the adjoining bedroom, also likely impacting upon natural light and crossflow ventilation. At the same time there is a need to provide privacy to this bedroom. Similar issues apply to the equivalent bedroom on the first floor.
	7c.	The Panel feel the legibility of the front entry could be enhanced through increased articulation.

Principle 8 – Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a.	The Panel request further detail in relation to the waste and the pickup and access to the bin store.
	8b.	Notwithstanding the City not supporting the permeable fencing, the Panel feel that permeable fencing could help enhance the design making it feel like it is engaging and connecting with the parkland and potentially offer an interaction and assist with passive surveillance, e.g. appropriately orientated, vertical slat, fencing uprights.
Principle 9 - Community		<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	9a.	The Panel commented on the missed opportunity of providing more direct physical and/or visual access to the reserve and recommended that the proponent should think about ways that all of the apartments could have better access to the reserve.
	9b.	The Panel request further information in relation to the capacity for units 6 and 10 to achieve the Silver Liveable standard.
Principle 10 Aesthetics		<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a.	The Panel acknowledged the use of face brickwork which is contextually appropriate and will reduce long term maintenance.
	10b.	The Panel commented that the proposed screen is a positive attribute to the design aesthetics and this vertical element could be extended and incorporated into the perimeter fencing. Using timber here is considered appropriate as a connection to the trees and parkland. It is good to have a connection with nature, i.e., following the principles of biophilic design.
	10c.	The Panel encourage the applicant to consider the articulation of the building elevations as they relate to and are seen from the parkland.

Design review report and recommendations (Part 3/4)

Design review progress

	Supported		
	Pending further attention		
	Not supported		
	DR1 - 16.05.2023	DR2 - DD.MM.YEAR	DR3 - DD.MM.YEAR
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

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Design Review Recommendation	Applicants Response
1. Context and character <i>Pending further attention</i> 1a. The Panel commented on the opportunity for the proposal to respond to the unique qualities of the context so that it can benefit from the park and river location at the same time as being respectful to it. 1b. The Panel commented that this development introduces a new typology delivering increased density in this high asset-value location. 1c. The Panel commented that the unique character of the site means that all elevations are equally important.	Gate access is provided from the communal open space to the park. Elevations have been modified to reduced bulkiness of the development.
2. Landscape quality <i>Pending further attention</i> 2a. The Panel questioned how the deep soils area requirements are being met and where they are located and request information to clarify this. 2b. The Panel advised that it would be good if the species selected were not just native but also endemic – this also likely being a positive aspect when looked at by the Swan River Trust (DBCA).	Revised landscape plan has been provided.
3. Built Form and scale <i>Pending further attention</i> 3a. The Panel acknowledged the benefits of the landscaped break in the built form, with the smaller building element toward the street and facing the low-density residential developments over the road. 3b. The Panel requested confirmation on whether units 3 and 4 have met the Volume 1 standard for private open space. 3c. The Panel commented on the bulk facing the park which they feel is the most uncomfortable aspect of the design. The combined impact of the sloping site and the roof results in significant bulk.	3a. Additional small tree has been added within the front setback to reduce the bulk and scale of the development. 3b. Units 3 & 4 have met the private open space area with the width of 3.9m and length of 4.5m (including mulch area) which make up of 16sqm in total. 3c. Replaced pitch roof with flat roof system to reduce bulk and scale.

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4. Functionality and build quality <i>Pending further attention</i> 4a. The Panel commented on the parking and requested that the proponent confirm that the swept paths meet B99 standards. 4b. The Panel are concerned that the bays downstairs are not to Australian Standards due to the combination of the width of the bays and frequency and location of the columns. 4c. The Panel commented that wheel stops might be required on the 3 bays on the top ramp due to people 'overparking'. This could result in restricted pedestrian access. 4d. The Panel commented on the negative impact to the verge and the street interface of proposal as a result of the 3 visitor bays in front and do not support these. The Panel feel there is adequate parking onsite to accommodate the necessary visitor bays. 4e. The Panel requested confirmation on the size of the stores 1,3 and 4.	4a. Parking swept path is added. 4b. Columns in car park are shifted to meet the AS. 4c. Wheel stops are added in all the car bays. 4d. 3 visitor bays on the verge are removed and replaced with soft landscape. 4e. Store 1,3 and 4 have met the minimum requirement of 4m² with 2.7m length and 1.5m width.
5. Sustainability <i>Pending further attention</i> 5a. The Panel acknowledged the PV Cells. The Panel commented that more commitments need to be made to the ESD aspects of the project by engaging a sustainability consultant, noting opportunities to explore the use of recycled materials and water management techniques on site. 5b. The Panel acknowledged the idea of the open stair as a positive element in terms of the ventilation and connection to the external environment, however requested information on the level of enclosure and confirmation of possible fire protection requirements.	Sustainability statement has been provided.

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6. Amenity <i>Not supported</i> 6a. The Panel requested a clear waste management plan with concerns on the impact of amenity with the neighbourhood. The Panel questioned whether there are enough bins with the City moving to the 3 bin system. If bins are to be shared the management of these needs to be clarified. 6b. The Panel also have concerns with the impact of waste truck access depending on on-site or street collection. Clarification is sought in relation to the approach and the subsequent impacts. 6c. The Panel expressed concern in relation to the visual impact, as well as noise and possibly heat from the air conditioning condensers. 6d. The Panel commented on the poor amenity on having the door to the bin room right near the main entry. The suggestion was made that moving this to the driveway side would be an improvement to the entry but would result in potential safety considerations. 6e. The Panel commented on the poor amenity offered to the main bedrooms of units 3 and 4 with views beyond the site blocked by the locations of the robes. 6f. The Panel commented that the internal nature of bedroom 2, unit 4 is considered an extremely poor outcome and is not supported by the Panel. 6g. The Panel expressed concerns in relation to the windows that face into the communal open space for units 1 and 3. While there are positive aspects of connection to the open space there are inherent visual and acoustic privacy issues. The Panel suggested putting in a buffer that provides a privacy screen between the rooms and the communal spaces.	6a & b. Revised WMP has been provided. As per Council's suggestion, on site collection and bulk bin system are proposed for the development. 6c. 5 AC condensers units are located in the basement carpark and another 5 are located on the roof. 6d. Bin door is shifted from the entry to the driveway. Roller shutter door is proposed as per Council's comment. 6f. Staircase 2 landing is swapped to provide direct view from window to outside. 6g. Landscape buffer is provided in the communal open space to protect privacy of Unit 1 & 3.

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7. Legibility <i>Pending further attention</i> 7a. The Panel commented that there is an opportunity to further develop the knuckle of open space that sits between the 2 building forms through a more deliberate articulation of the relationship between the parking bays and the broader open space by reconsidering the design and language of both areas, or more purposefully separating the two through screening or the like. 7b. The Panel noted that the lift is a long way into the building raising legibility concerns. However, if the overall journey were more open this would help alleviate this issue. 7c. The Panel commented on the landscape element outside the internal room on the ground floor (with the void above) needing more resolution as it could exacerbate the sense of 'internalisation' (claustrophobia) of the adjoining bedroom, also likely impacting upon natural light and crossflow ventilation. At the same time there is a need to provide privacy to this bedroom. Similar issues apply to the equivalent bedroom on the first floor. 7d. The Panel feel the legibility of the front entry could be enhanced through increased articulation.	7a. Landscape of the communal open space has been improved. 7b. The pathway to the lift is opened to the visitor car bays and communal open space. The pathway roof has also changed to open roof. 7c. Staircase landing has been swapped to make the hi-lite window more open to the outside. 7d. Front entry has been improved with the additional of porch and entry door.
8. Safety <i>Pending further attention</i> 8a. The Panel request further detail in relation to the waste and the pickup and access to the bin store. 8b. Notwithstanding the City not supporting the permeable fencing, the Panel feel that permeable fencing could help enhance the design making it feel like it is engaging and connecting with the parkland and potentially offer an interaction and assist with passive surveillance, e.g. appropriately orientated, vertical slat, fencing uprights.	8a. Revised WMP is provided. 8b. Portion of the fencing facing the park has been amended to permeable fencing.

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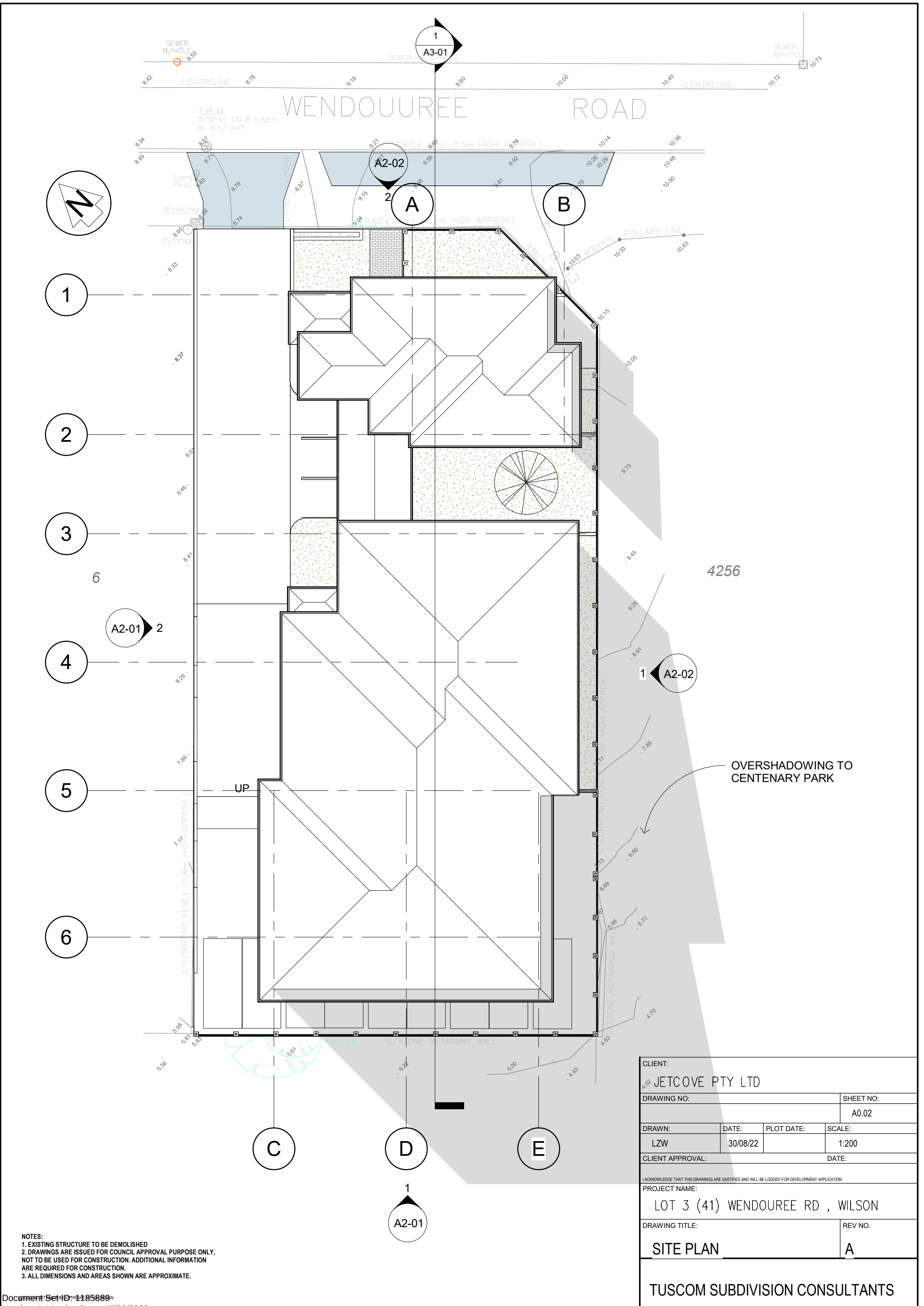
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9. Community <i>Pending further attention</i> 9a. The Panel commented on the missed opportunity of providing more direct physical and/or visual access to the reserve and recommended that the proponent should think about ways that all of the apartments could have better access to the reserve. 9b. The Panel request further information in Relation to the capacity for unit 6 and 10 to achieve the Silver Liveable standard.	9a. Gate access is provided from the communal open space to the park. 9b. Details floor plan of unit 6 and 10 has been provided to show the Silver Liveable standard has been achieved.
10. Aesthetics <i>Pending further attention</i> 10a. The Panel acknowledged the use of face brickwork which is contextually appropriate and will reduce long term maintenance. 10b. The Panel commented that the proposed screen is a positive attribute to the design aesthetics and this vertical element could be extended and incorporated into the perimeter fencing. Using timber here is considered appropriate as a connection to the trees and parkland. It is good to have a connection with nature, i.e., following the principles of biophilic design. 10c. The Panel encourage the applicant to consider the articulation of the building elevations as they relate to and are seen from the parkland.	Timber cladding is added on the balcony to provide more element on the elevations facing the park.



NOTES:
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3. ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE.

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DRAWN:	DATE:	PLOT DATE:	SCALE:
CLIENT APPROVAL:			DATE:
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LOADED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE:			REV NO.

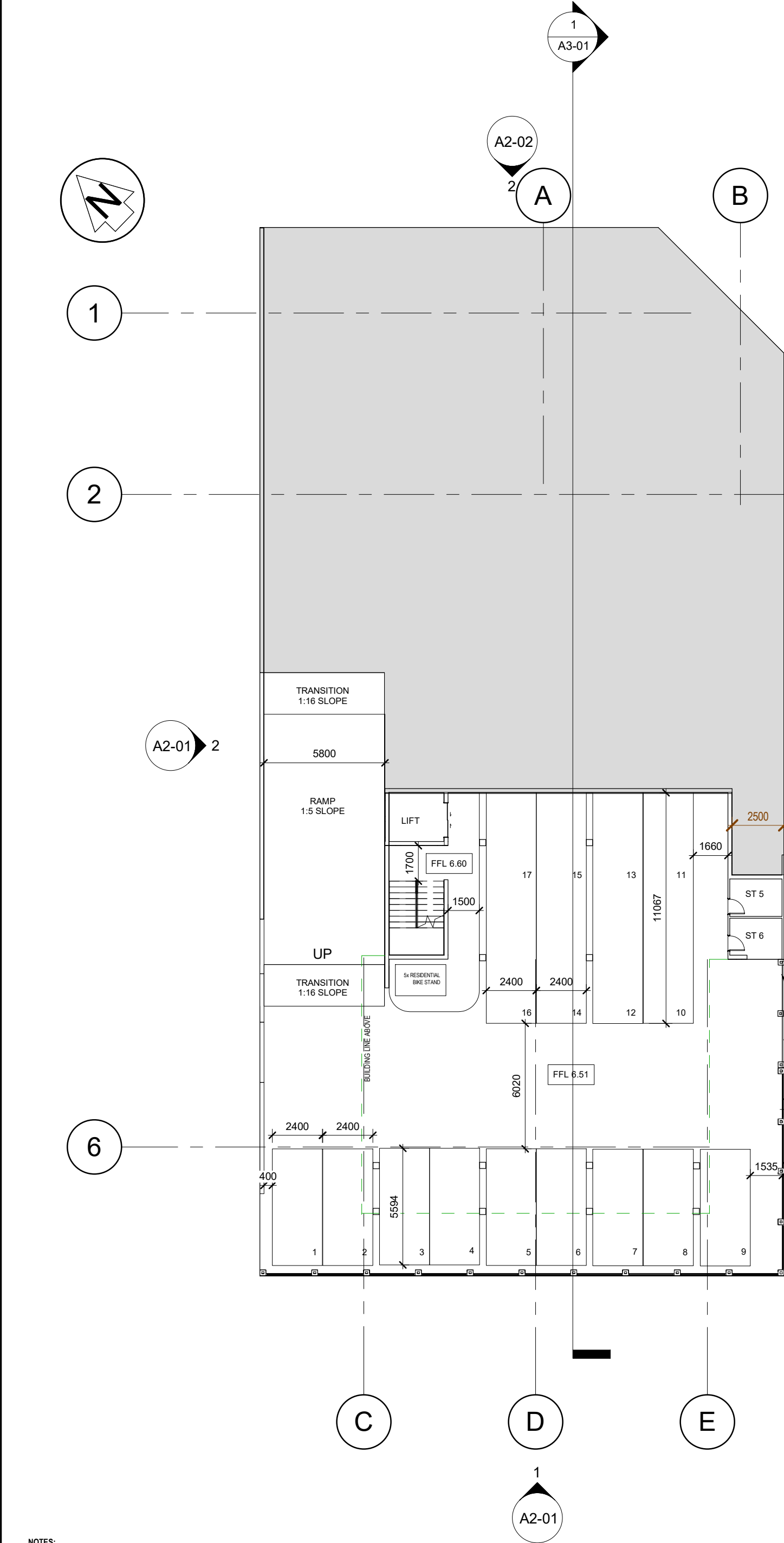


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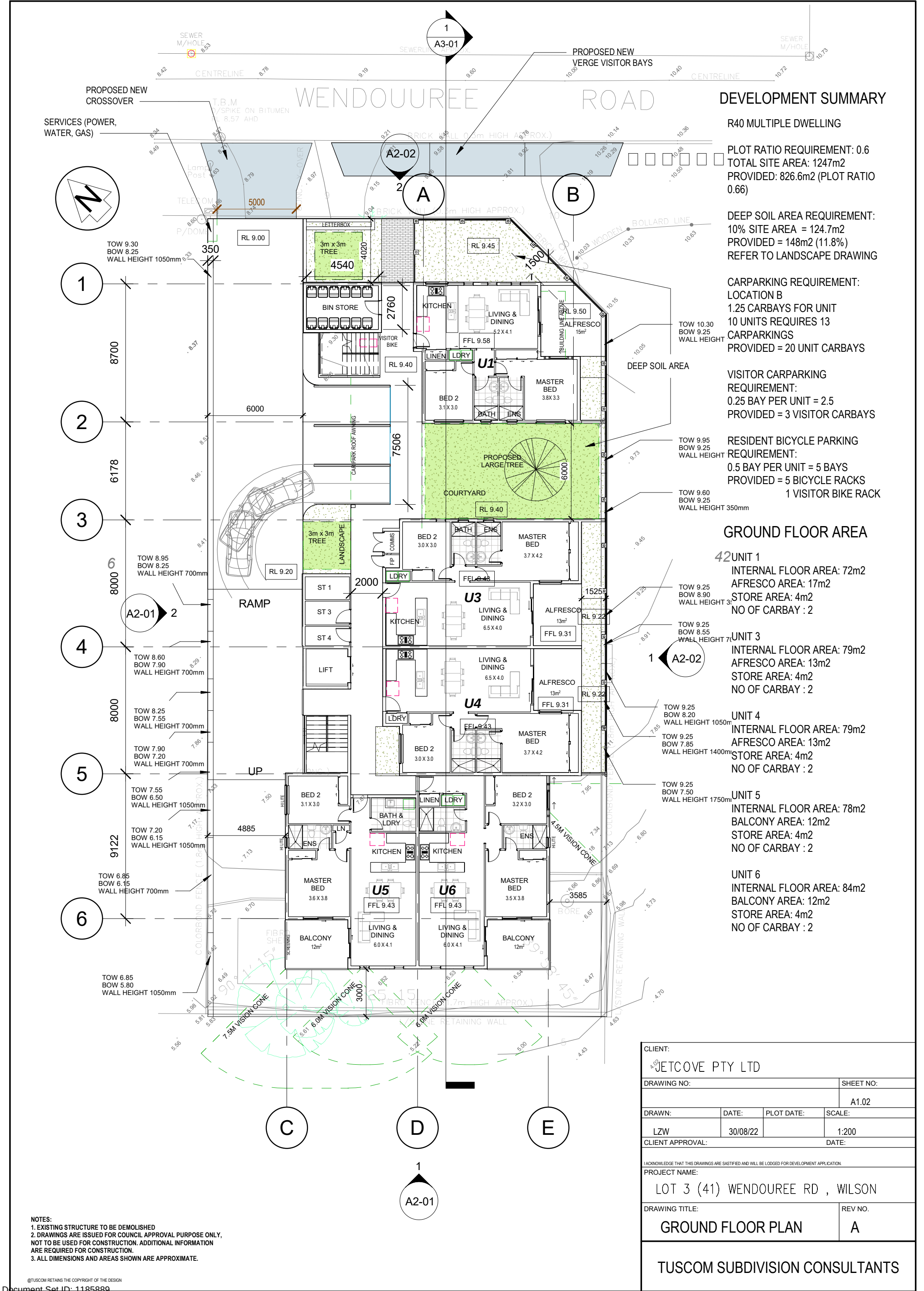
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I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION.				
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON				
DRAWING TITLE:			REV NO.	
SITE PLAN			A	
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I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME:			
LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE:			REV NO.
UNDERGROUND			A
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DEVELOPMENT SUMMARY

R40 MULTIPLE DWELLING

PLOT RATIO REQUIREMENT: 0.6
TOTAL SITE AREA: 1247m2
PROVIDED: 826.6m2 (PLOT RATIO 0.66)

DEEP SOIL AREA REQUIREMENT:
10% SITE AREA = 124.7m2
PROVIDED = 148m2 (11.8%)
REFER TO LANDSCAPE DRAWING

CARPARKING REQUIREMENT:
LOCATION B
1.25 CARBAYS FOR UNIT
10 UNITS REQUIRES 13
CARPARKINGS
PROVIDED = 20 UNIT CARBAYS

VISITOR CARPARKING
REQUIREMENT:
0.25 BAY PER UNIT = 2.5
PROVIDED = 3 VISITOR CARBAYS

RESIDENT BICYCLE PARKING
REQUIREMENT:
0.5 BAY PER UNIT = 5 BAYS
PROVIDED = 5 BICYCLE RACKS
1 VISITOR BIKE RACK

GROUND FLOOR AREA

42UNIT 1
INTERNAL FLOOR AREA: 72m2
AFRESCO AREA: 17m2
STORE AREA: 4m2
NO OF CARBAY : 2

UNIT 3
INTERNAL FLOOR AREA: 79m2
AFRESCO AREA: 13m2
STORE AREA: 4m2
NO OF CARBAY : 2

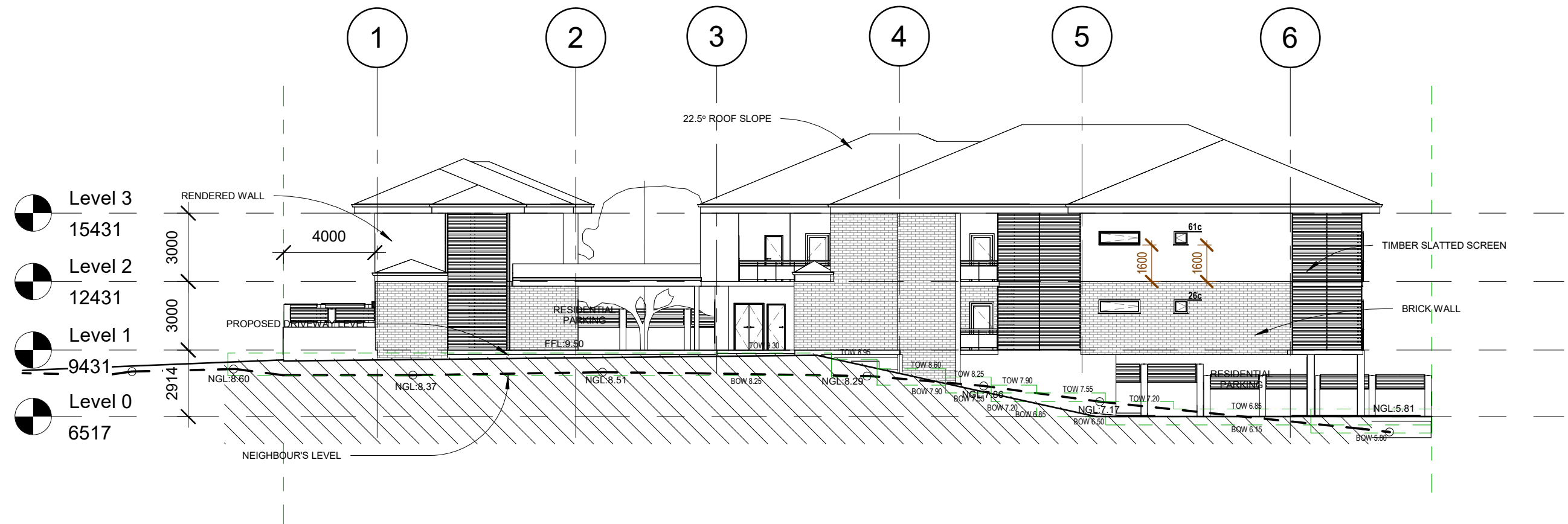
UNIT 4
INTERNAL FLOOR AREA: 79m2
AFRESCO AREA: 13m2
STORE AREA: 4m2
NO OF CARBAY : 2

UNIT 5
INTERNAL FLOOR AREA: 78m2
BALCONY AREA: 12m2
STORE AREA: 4m2
NO OF CARBAY : 2

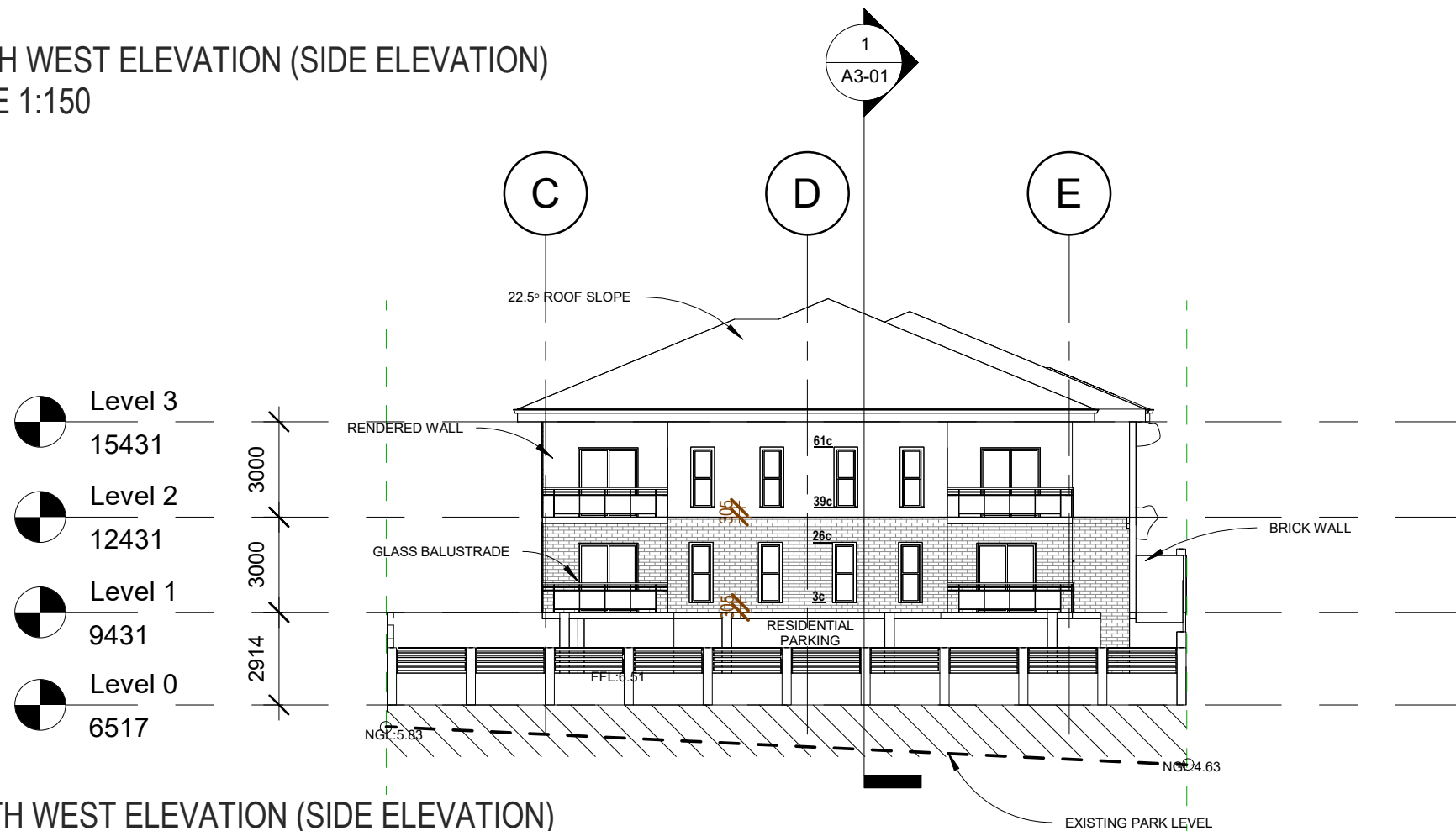
UNIT 6
INTERNAL FLOOR AREA: 84m2
BALCONY AREA: 12m2
STORE AREA: 4m2
NO OF CARBAY : 2

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PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: GROUND FLOOR PLAN			REV NO. A
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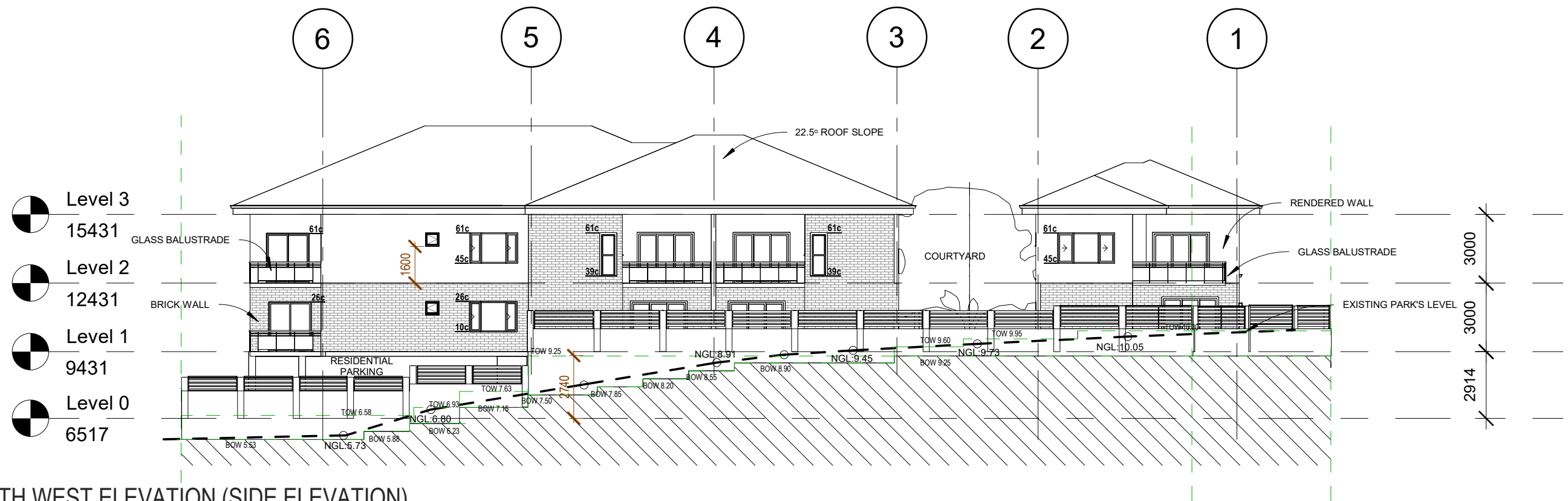


NORTH WEST ELEVATION (SIDE ELEVATION)
SCALE 1:150

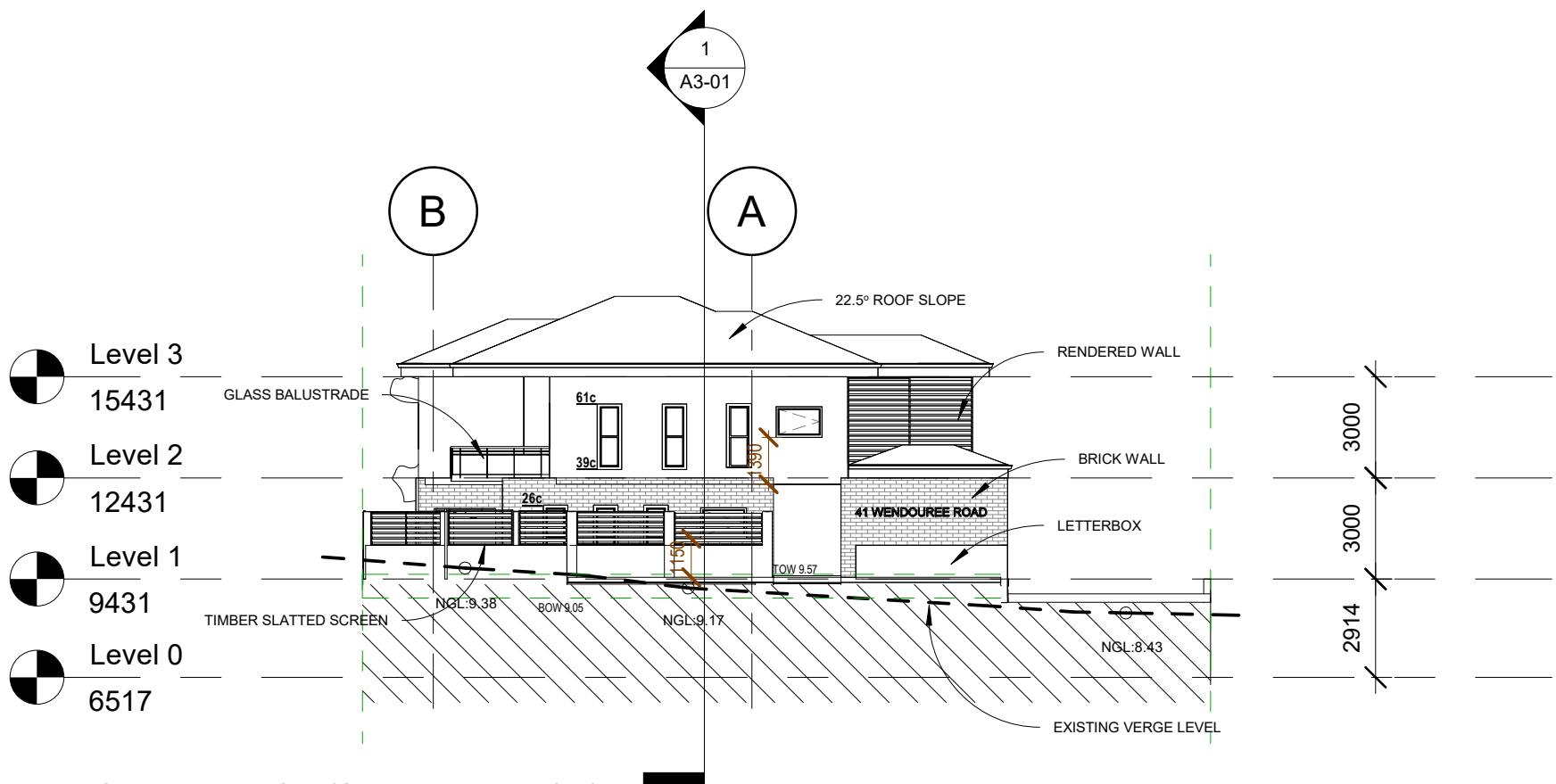


NORTH WEST ELEVATION (SIDE ELEVATION)
SCALE 1:150

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I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION.			
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DRAWING TITLE: ELEVATIONS			REV NO.
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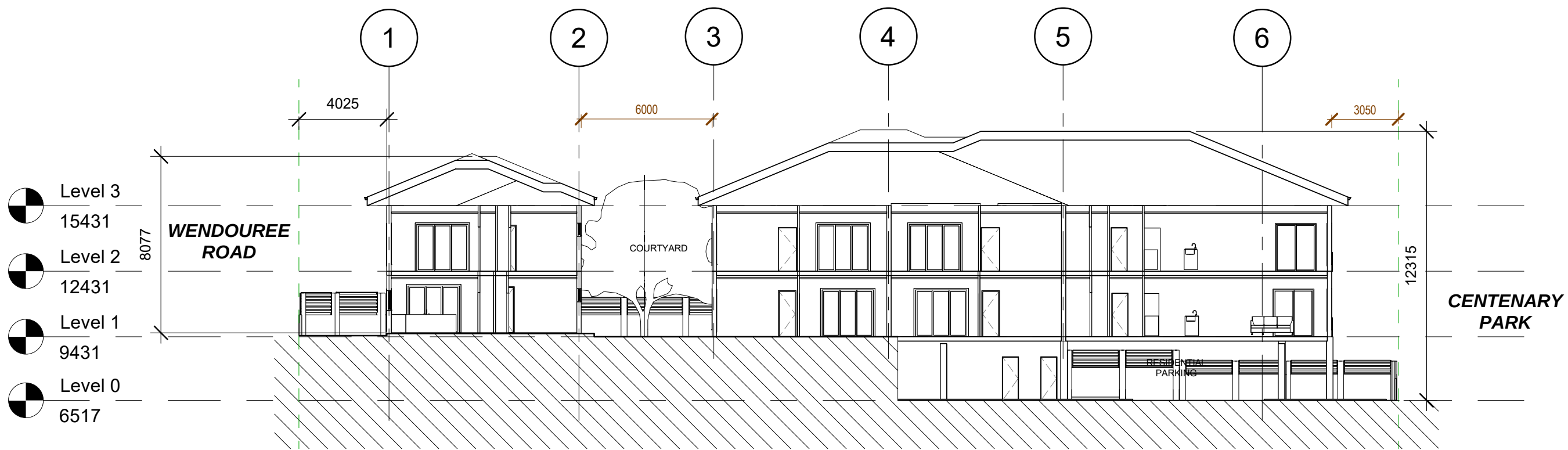


NORTH WEST ELEVATION (SIDE ELEVATION)
SCALE 1:150



NORTH WEST ELEVATION (SIDE ELEVATION)
SCALE 1:150

CLIENT:			
JETCOVE PTY LTD			
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			A2.01
DRAWN:	DATE:	PLOT DATE:	SCALE:
CLIENT APPROVAL:			DATE:
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION.			
PROJECT NAME:			
LOT 3 (41) WENDOUREE RD, WILSON			
DRAWING TITLE:			REV NO.
ELEVATIONS			
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DRAWN:	DATE:	PLOT DATE:	SCALE:
CLIENT APPROVAL:			DATE:
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PROJECT NAME: LOT 3 (41) WENDOUREE RD, WILSON			
DRAWING TITLE: SECTIONS			REV NO:
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Orthrosanthus
Laxus



Liriope Muscari



Coral Gum Tree



Boronia Crenulata



Anigozanthos
Manglesii



Teddy Bear Magnolia



Banksia
Blechnifolia



Dianella Species



Snake Bush



Leucophyta
Brownii

LEGEND

CONCRETE PAVING

LAWN

MULCH

BRICK PAVING

SNAKE BUSH

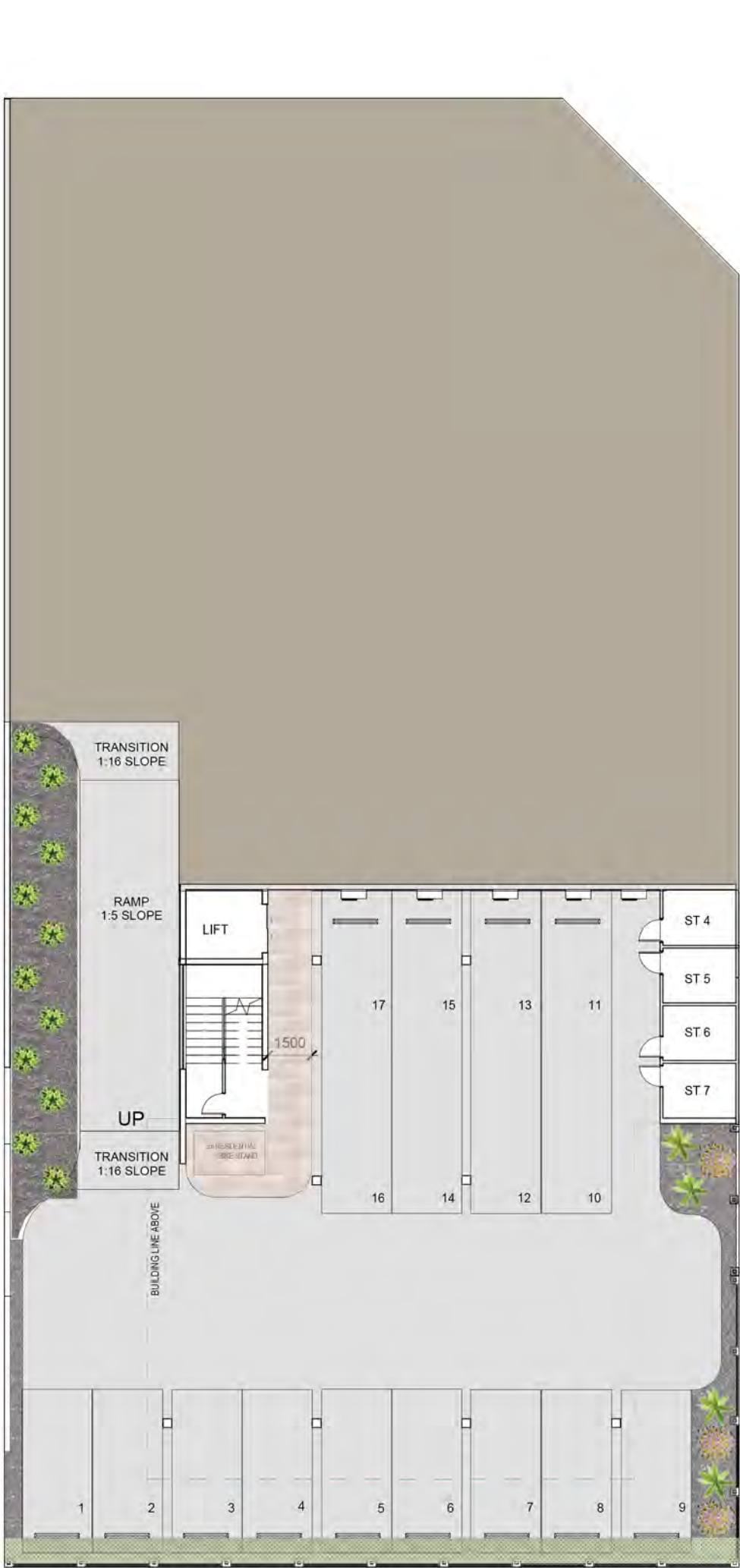
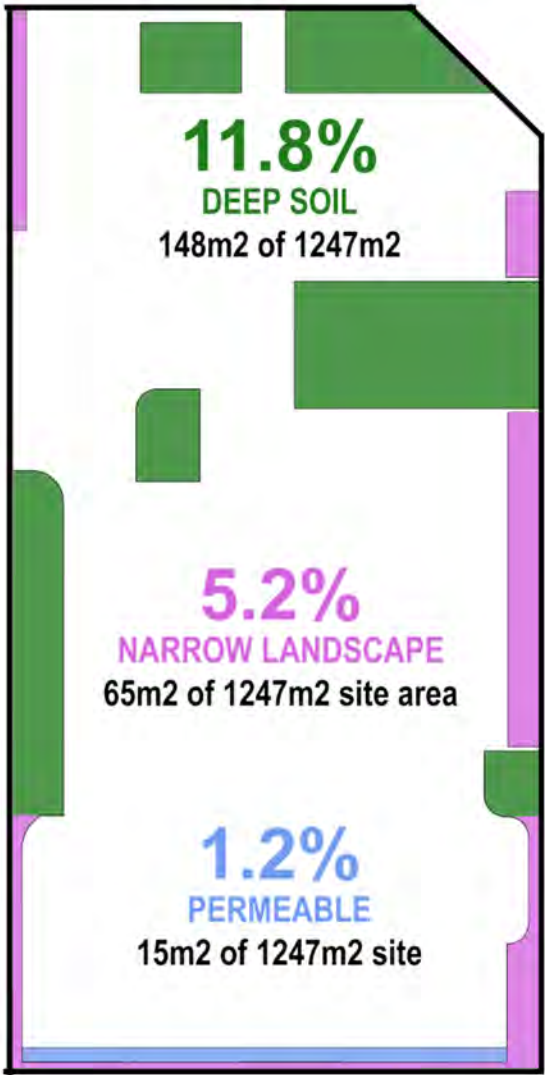
PLANT SCHEDULE

SYMBOL	ID	PLANT NAME	PTY	SIZE
	CG	Eucalyptus Torquata	1x	6m
	MG	Magnolia Grandiflora	4x	2.0m
	BC	Liriope Muscari - LIRF 'Isabella'	14x	30cm
	AM	Anigozanthos Manglesii 'Kangaroo Paw'	13x	60cm
	DS	Dianella Species and Cultivars 'Dianella'	14 x	50cm
	OL	Orthrosanthus Laxus 'Morning Iris'	15x	20cm
	BC	Boronia Crenulata 'Aniseed Boronia'	7x	70cm
	BB	Banksia Blechnifolia 'Southern Blechnum Banksia'	15x	50cm
	LB	Leucophyta Brownii 'Dwarf Cushion Bush'	28 x	30cm

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DRAWN:	DATE:	PLOT DATE:	SCALE:
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CLIENT APPROVAL:		DATE:	
I ACKNOWLEDGE THAT THIS DRAWING IS SATISFIED AND WILL BE LODGED FOR DEVELOPMENT APPLICATION			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: LANDSCAPE PLAN			REV NO: A
TUSCOM SUBDIVISION CONSULTANTS			

DEEP SOIL COMPLIANCE
REQUIRED: 10% OF 1247m2 (124.7m2)



PLANT SCHEDULE

SYMBOL	ID	PLANT NAME	PTY	SIZE
	CG	Eucalyptus Torquata	1x	6m
	MG	Magnolia Grandiflora	4x	2.0m
	BC	Liriope Muscari - LIRF 'Isabella'	14x	30cm
	AM	Anigozanthos Manglesii 'Kangaroo Paw'	13x	60cm
	DS	Dianella Species and Cultivars 'Dianella'	14x	50cm
	OL	Orthrosanthus Laxus 'Morning Iris'	15x	20cm
	BC	Boronia Crenulata 'Aniseed Boronia'	17x	70cm
	BB	Banksia Blechnifolia 'Southern Blechnum Banksia'	15x	50cm
	LB	Leucophyta Brownii 'Dwarf Cushion Bush'	28x	30cm

LEGEND

	CONCRETE PAVING		BRICK PAVING
	LAWN		
	MULCH		

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DRAWN:	DATE:	PLOT DATE:	SCALE:
LZW	30/08/22		1:200
CLIENT APPROVAL:		DATE:	
I ACKNOWLEDGE THAT THIS DRAWINGS ARE SATISFIED AND WILL BE LOOGEED FOR DEVELOPMENT APPLICATION			
PROJECT NAME: LOT 3 (41) WENDOUREE RD , WILSON			
DRAWING TITLE: UNDERGROUND LANDSCAPE PLAN		REV NO: A	
TUSCOM SUBDIVISION CONSULTANTS			

WASTE MANAGEMENT PLAN

PREPARED FOR NO.41 (LOT 3) WENDOUREE ROAD,
WILSON– PROPOSED TEN (10) MULTIPLE DWELLINGS

BY TUSCOM DEVELOPMENT CONSULTANTS

TUSCOM SUBDIVISION CONSULTANTS Pty Ltd

Surveying • Planning • Subdivision • Project Management • Architecture

1.0 - INTRODUCTION

A development of ten (10) multiple dwellings on No. 41 (Lot 3) Wendouree Road, Wilson ('herein to referred to as the subject site') is proposed to the City of Canning by Tuscom Development Consultants on behalf of the registered owners of the subject site.

The objective of this WMP is to ensure that waste management is undertaken in an effective, efficient, and sustainable manner.

2.0 - BACKGROUND

The owners of the subject site have requested Tuscom Subdivision Consultants to prepare a Waste Management Plan for the proposed residential multiple dwellings developments at No. 41 Wendouree Road, Wilson. The proposed development is in the City of Canning.

The proposed development consists of ten (10) two -bedroom residential units.

The subject site is zoned R40 under the City of Canning Local Planning Scheme No. 42 and have a lot of area of 1247m².

3.0 – Development Proposal

Below is the waste calculation based on the City's "Waste Management Local Planning Policy":

Dwelling size	Waste (litres per week)	Recycling (litres per fortnight)	The City may introduce Food organic and Garden organic (FOGO) bin in the future. Bin allocation for (FOGO) 240L bin will also needs to be catered for onsite. The minimum of 40L waste generation rate allocation per property per week is acceptable.
Two Bedroom	160	80	

Residential Units' Calculation

	General Waste Rates	Recycle Waste Rates	FOGO Waste Rates
10 Two-bedroom units	160L/week x 10 = 1600L	80L/fortnight x 10= 800L	40L/week x10= 400L
Number of bins required	2 X 1100L	1 X 1100L	1 X 660L (per week)

• consult@tuscom.com.au

• 9316 8388

• Suite 3(Level 1) 4 Riseley Street, Applecross

Based on the above calculation, we are proposing two (2) 1100L general waste bins which will give a total capacity of 2200L for residential use. We are proposing one (1) 1100L bin for recycle waste and one (1) 660L bin for green waste in the future. The proposed bins capacity is complying with the provisions of the WALGA's "Multiple Dwelling Waste Management Plan Guideline".

4.0 – COMMUNICATION

This document will be included in the handover pack given to the owners at the time of purchase/lease. The proposed Strata Management Statement will form part of the Strata Title for this development. It will incorporate this WMP and any changes to such must be approved by the relevant local authority.

5.0 – WASTE DISPOSAL

5.1 – Demolition

All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Work Safe and EPA requirements. The tendering of the demolition of the building and the tender assessment scoring will be weighted in favor of contractors with reputable waste minimization strategies.

5.2 – Construction

During construction, a skip bin will be provided on site for waste produced during construction and serviced as required. Some waste management contractors provided off site sorting and recycling to minimize landfill waste. These waste contractors will be selected to service during the construction phase, where practical. Sub-contractors will be responsible for pre-sorting waste products into the appropriate bins where possible, as this will reduce overall construction costs. This will be supervised by site management. Sub-contractors are encouraged to use products that can be reused or easily sorted prior to landfill.

Wastewater generated during wash down and clean-up of equipment used for brickwork and plastering has the potential to be high in PH and to be toxic to aquatic flora and fauna. To minimize the impacts associated with the cleanup of such equipment, the developer shall ensure that wastewaters are disposed of in accordance with Department of Environmental Regulation (DER) guidelines. This shall be communicated to all personnel during induction.

Used solvents and paints are to be stored in the site sea container and removed by a licensed contractor as required. All excess lime or cement is to be removed by the person who brought it on to site.

All sub-contractors will be notified of their responsibility to maintain site cleanliness and adhere to waste management policies during construction. These obligations will be included in all sub-contractor contracts.

6.0 – OCCUPATION

6.1 – Waste Flow

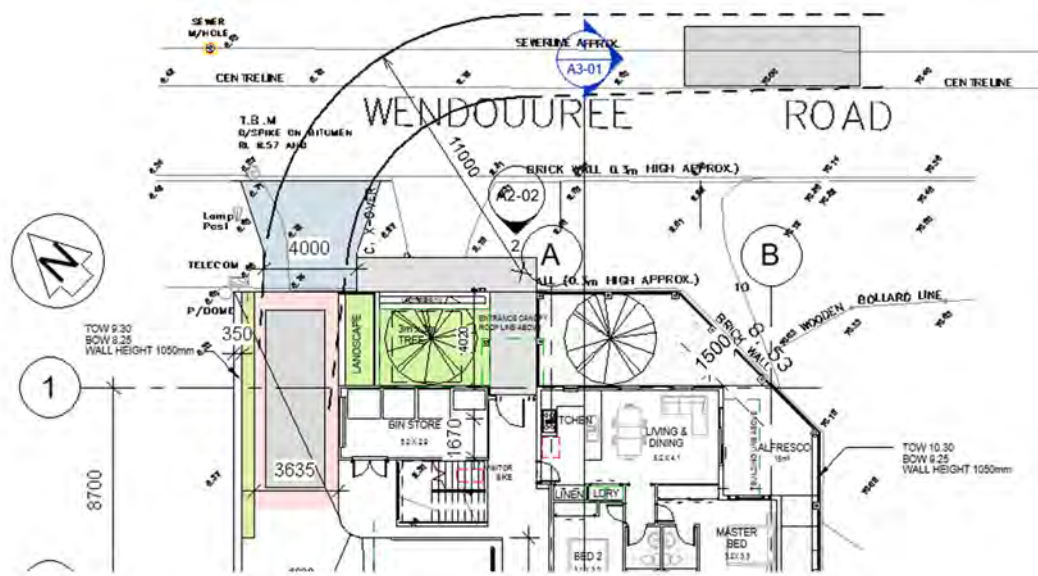
Waste is generated by the apartment occupiers. This waste is separated into different waste types by the occupier and transported by hand to the bin store, where it is placed in the relevant bins. The nominated caretaker will manage the bins in the relevant bin area to ensure one bin is full before the next one is used by the apartment occupiers. The City of Canning's Waste Service will conduct on-site collection for the communal bins on the appointed collection day. The City of Canning's Waste Services will be using rear loader collection trucks to empty the bins respectively where they will be removed from site for further processing.

6.2 – Bin Storage

The bin storage for residential is located on the ground floor (see site plan) next to the visitor car bay and accessible from driveway side. The bin location for the residents' use will be equitable access for residents and ease of collection. The Bin Area will house 2 x 1100L General waste bins, 1x 1100L Recycling bins, and 1x 660L FOGO Waste bins. The bin store area will have concrete slab floor with a graded floor to a waste drain that is connected to sewer. A hose cock will also be included to facilitate washout of bins and washout of the area in general. Floor traps will be provided for the bin area. The walls of the bin store will be sealed and painted in a light color to facilitate washout. The caretaker will be responsible for washing the bins and returning of the bins from verge to bin room placement. The bin store can be accessed from the driveway area. Signage will be installed at entry/egress points stating "DANGER" and "NO STANDING". The bin store and wash down area is open to air and therefore will be well ventilated.

Internal service collection is proposed due to the size of the development.

As shown in image below, the red area is the clearance zone for the truck. None of the car bays will be obstructed during the collection.



7.1 – City’s Collection Frequency

In the week when recyclables are not collected, 2 x 1100L general waste bin will be collected on site.

7.2 – Waste Sources and Volumes Generated

The City's Waste Services requires:

- o Adequate storage shall be provided to contain all waste and recycled material generated on the premises for at least 1 week.
- o In addition to a detailed floor plan showing the size and location of the bin storage area, a Waste Management Statement shall be provided showing compliance with the City's requirements.

7.3.1 – Waste Sources and Volumes Generated

See calculation:

Residential Units' Calculation

	General Waste Rates	Recycle Waste Rates	FOGO Waste Rates
10 Two-bedroom units	160L/week x 10 = 1600L	80L/fortnight x 10= 800L	40L/week x10= 400L
Number of bins required	2 X 1100L	1 X 1100L	1 X 660L (per week)

The provision of bins for general waste and recycling are well more than that required for MUDs and is in line to the City's standard practice. Residential waste in this instance will be separated into general and recyclable products and stored in the associated receptacles.

7.4 – Storage Area Required

The City of Canning has indicated that the bin storage areas at this development must be adequate to contain all waste and recycled material generated on the premises for at least 1 week. Based on the number of bins required the below calculation for storage area is required.

7.4.1 – Residential Waste

We provide 18sqm of bin storage to accommodate 2 x 1100L, 1 x 1100L and 1x 660L bins.

- With a total footprint 6.26sqm

The location of the bin storage areas is out of view to the street as required by the Residential Design Codes and are in a convenient location for future residents.



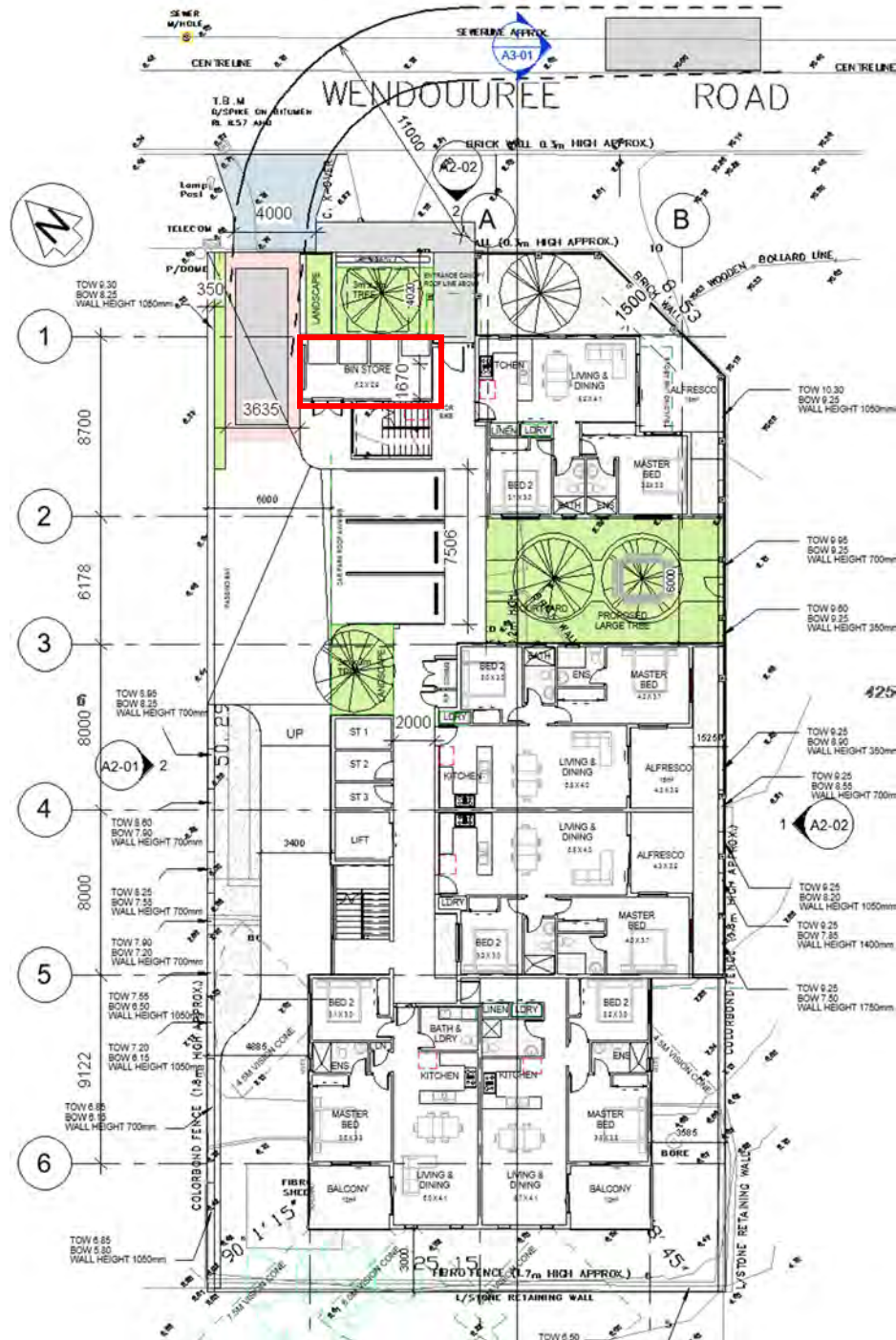
7.5 – Movement of Waste within the Development

This waste is separated into different waste types by the occupier and transported by hand to the bin store, where it is placed in the relevant bin. Specific signage on use and obligations of occupiers will be placed on site. The nominated caretaker will manage the bins in the relevant bin area to ensure one bin is full before the next one is used by the apartment occupiers. The City of Canning's Waste Service will conduct on-site servicing for the communal bins on the appointed collection day. The City of Canning's Waste Services will be using rear loader collection trucks to empty the bins respectively where they will be removed from site for further processing. To cater on site servicing, the internal driveway will be constructed of brick pavers along with the provision and construction of an appropriate sub-base meets road pavement design requirements.

8.0 – Waste Management Plan Summary

As there are ten (10) residential units, the bin storage area proposed is 18sqm. The City's Waste Services will conduct on site collection with rear loader collection trucks. The proposed Strata Management Statement will form of part of the Strata Title for this development. It will incorporate this Waste Management Plan and any changes to this plan must be approved by the City of Canning.

9 – Site Plan



Your ref: 105.1328
Our ref: 2023-3145
Enquiries: Kiara Smart
Phone: 9278 0936
Email: kiara.smart@dbca.wa.gov.au

Adam Prestage
Planning Officer
City of Canning
1317 Albany Highway
CANNINGTON WA 6107

Dear Adam,

CLAUSE 30A(2)b(ii) – MULTIPLE DWELLINGS – 41 WENDOUREE ROAD, WILSON

Thank you for providing the Swan River Trust (the Trust) with the opportunity to comment on the above development application received on 17 May 2023.

The proposal is being processed pursuant to Clause 30A(2)b(ii) of the Metropolitan Region Scheme, as the proposed development is likely to affect waters in the Swan Canning Development Control Area (DCA).

The Department of Biodiversity, Conservation and Attractions (DBCA) has assessed the application on behalf of the Trust against *State Planning Policy 2.10: Swan-Canning River System* and Swan Canning Development Control Area policies, and you are advised that DBCA has no objections to the proposal, subject to the following conditions:

CONDITIONS

1. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the Local Government on the advice of the Department of Biodiversity, Conservation and Attractions.

ADVICE TO APPLICANT

1. Notifications and documents can be emailed to rivers.planning@dbca.wa.gov.au
2. The applicant should be advised that the proposed works are located in a moderate to low risk Acid Sulphate Soils risk area and that the Acid Sulphate Soils Guideline Series for guidance on the identification, assessment and management of acid sulphate soils in Western Australia is available from the Department of Water and Environmental Regulation at: www.dwer.wa.gov.au. If Acid Sulphate Soils are exposed during the works, the Department of Water and Environmental Regulation should be contacted for further advice.

If you have any queries regarding this matter, please contact the officer above. Please quote the above reference number in all correspondence.

Yours sincerely



Greg Comiskey
Manager, Statutory Assessments
As delegate of the Swan River Trust
Under Section 28B(2) of the SCRM Act 2006

16 June 2023