

ADDENDUM - ORDINARY COUNCIL MEETING - 11 DECEMBER 2012

11.1.7 Proposed Multiple Dwelling Development

Location: Lots 1, 2, 3, 80 and 81, Nos. 133-137 Peninsula Road, Maylands
File No: DA12-0556
Applicant: Peninsula Property Group Pty Ltd
Owner: Helen Leech
Officer: Director of Planning and Development Services
Refer: Item 11.1.5: OCM 24.7.2012

Additional Information

At the Planning and Development Services & Administration and Community Services Committee Meeting held on 3 December 2012, the Committee discussed issues associated with verge landscaping, wall heights and clothes drying arrangements. From further analysis of the issues raised, the following information is provided.

Verge Landscaping

The City's Parks and Gardens officers have indicated that there is potential for additional Manchurian Pear trees (*Pirus ussuriensis*) to be planted on the street verge adjacent to the subject site. Street trees and vegetation within the front setback are considered to assist with softening the visual impact of the development on the streetscape. It is recommended that condition 7 be modified to require a contribution of \$4,000 to cover the cost of up to eight (8) street trees.

Condition 8 of the officer's recommendation requires a landscaping plan to be approved by the City, detailing the extent of vegetation on the site. The condition should also be modified to clearly state that the landscaping plan is to provide for landscaping within the front setback area.

Maximum Wall Height

The table below details the proposed heights of the walls adjacent to the side boundaries. The table incorporates the ground floor and first floor walls of the proposed building whilst excluding the second storey walls which are setback 20.2m and 28m from the north west and south east boundaries respectively.

SCHEME PROVISIONS				SETBACK REQUIRED	SETBACK PROVIDED
		Length	Height*		
North West Side Wall	Ground Floor	37.0m	3.2m - 4.8m	1.8m/1.5m/2.3m	7.0m/6.0m/12.5m
	First Floor	37.0m	4.8m - 9.0m	2.6m/1.9m/3.8m	7.0m/6.0m/12.5m
South East Side Wall	Ground Floor	37.0m	4.8m - 5.0m	1.8m/1.5m/2.3m	6.0m/6.0m/13.2m
	First Floor	37.0m	6.4m - 9.8m	2.9m/2.0m/4.3m	6.9m/6.0m/13.2m

* Maximum wall height and maximum roof pitch height under the acceptable development provisions of the Residential Design Codes is 6.0m and 9.0m, respectively.

Given the information provided in the above table, it is apparent that the proposed building bulk is focused towards the centre of the site and is set back sufficiently from the side boundaries.

Clothes Drying Arrangements

The applicant has advised that an external clothes drying area will be located in the northern corner of the communal outdoor living area, adjacent to the pool, to the rear of the proposed building. The clothes drying area will be screened from adjoining properties. It is recommended that this is included in the officer's recommendation as a condition of approval. The applicant has also confirmed that clothes dryers will be installed in each unit.

Recommendation Implications

In summary, it is recommended that condition 7 be modified to require a contribution of \$4,000 to cover the cost of up to eight (8) street trees and condition 8 be amended to clearly state that the landscaping plan is to provide for landscaping within the front setback area. It is also recommended that a condition be added to address the requirement for an external clothes drying area (Condition 18).

In light of the above, it is recommended that the Committee recommendation be amended to read as follows:

That Council grant planning approval for the proposed multiple dwelling development at Lots 1, 2, 3, 80 and 81, Nos. 133-137 Peninsula Road, Maylands in accordance with MRS Form 1 and plans dated 3 September 2012, subject to the following planning conditions:

- 1. The development/use subject of this approval must be SUBSTANTIALLY COMMENCED within a period of two (2) years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.**
- 2. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.**
- 3. Where a permit is required under the provisions of the *Building Act 2011* and *Building Regulations 2012*, all relevant approvals and/or requirements to be satisfied prior to the lodgement of a building permit application with the Permit Authority, otherwise prior to the commencement of any building works on-site.**
- 4. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.**
- 5. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.**
- 6. Retaining walls exceeding 500mm in height are to be designed by a suitably qualified practising engineer, to the satisfaction of the City of Bayswater.**

7. The street tree as indicated on the approved site plan is to be removed at the cost of the owner/applicant to the satisfaction of the City of Bayswater. The owner/applicant is responsible for engaging a qualified contractor, the cost of removing the tree and any claims that may arise from the removal of the tree. Prior to the lodgement of a building permit application, the owner/applicant is to pay the City the amount of \$4,000 which will cover the cost of additional street trees.
8. A detailed landscape plan shall be submitted for approval of the City of Bayswater, prior to the issue of a building permit application. For the purpose of this condition, the plan shall be drawn and show the following:

 - (a) The location and species of all native trees and shrubs to be retained and/or removed;
 - (b) The location and species of proposed trees and shrubs;
 - (c) Vegetation within the front setback area;
 - (d) The location of any lawn areas to be established; and
 - (e) Those areas to be reticulated or irrigated.
9. Landscaping and reticulation must be completed in accordance with an approved detailed landscape plan(s) prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.
10. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells are to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only if to the satisfaction of the City of Bayswater.
11. The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all lots/units within the subdivision/development. Where the Water Corporation reticulated sewer is not available the premises are to be connected to an approved wastewater treatment system which complies with the requirements of the *Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations* and the *Government Sewerage Policy Perth Metropolitan Region*.
12. The bin area is to be provided with a permanent water supply and drainage facility for wash-down and is to be screened by a gate and brick walls or other suitable material to a height of not less than 1.8m. The bin area shall be accessible via a suitably constructed service road that will allow heavy vehicle movement.
13. Any existing septic system is to be decommissioned to the satisfaction of the City of Bayswater and in accordance with the *Treatment of Sewage and Disposal of Effluent and Liquid Waste Amendment Regulations (No.2) 1997*.
14. All vehicle crossings being upgraded, designed and constructed to the satisfaction City of Bayswater. Payment for the crossover is required prior to the issue of a building licence.
15. The existing and/or proposed driveways being constructed with brick paving or concrete to the satisfaction of the City of Bayswater.
16. The owner/applicant is to offer a dilapidation report to the adjoining property owners prior to commencing any works on the site.

- 17. The balconies are not to be used for the drying or airing of clothes and/or manchester.**
- 18. An external clothes drying area to be provided at the rear of the building and screened from the adjoining properties to the satisfaction of the City of Bayswater.**