Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 12 June 2025; 9:30am
Meeting Number: MIDAP/80
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
MIDAP/80 - 12 June 2025 - City of Perth - Town of Victoria Park

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF PERTH

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
   - 3.1 Lot 701 (No. 77) Francis Street, Northbridge - Alterations and additions to existing building for use as a multi-purpose event space/function centre – DAP25/02879
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – TOWN OF VICTORIA PARK

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
   - 3.1 Lot 700 (16) Leonard Street, Victoria Park - 15 multiple dwellings – DAP/25/02869
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation

ATTENDANCE	
Specialist DAP Members	*DAP Secretariat*
Karen Hyde (Presiding Member) Eugene Koltasz (Deputy Presiding Member) John Syme	Kristen Parker Ashlee Kelly
Part B – City of Perth	
Cr Raj Doshi (Local Government DAP Member, City of Perth)	
Part C – Town of Victoria Park	
Cr Daniel Minson (Local Government DAP Member, Town of Victoria Park) Cr Peter Melrosa (Local Government DAP Member, Town of Victoria Park)	

PART A – INTRODUCTION

1. **Opening of Meeting, Welcome and Acknowledgement**
2. **Apologies**
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PART B – CITY OF PERTH

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

3.1 Lot 701 (No. 77) Francis Street, Northbridge - Alterations and additions to existing building for use as a multi-purpose event space/function centre – DAP25/02879

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part B - Item 3.1 – LOT 701 (NO. 77) FRANCIS STREET, PERTH – ALTERATIONS AND ADDITIONS TO EXISTING BUILDING FOR USE AS A MULTI-PURPOSE EVENT SPACE/FUNCTION CENTRE (NIGHTCLUB)

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner DAP
Local Government Area:	City of Perth
Applicant:	Lateral Planning
Owner:	Indian Ocean Venue Management Pty Ltd
Value of Development:	$14 million
Responsible Authority:	City of Perth
Authorising Officer:	Maria Cooke, General Manager Planning and Sustainability
LG Reference:	DAP-2025/5090
DAP File No:	DAP/25/02879
Application Received Date:	24 March 2025
Report Due Date:	3 June 2025
Application Statutory Process Timeframe:	60 days with 24 stop the clock days
Attachment(s):	1. Location Plan 2. Perspectives (24 March 2025 and 2 May 2025) 3. Development Plans (2 May 2025) 4. Acoustic Report 5. Operational Management Plan

Responsible Authority Recommendation

That the Metro Inner Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/25/02879 and development plans (Attachment 3) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City Planning Scheme No. 2, subject to the following conditions:

Conditions

1. The external alterations and additions being constructed with high quality and durable materials and finishes to a level of detailing that is consistent with the perspectives and elevations received on 24 March 2025 and 2 May 2025, with final details of the design and a sample board of the proposed materials, colours and finishes being submitted for approval by the City prior to applying for the relevant building permit.

2. Any new or modified building plant and services including air-conditioning condensers, lift overruns, piping, ducting, water tanks, transformers, fire boosters and fire control rooms being located or screened so that they cannot be viewed from any location external to the building (including from above) and to minimise any visual and noise impact, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for the relevant building permit.

3. The proposed floor levels of the building being designed to match the existing levels of the adjacent footpath on Francis Street, with details being submitted for approval by the City prior to applying for the relevant building permit.

4. On-site stormwater disposal/management is to be to the City's specifications with details being submitted for approval by the City prior to applying for the relevant building permit.

5. All awnings and other protrusions into the public realm providing a minimum clearance height of 2.75 metres above the adjacent existing footpath levels, with final details being submitted for approval by the City prior to applying for the relevant building permit.

6. Any works (with the exception of awnings) external to the property boundaries of the site not being approved as part of this development and being subject to a separate application(s) for approval.

7. Any signage for the development being integrated into the design of the building, with any signage that is not exempt from approval under the City's Signs Policy 4.6 being subject to a separate application for approval.

8. The recommendations outlined in the Acoustic Report prepared by Marshall Day Acoustics, dated 10 March 2025 (Ref: Rp001R0220230937) regarding the noise amelioration construction specifications and other noise management measures, being implemented, with final construction plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation to the satisfaction of the City prior to applying for a building permit.

9. A final Operational Management Plan being submitted for approval by the City, prior to applying for a building permit, with the approved management plan being implemented by the proprietor/manager on an on-going basis to the satisfaction of the City.

10. A Waste Management Plan (separate to the details included in the preliminary Operational Management Plan) being submitted for approval by the City, prior to applying for a building permit, with the approved plan being implemented by the proprietor/manager on an on-going basis to the satisfaction of the City.

11. On-site deliveries, servicing of the building and event space/function activities, being undertaken in accordance with the revised Service Vehicle Access Investigation prepared by Uloth and Associates dated 17 April 2025 by the proprietor/operator on an ongoing basis to the satisfaction of the City.

12. The existing street trees located in the adjacent Francis Street road reserve being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard S4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City, with the owner/applicant being liable for any damage or removal of the trees.

13. Prior to commencement of the use the redundant crossovers being removed and the verge and footpaths being reinstated and all new crossovers being located and constructed in accordance with the City's specifications and at the expense of the developer/landowner.

14. Construction management plans for the proposal prepared in accordance with the City's pro-forma and requirements being submitted for approval by the City prior to applying for a building permit.

Advice Notes

1. 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.

2. The proposed outdoor dining area does not form part of this approval and requires a separate application for an Outdoor Dining Permit to be submitted to the City for approval.

3. The City advises that the existing street trees will not be permitted to be pruned, relocated or removed to accommodate demolition and/or construction works at the site, with the amenity value of the trees to be included in any works bond associated with any building permit issued by the City.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Central City Area
Local Planning Scheme	City Planning Scheme No. 2
Local Planning Scheme - Zone/Reserve	City Centre
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Nightclub ('Entertainment') – Preferred 'P'
Lot Size:	2,292m^2
Existing Land Use:	Warehouse ('Storage')
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:

Proposed Land Use	Nightclub ('Entertainment')
Proposed Net Lettable Area	2,500m^2
Proposed No. Storeys	2
Proposed No. Dwellings	N/A

Approval is sought to refurbish the existing building for a purpose-built entertainment venue to be known as 'Northbridge Music Hall' to showcase local, national and international artists to an audience of 600 to 3,000 people. The venue is proposed to accommodate approximately 100 events per year, primarily in the evening between 7:00pm and midnight with some events extending through to 3:00am.

Internal and external alterations include an extension to the height of the existing boundary walls, new street façade, partial roof replacement and internal works to create two internal performance spaces, being a 'Big Room and a 'Small Room' with the ability to combine the spaces. Access to and from the venue is proposed through a new courtyard and foyer on the eastern side of the venue, with delivery and service vehicles accessing the site via an amended crossovers on the western side of the venue.

While the development plans and perspectives include some indicative signs for the venue, the applicant has confirmed that signs are not a part of this application, and that a separate development application will be submitted for signage.

Specific details of the proposed development are as follows:

Ground Floor	This level contains the entry/exit courtyard, big event room, small event room, box office, foyer, a bar, a servery adjacent to the street, bathrooms, bin room, loading bay, storage rooms and plant rooms.
Mezzanine Floor	This level contains a seating area for the big event room, VIP viewing and amenities areas, an outdoor bar, back of house rooms and store rooms.
Roof	This level contains new exhausts and air conditioning units.

Background:

The subject site has a total area of 2,292m^2 and has frontage to Francis Street. The site adjoins other entertainment establishments including an escape room venue, a bar and a tavern to the west, a tavern to the east, and a series of commercial buildings with dining land uses to the south.

The existing building is currently approved as a warehouse, however it is currently vacant. Since 2021, the site has been used temporarily as a venue for artistic and cultural events, often in conjunction with City-wide events such as Perth Festival and Fringe World.

Legislation and Policy:

Legislation

Planning and Development Act 2005 s. 162
City Planning Scheme No. 2 clauses 6, 26, 27, 32, and the Northbridge Precinct (P1) Precinct Plan
Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes clauses 60, 67 and 68.
Metropolitan Region Scheme

State Government Policies

State Planning Policy 7.0 – Design of the Built Environment

Local Policies

Applications (2.1)
City Development Design Guidelines (4.1)
Building Heights and Setbacks (4.4)
Plot Ratio (4.5)
Signs (4.6)
Parking Policy (5.1)
Loading and Unloading (5.2)

Consultation:

Public Consultation

As the proposed includes a preferred land use and does not propose any variations to the development requirements of CPS2, the application was not required to be advertised for public comment in accordance with the Deemed Provisions.

Design Review Panel

Noting the proposed development includes relatively minor external alterations to the existing building, the application was not required to be referred to the City's Design Review Panel for advice/comment. However, City officers, including the City Architect, have assessed the relevant design matters related to the proposal. These matters are addressed further in this report.

Planning Assessment:

Land use

The application proposes a new 'multi-purpose event space', with an emphasis on live music events, but also includes other arts and cultural events. This use includes ancillary elements such as an outdoor bar area on the first floor and a servery on the ground floor. The applicant has advised that they intend to apply to the Department of

Local Government, Sport and Cultural Industries for either a 'nightclub' or 'special facility' liquor licence for the venue.

Given the above, the applicant has identified the proposed use as falling into the 'Entertainment' use group category of CPS2.

CPS2 defines the 'Entertainment' use group category as a *'premises used for the purpose of amusement, entertainment or similar purposes and operated generally on a commercial basis including: amusement parlour, betting agency, cinema/theatre, club, function centre, nightclub, tavern'*.

It is considered that the proposed use is most appropriately categorised as a 'Nightclub' which is defined under CPS2 as:

"*premises –*
(a) used for entertainment with or without eating facilities; or
(b) that are the subject of a licence under the Liquor Control Act 1988."

This definition is considered to be reasonably broad, which would accommodate the different types of entertainment activities that may take place at this venue. It also allows for food to be available but does not require the service of food.

It is noted that a business with a 'nightclub liquor licence' can operate until 5:00am the following day from Monday to Saturday, and to 2:00am the following day on a Sunday. In the applicant's operational management plan, they have indicated that their hours of operation will typically be until midnight for events in the main event room, however, occasionally will extend to 2:00am in the main room and 3:00am in the small room. This is consistent with the hours permitted under a 'nightclub liquor licence'.

A 'Nightclub', which falls within the 'Entertainment' use group category, is a preferred 'P' use in Precinct 1 – Northbridge, in the area east of Russell Square.

The Northbridge Precinct will continue to evolve as a diverse, interesting and dynamic inner city precinct that is an attractive destination for the local population and interstate and overseas visitors. This Precinct will remain Perth's primary entertainment and night life area. It will be a unique area in terms of uses and character and the social and cultural diversity that clearly distinguishes the Precinct will be fostered.

In accordance with the City's approved Local Planning Strategy the site is located in the Northbridge Neighbourhood which is to continue as "the entertainment capital of Perth". The strategy outlines the encouragement of the "ongoing growth of the entertainment and cultural function of Northbridge" as the priority for the Neighbourhood. Furthermore, in 2022, the City of Perth Council endorsed a scheme amendment to CPS2 as part of the process to create the 'Northbridge Special Entertainment Precinct'. The scheme amendment provisions will ensure the primacy of Northbridge as an entertainment precinct is maintained. The amendment and other parts of the process to create the Special Entertainment Area are still being finalised.

The proposed nightclub use is considered to be consistent with the existing entertainment/night-life character of the precinct. The use will contribute to the entertainment offering of the precinct, but will also offer something unique as a dedicated live music venue, which is in contrast to other venues in the locality such as nightclubs with amplified music, or venues that combine live music in taverns/bars.

The land use is also considered to be consistent with the intent of the future neighbourhood being 'entertainment capital of Perth'. The proposed live music venue will make a positive contribution to Northbridge in line with the City's existing and future strategic direction for the area.

With appropriate acoustic and venue management measures, the use is considered to be compatible with adjoining and the broader locality. For the reasons above, the proposed land use is considered appropriate for the site.

Development Requirements

New developments within the Northbridge Precinct will continue to have regard to the scale and character of the existing streetscapes. Redevelopment of small to moderate size lots is appropriate as opposed to amalgamation of the existing lots into large sites. Development will have a nil street setback and be of a low scale along the street frontage with additional building height setback from all boundaries. In addition, the height of buildings must allow for adequate sun penetration into key pedestrian streets and public places including Russell Square.

The proposal's compliance with the CPS2 development requirements is summarised below:-

Provision	**Requirement**	**Proposed**	**Assessment**
Maximum Plot Ratio	4:1 (9,168m^2)	1.1:1 (2,500m^2)	Complies
Maximum Street (Podium) Building Height	14 metres	14 metres	Complies
Maximum Building Height	33 metres	15.8 metres	Complies
Setbacks			
Francis Street (northeast)	Nil	Nil	Complies
Side (northwest)	Nil	Nil	Complies
Side (southeast)	Nil	Nil	Complies
Rear (southwest)	Nil	Nil	Complies

Building Height, Setbacks and Plot Ratio

Under CPS2, development on the subject site is permitted to have a maximum plot ratio of 4:1, with a nil setback to Francis Street up to 14 metres in height, with any additional height being setback 5m from Francis Street, to a total height of 33 metres. Side and rear setbacks are to be in accordance with the Building Heights and Setbacks Policy 4.4, which allow for nil setbacks at the street building height level, where no openings are present. These side and rear setbacks will generally increase as the building increases in height, as well as when openings are present.

The existing building is setback nil to all the lot boundaries, including to Francis Street. The proposal generally retains this building form. The existing boundary walls on the south-western and the south-eastern boundaries are proposed to be increased in height, yet even with this increase in height, the additions do not exceed the permitted

street building height of 14 metres. The apex of the proposed new roof reaches a height of 15.8 metres, well below the maximum permitted height of 33 metres, and sufficiently setback from all lot boundaries.

There are two new building elements that are proposed to project forward of the property boundary adjoining Francis Street. The first is an awning above the ground floor level that provides weather protection for pedestrians. The awning is 3.2 metres above the footpath at the eastern end and 2.4 metres at the western end. As the City's requirement for structures over the footpath is a minimum height of 2.75 metres, it is recommended that any approval be conditioned to require the design of the awning be amended to demonstrate that it is at least 2.75 metres above the footpath at all points.

The second element is an architectural feature that projects 275mm into the public realm. As the feature is not habitable, is located 8 metres above the footpath level and greater than 600mm from the kerb, it is considered acceptable.

New building services including exhausts and air conditioner units are proposed to be located on the roof. These are considered minor building elements and not part of the main building form, however, all building services should be screened from view of the street, including from above. It is recommended that any approval be conditioned to require the submission of details of how new plant equipment will be screened.

Notwithstanding the elements mentioned above, the proposed additions comply with the built form requirements of CPS2 and are considered to make a positive contribution to the Francis Street streetscape.

Building Design and Presentation to the Street

State Planning Policy 7.0 - Design of the Built Environment (SPP 7.0) addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. SPP 7.0 sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.

The development demonstrates consistency with the Sustainability principle, as it is making use of an existing building, which minimizes the use of energy and resources on demolition and new construction.

The design generally responds well to the Context and Character of the locality. Elements of the design, such as the large entry courtyard, the visible first floor outdoor bar, and the servery on the ground floor, will make the life and activity of the venue visible and will therefore contribute to activation of the street. This positively contributes to the entertainment character of the area.

The design provides Amenity to the locality and its users, with its awnings providing weather protection for pedestrians, and the entry courtyard also being a comfortable, weather protected space.

Overall, the development responds well to the principles of SPP 7.0, being a creative adaptive re-use project that responds to and enhances the entertainment character of the locality. A condition that requires final details to be provide of materials and finishes will help the City ensure that the that these final details are to a high standard and are consistent with SPP 7.0.

Venue and Noise Management

The applicant has submitted an Acoustic Report, prepared by Marshall Day Acoustics in support of the application. The report concludes that the proposed venue can comply with assigned levels subject to suitable upgrades to the building and the ongoing implementation of specific management measures.

The report recommends specific design criteria for the roof, external walls, façade glazing, openings and mechanical services. The report furthermore recommends management measures to control the noise of crowds outside the venue, management of waste especially glass waste and time periods for deliveries.

The application is considered to adequately demonstrate that the venue can comply with assigned noise levels to minimise any potential impact on adjoining properties and the general locality. It is recommended that any approval be conditioned to require the implementation of the recommendations of the acoustic report to the satisfaction of the City.

The applicant has also provided an operational management plan which outlines the operational, traffic management and noise management measures for the new venue.

The plan indicates a maximum capacity of 3000 people, plus 100 in the balcony bar, maximum staff numbers of 75 to 80 and opening hours from 7:00pm with major events finishing at midnight, with some events occasionally extending to 2:00am or 3:00am. Safety measures indicate the provision of onsite security personnel appropriate lighting in and around the entry/exit courtyard.

The plan also indicates that vehicles servicing the site or bringing event equipment to the venue will access the onsite loading dock on the western end of the site. Typically a 12.5 metre long truck will be used for deliveries with a 19 metre long semi-trailer truck being used for deliveries for approximately 20% of the events. No other parking is available on-site.

Furthermore the plan details noise management measures including the provision of signs in outdoor areas to request patrons to keep noise to a minimum and leave the venue quietly. External doors will be closed during an event.

The applicant's operational management plan includes information on waste management. As per the City's waste guidelines, it is standard to have waste management information put into a stand-alone Waste Management Plan document. The determination should therefore be conditioned to have a final, stand-alone waste management plan be provided, with finals details demonstrating compliance with the City's waste guidelines.

The details and measures outlined in operational management plan are considered to be appropriate for this type of venue. With these measures being implemented, the venue can successfully operate without causing any undue impacts on adjoining lots or the locality.

Conclusion:

The proposed entertainment venue is appropriately situated in the Northbridge Precinct, which has an entertainment focus. The development makes effective use of

an existing building, helping to activate a vacant building that occupies a significant length of the street. The building works and nightclub use will enhance the existing streetscape and contribute to a lively and active atmosphere in the locality, in the keeping with the local character. The built form of the building complies with planning controls outlined in CPS2. With appropriate conditions around the operational management plan and acoustic report, the noise emissions and the operation of the venue can be appropriately managed. It is considered that the proposal will make a positive contribution to the Northbridge Precinct and the application is recommended for approval subject to relevant conditions.



77 (LOT 701) FRANCIS STREET, NORTHBRIDGE


NORTHBRIDGE
MUSIC HALL
NORTHBRIDGE MUSIC HALL
TONIGHT
TONIGHT

OUTDOOR BAR PERSPECTIVE

ENTRY COURTYARD
FOYER



BOX OFFICE
FRANCIS STREET



BIG ROOM PERSPECTIVE



LEVEL 1 FOYER

—



SMALL ROOM PERSPECTIVE



FRANCIS ST
LOADING BAY



EXTERIOR
FRANCIS STREET

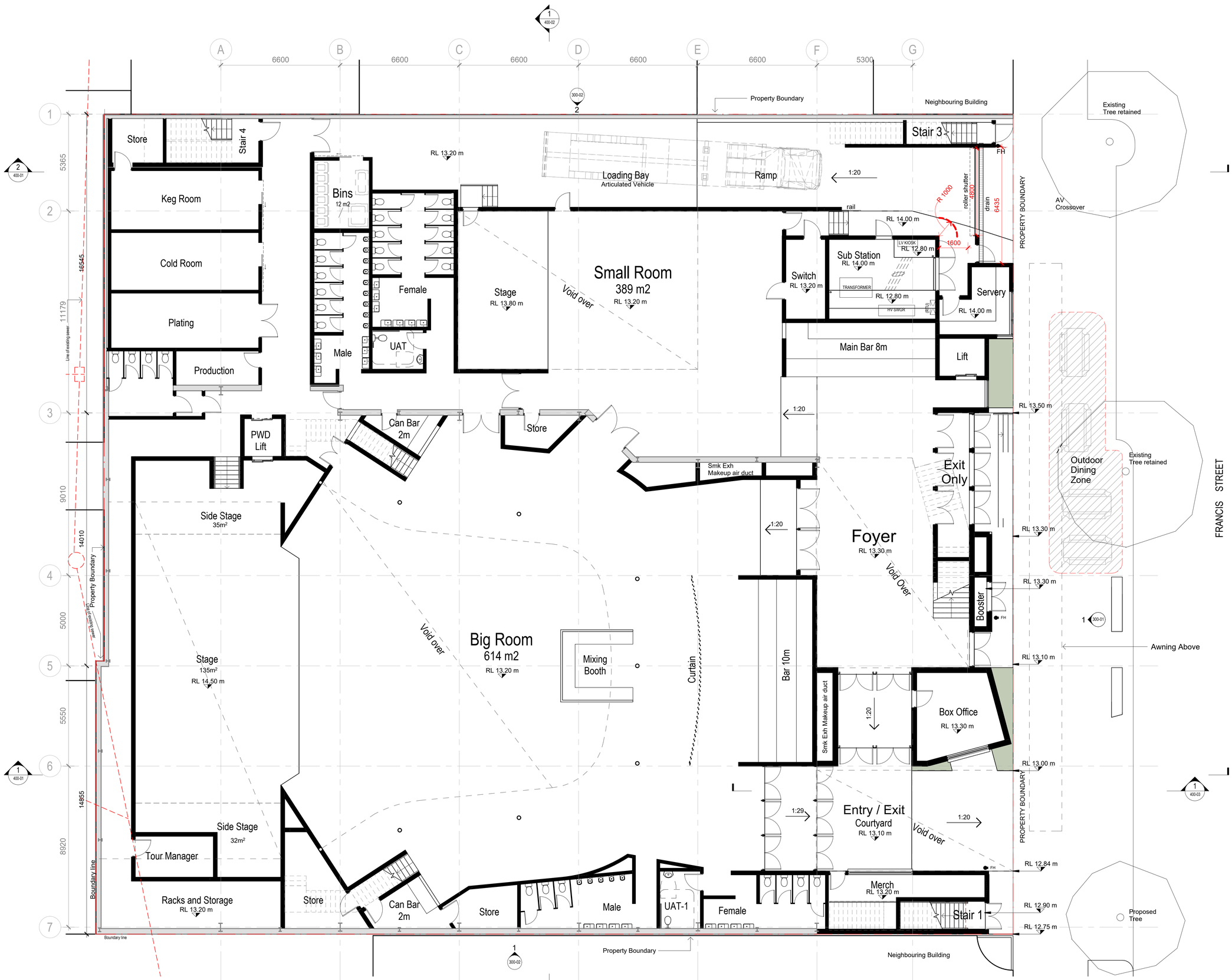


EXTERIOR
FRANCIS ST



EXTERIOR
FRANCIS STREET





1 GA Plan - Ground Floor
1 : 100

DA RFI

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REV	DATE	DESCRIPTION	DRW	CHK	APR
B	05.02.24	Revision B	JM	AG	AG
C	12.02.24	Revision C	JM	AG	AG
D	11.12.24	Revision D	JL	AG	AG
E	20.12.24	Revision E	JL	AG	AG
F	17.01.25	Revision F	JL	JS	AG
G	12.02.25	Revision G	JL	JS	AG
H	11.04.25	Revision H	TW	AG	AG
J	14.04.25	Revision J	TW	AG	AG
K	15.04.25	Revision K	TW	AG	AG
L	29.04.25	DA RFI	TW	AG	AG

Dimensions & Levels

All dimensions and levels (heights) are subject to confirmation by detail survey.

RPD: Lot 701 DP 54063
Area: 2,292 sqm

PROJECT
Northbridge Music Venue
77 Francis St, Northbridge WA 6003

CLIENT
Live Nation

DRAWING NAME
Ground Floor & Site Plan

DRAWN	CHECKED	APPROVED
TW	AG	AG

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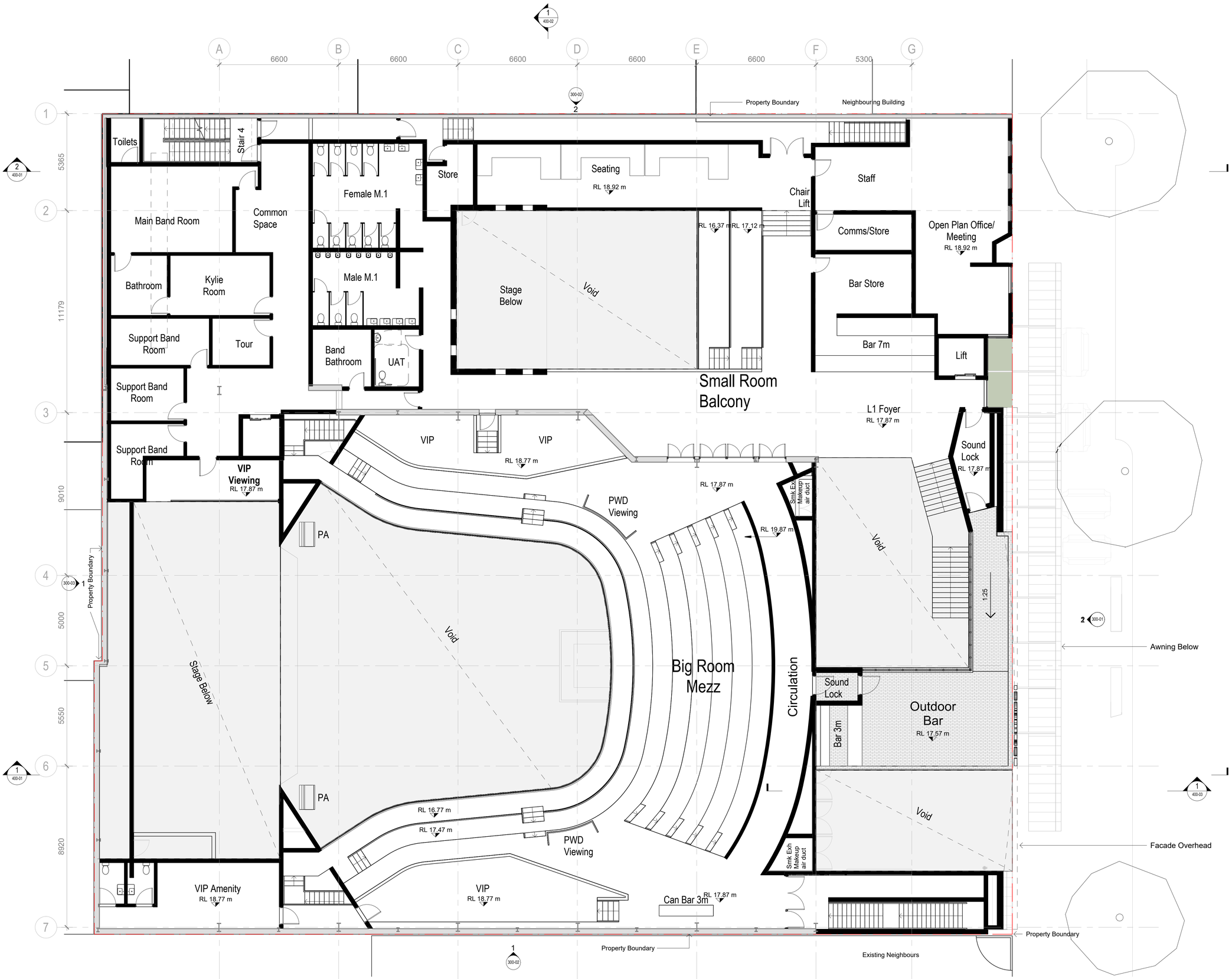
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1 GA Plan - Mezzanine
1 : 100

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L	29.04.25	DA RFI	TW	AG	AG

Dimensions & Levels

All dimensions and levels (heights) are subject to confirmation by detail survey.

PROJECT

Northbridge Music Venue
77 Francis St, Northbridge WA 6003

CLIENT

Live Nation

DRAWING NAME

Mezzanine

DRAWN	CHECKED	APPROVED
TW	AG	AG

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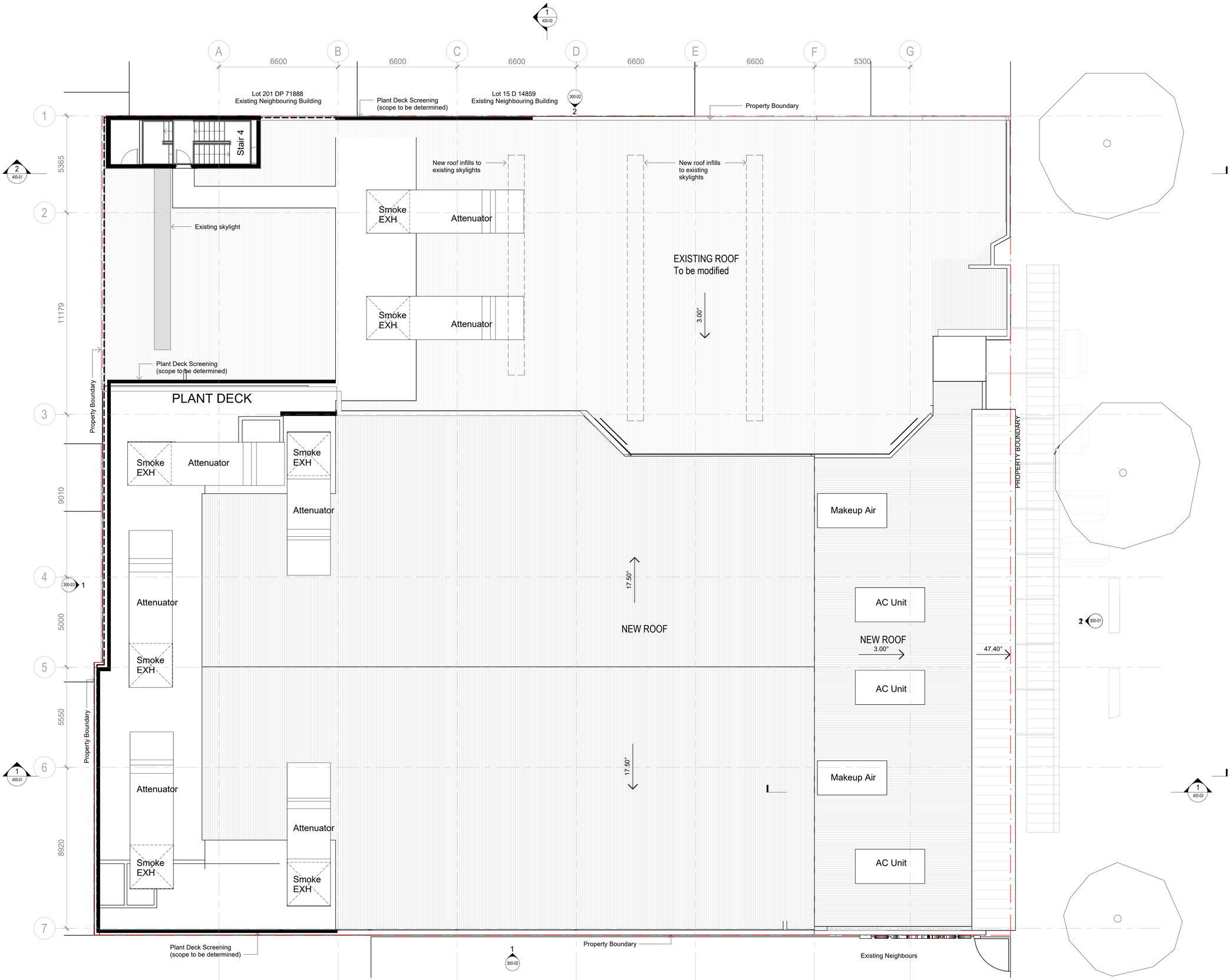
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SCALE 1 : 100

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1 GA Plan - Roof
1 : 100

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K	15.04.25	Revision K	TW	AG	AG
L	29.04.25	DA RFI	TW	AG	AG

Dimensions & Levels

All dimensions and levels (heights) are subject to confirmation by detail survey.

Roof mounted Plant

Layout and scope indicated is subject to detailed engineering design.

PROJECT
Northbridge Music Venue
77 Francis St, Northbridge WA 6003

CLIENT
Live Nation

DRAWING NAME
Roof Plan

DRAWN	CHECKED	APPROVED
TW	AG	AG

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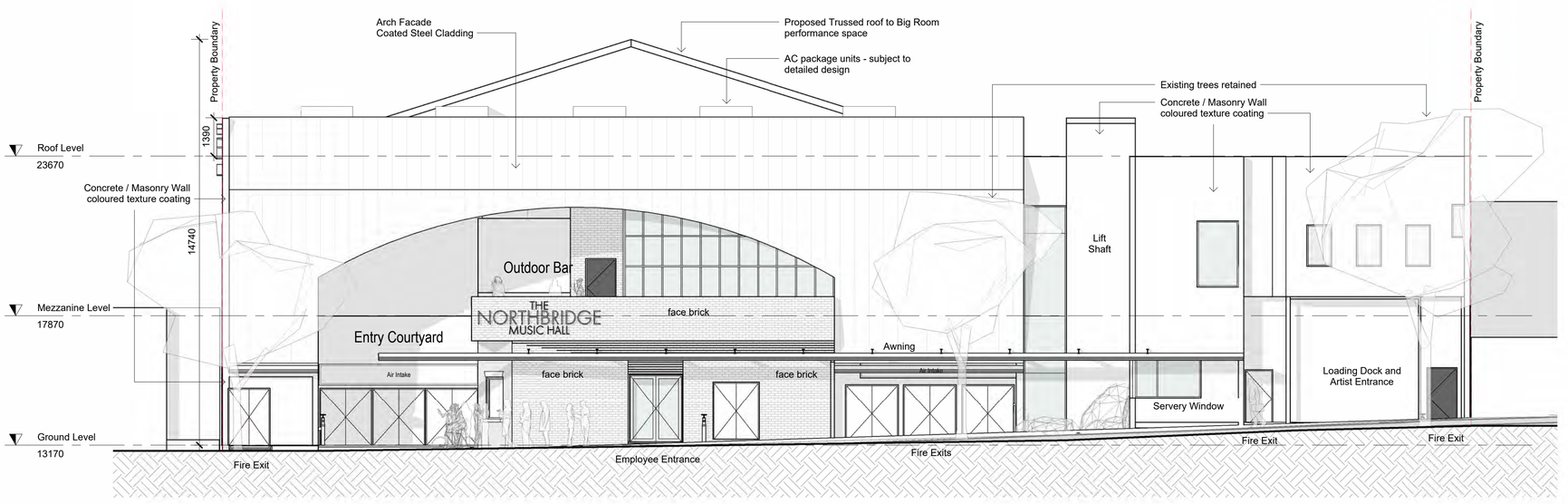
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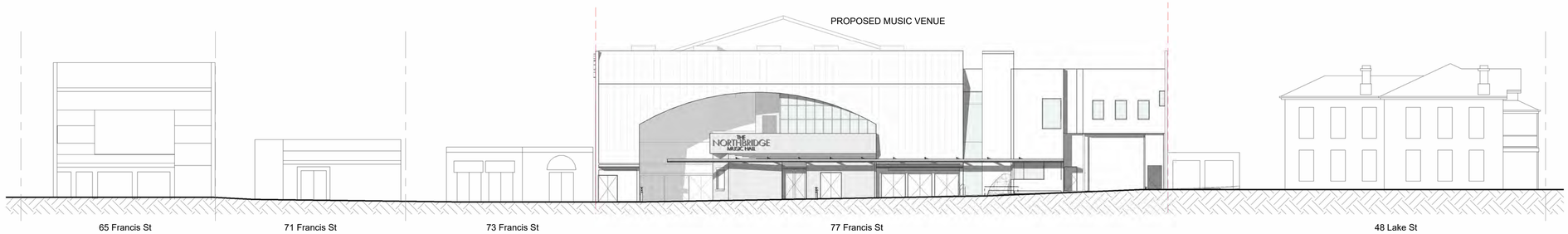
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Dimensions & Levels

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1 180-02 **Street Elevation**
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CLIENT: Live Nation

DRAWING NAME: Front Elevation

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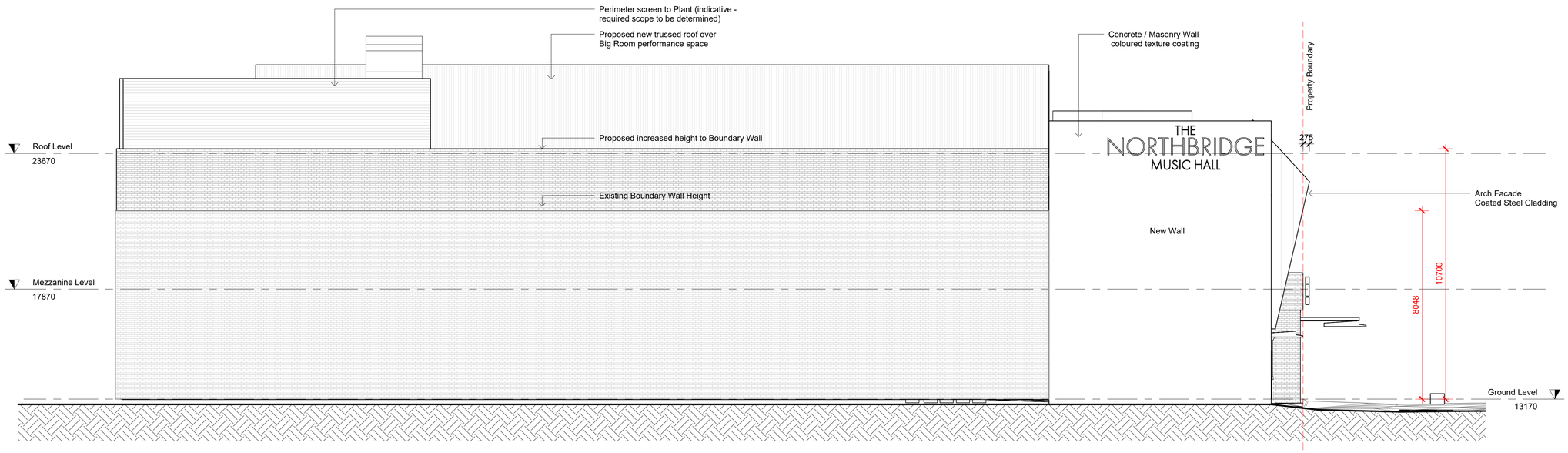
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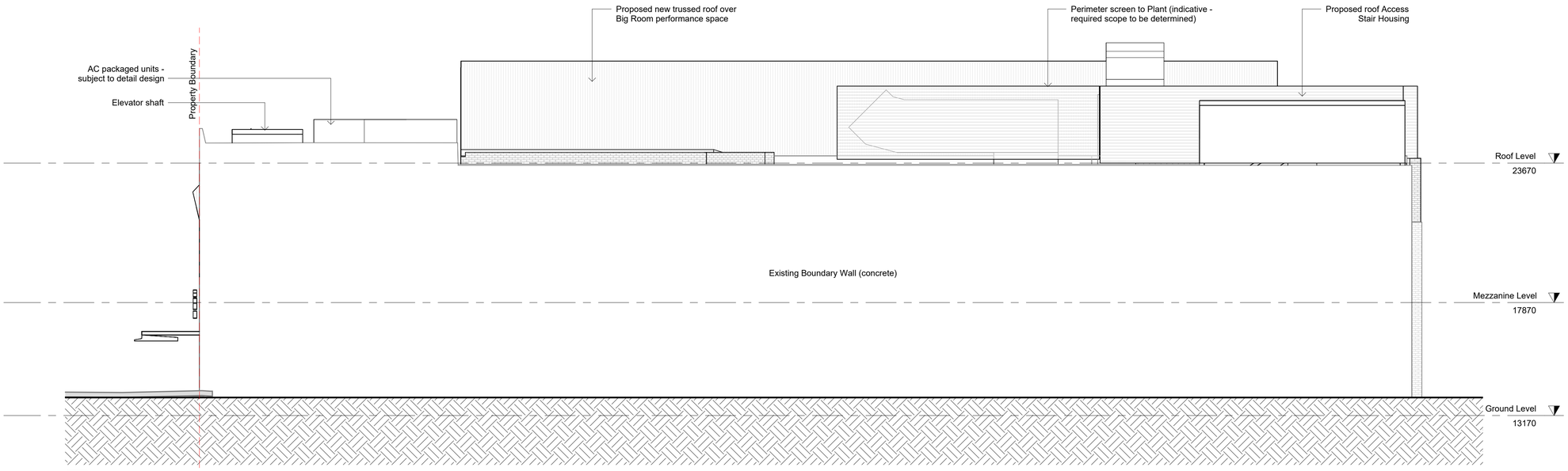
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CLIENT: Live Nation

DRAWING NAME: Side Elevations

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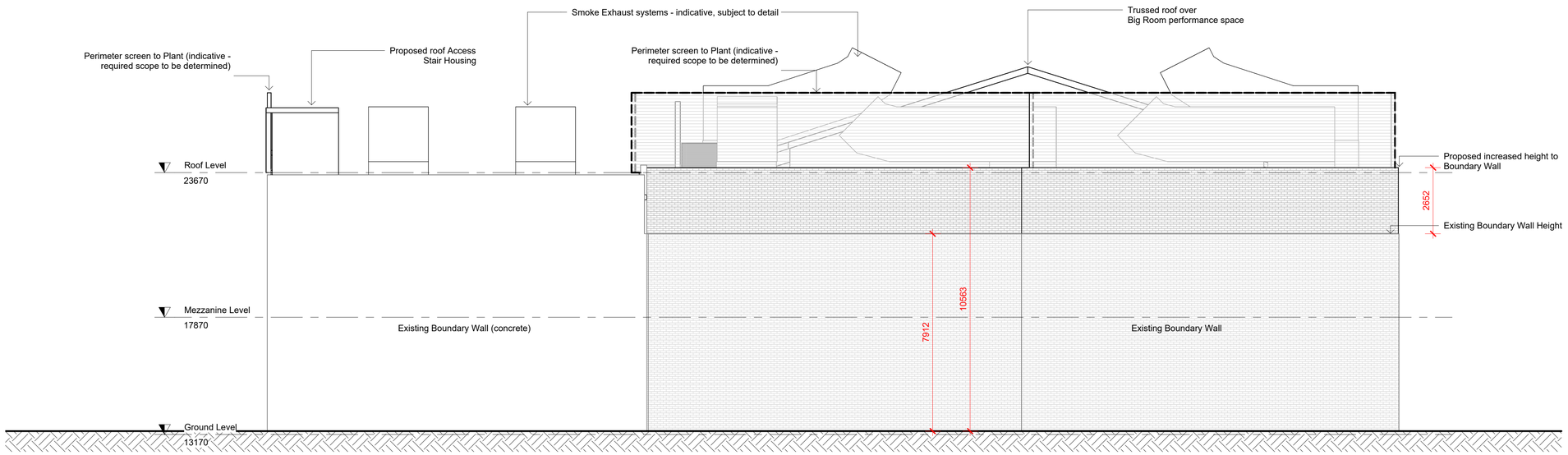
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1 Southern (Rear) Elevation
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CLIENT: Live Nation

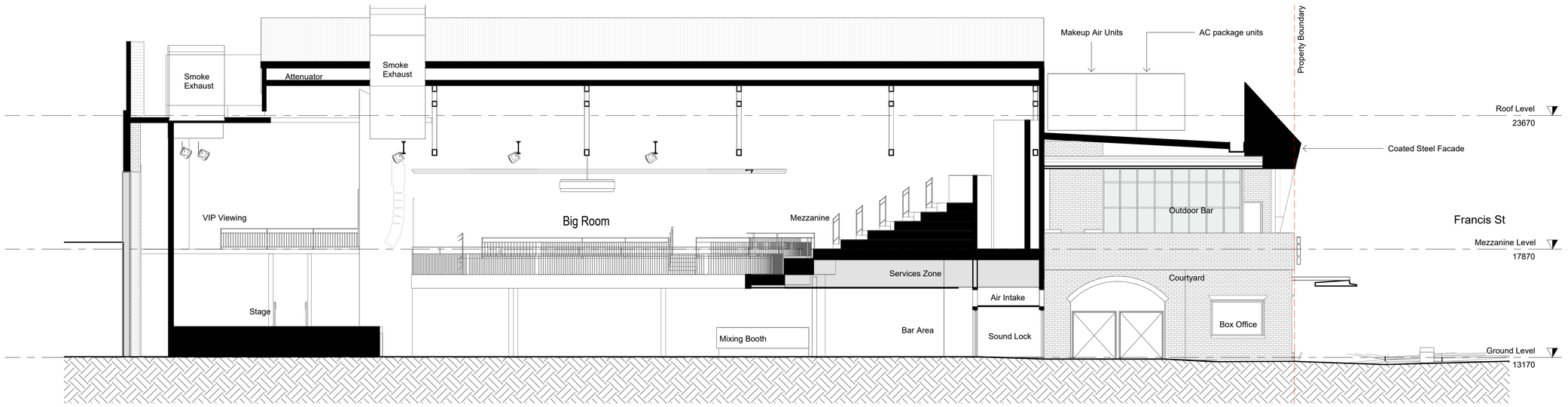
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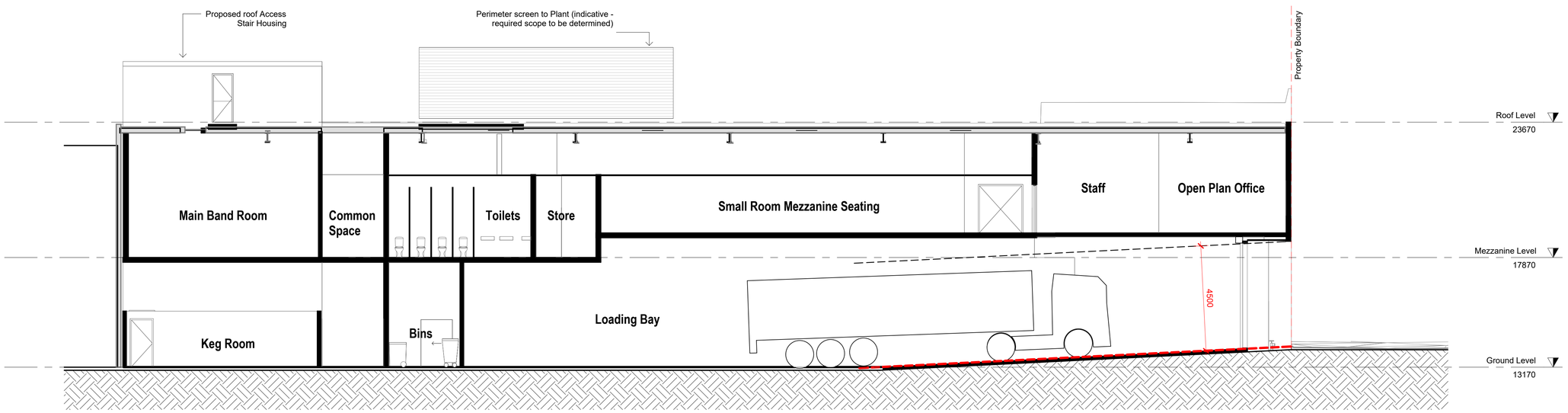
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1 180-04 **Rev F - Proposed Section 1**
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2 180-04 **Rev F - Proposed Section 2**
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PROJECT
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DRAWING NAME
Sections - Sheet 1

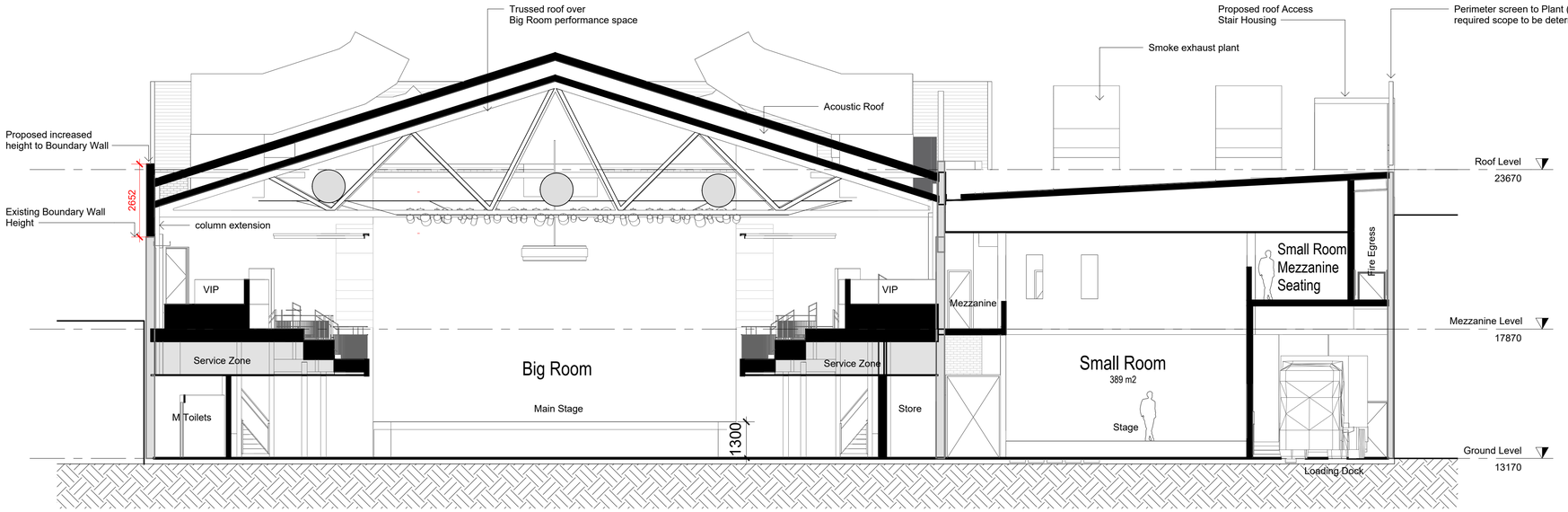
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DRAWING NAME
Sections - Sheet 2

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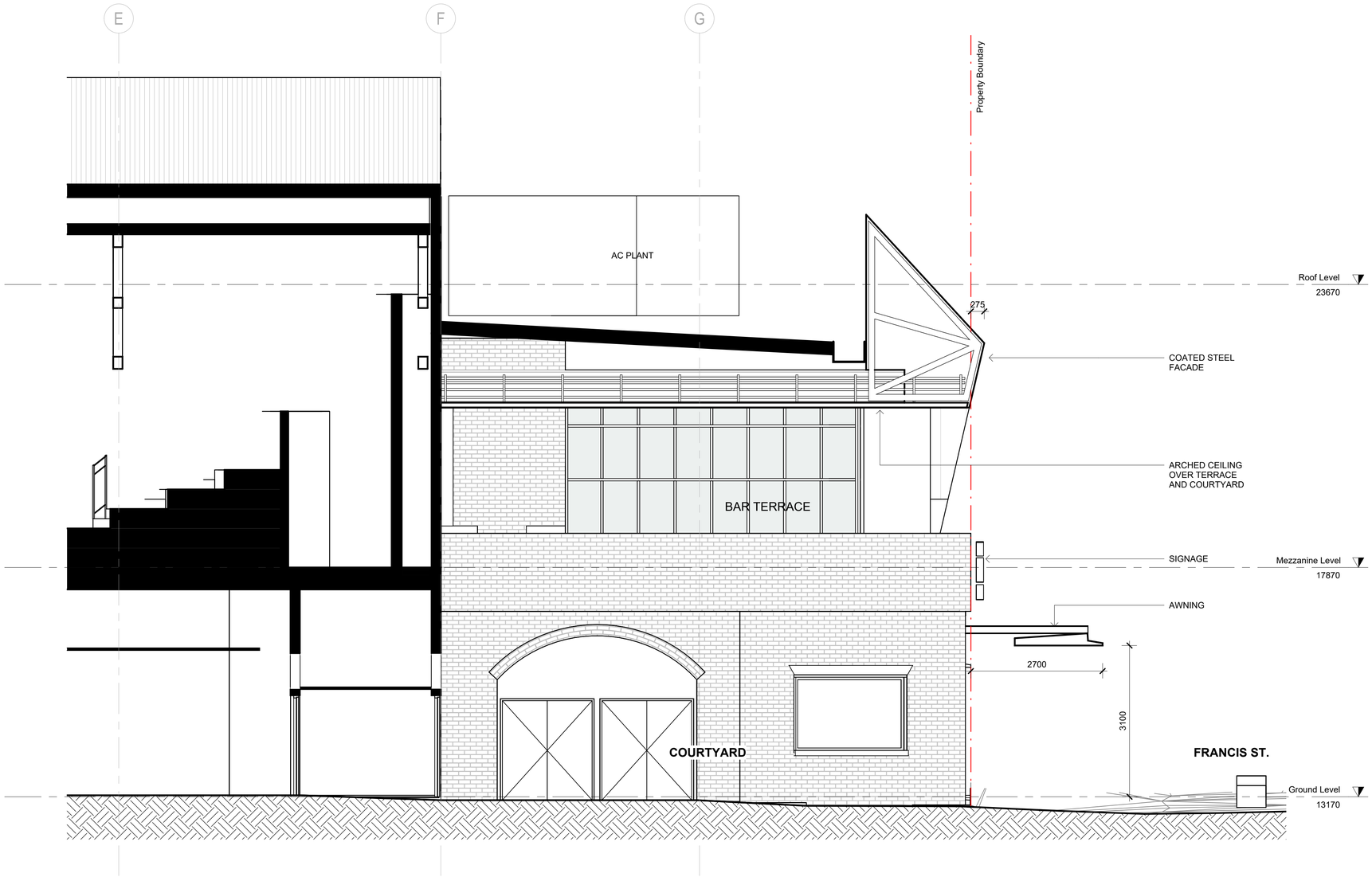
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1 / 180-04 **Proposed Section Through Courtyard Entry**
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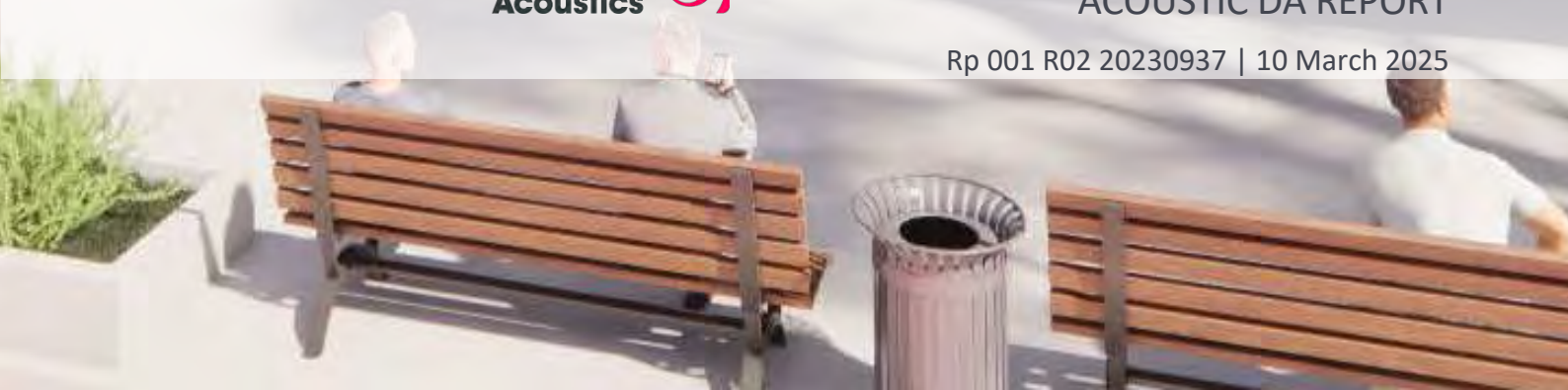


MARSHALL DAY Acoustics

NORTHBRIDGE MUSIC VENUE

ACOUSTIC DA REPORT

Rp 001 R02 20230937 | 10 March 2025



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Attention: **Jack Tesser**

Report No.: **Rp 001 R02 20230937**

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Document Control

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Final	-	For DA submission	27-02-2025	B. Wilson	B. Beverley
Final	01	Minor updates	05-03-2025	B. Wilson	-
Final	02	Client entity corrected	10-03-2025	B. Wilson	

SUMMARY

Live Nation has engaged Marshall Day Acoustics (MDA) to provide acoustic design and assessment advice for the proposed Northbridge Music Venue. This report provides details of the site and operations, relevant noise criteria and assessment framework, results of a noise survey undertaken of the existing environment, and an assessment of potential noise levels at the nearest noise sensitive premises.

The assessment presented demonstrates that compliance with the assigned noise levels can be achieved when assessed indoors at nearby noise sensitive premises, provided that suitable upgrades to the existing building are implemented. Comparison of the modelling results with the survey results shows that music noise from the venue would be significantly lower than compared to other venues currently operating in the area.

The assessment presented in this report has considered the existing nearby noise sensitive receivers. Should any future noise sensitive developments be located nearer to the venue, they would require high performance acoustic constructions to avoid potential noise issues. Noise sensitive development located directly adjacent to the site would be highly undesirable and should be discouraged due to the risk of ground borne noise transfer and limited options to control this propagation pathway.

Noise management options and recommendations have been provided for consideration during the detailed design, as well as for the ongoing management of the venue. It is expected that a detailed noise management plan will be developed for the venue. This should be a live document that is updated regularly, as required. Ongoing community engagement will also be a key factor to the successful operation of the venue.

With appropriate development of the design and implementation of engineering and management strategies, the development is expected to meet the relevant noise standards and appropriately function in the surrounding noise environment.

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APPENDIX C NOISE SURVEY DETAILS

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1.0 INTRODUCTION

The Northbridge Music Venue (the "Project") is a proposed music venue development to be located at 77 Francis Street, Northbridge. The Project is a premier live music venue to support local, national and international acts.

Marshall Day Acoustics Pty Ltd (MDA) has been engaged to provide acoustic design input and assessment advice for the Project.

This Development Application (DA) acoustic report provides an overview of the acoustic issues associated with the Project, including potential noise impacts from the surrounding area on the development, and noise emission from the Project to nearby noise sensitive locations. Preliminary design advice and guidance is provided for possible acoustic treatment solutions.

The analysis carried out for the preparation of this report shows that the Project is capable of meeting the relevant noise standards and can appropriately function in the surrounding noise environment.

Acoustic terminology used in this report is detailed in Appendix A.

2.0 PROJECT DESCRIPTION

2.1 Site location and surrounds

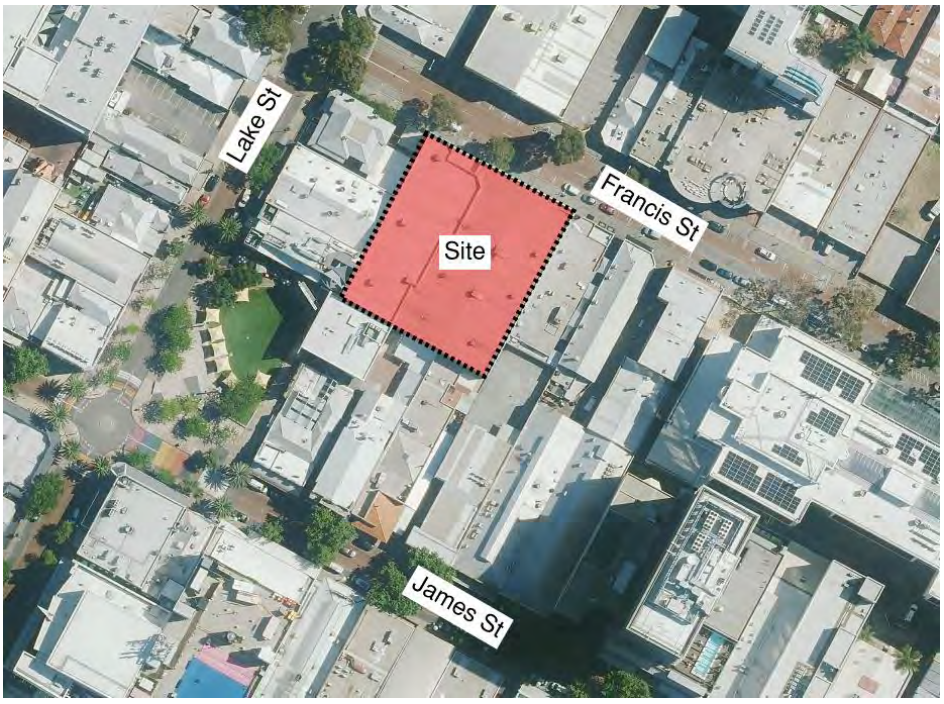
The Project site is located at Lot 701 77 Francis Street, Northbridge at the western end of the Northbridge entertainment precinct. The City of Perth Town Planning Scheme No. 2 shows Lot 701 zoned as "City Centre". Extracts from relevant planning maps are included in Appendix B.

The site is bounded by Francis Street to the north and commercial premises to the east, south and west. The majority of the adjacent commercial premises are F&B outlets, clubs, bars and entertainment venues.

The 2,292 m^2 site is occupied by an existing building which has historically been used as a food import warehouse.

An aerial image of the site and surrounds is provided in Figure 1.

Figure 1: Aerial image of site location



2.2 Existing building

The existing building consists of 2 separate construction types:

- An older part consisting of an open warehouse space constructed with steel portal frame, metal deck roof, and double brick walls, located on the east side of the site.
- The second, newer part of the building which is smaller in area and consists of structural precast concrete walls and steel framed metal deck roof. The rear of this part of the building also includes a steel composite mezzanine floor level.

This split is evident in the aerial photo in Figure 1 which shows a parapet running across the roof.

The two parts of the building are joined by a brick wall with openings linking the two spaces. The building is currently leased out for short term use including as an ad-hoc performance space.

It is proposed that the majority of existing building envelope will be retained and upgraded as required for the new uses. Further details are provided in Section 6.1.

2.3 Development features

It is proposed that the existing building will be redeveloped to include the following key spaces:

- A large auditorium and main stage (refer to herein as the *Big Room*)
- A smaller band & DJ room also used as a pre-show foyer area (refer to herein as the *Small Room*)
- Front of house areas including box office, foyers, bar and toilet
- Back of house areas including offices, meeting rooms, green rooms, kitchens and storage
- Outdoor bar
- Loading bay
- Plant and equipment areas (enclosed rooms and roof deck)

The total capacity of the venue will be approximately 3,000 patrons.

2.3.1 Site layout and design

The siting and layout of the Project is such that noise emission from many sources will be mitigated by the built form. Acoustic weakness in the building such as door and glazing are limited to the north façade facing Francis Street. Façade walls on the east, south and west will be solid masonry construction with no openings. The roof will include penetrations for ventilation and exhaust purposes.

The proposed floorplans are shown in Figure 2.

Figure 2: Ground floor plan

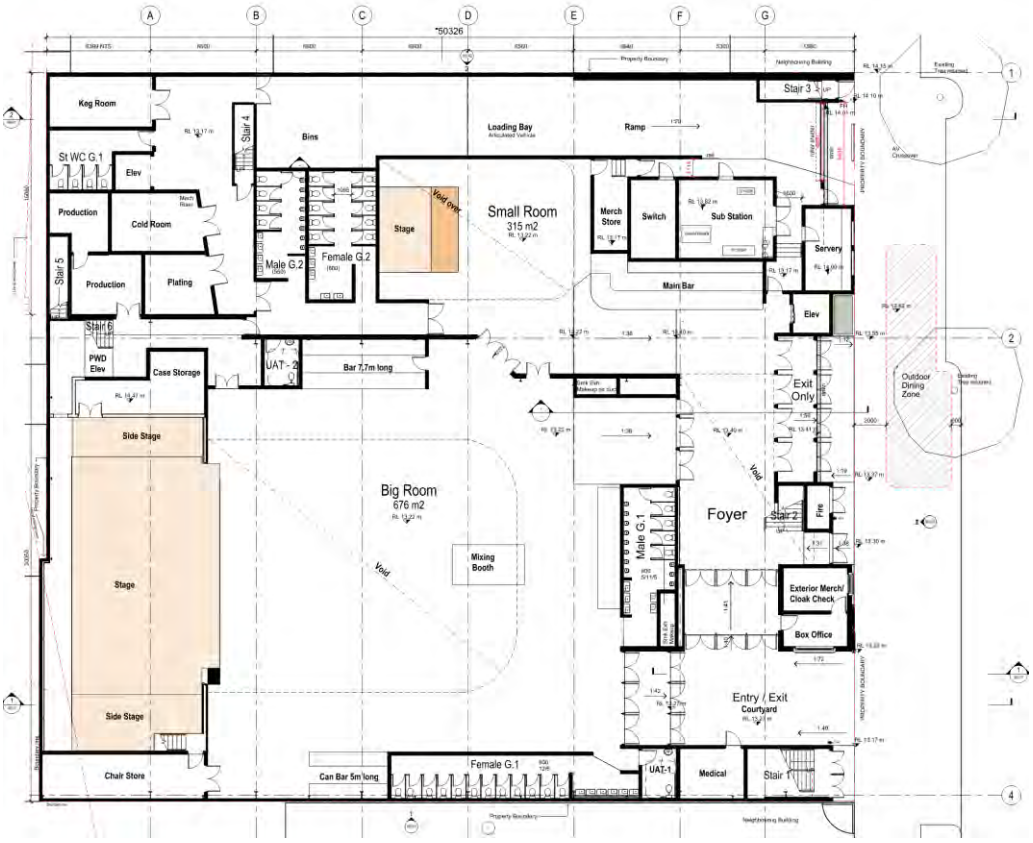
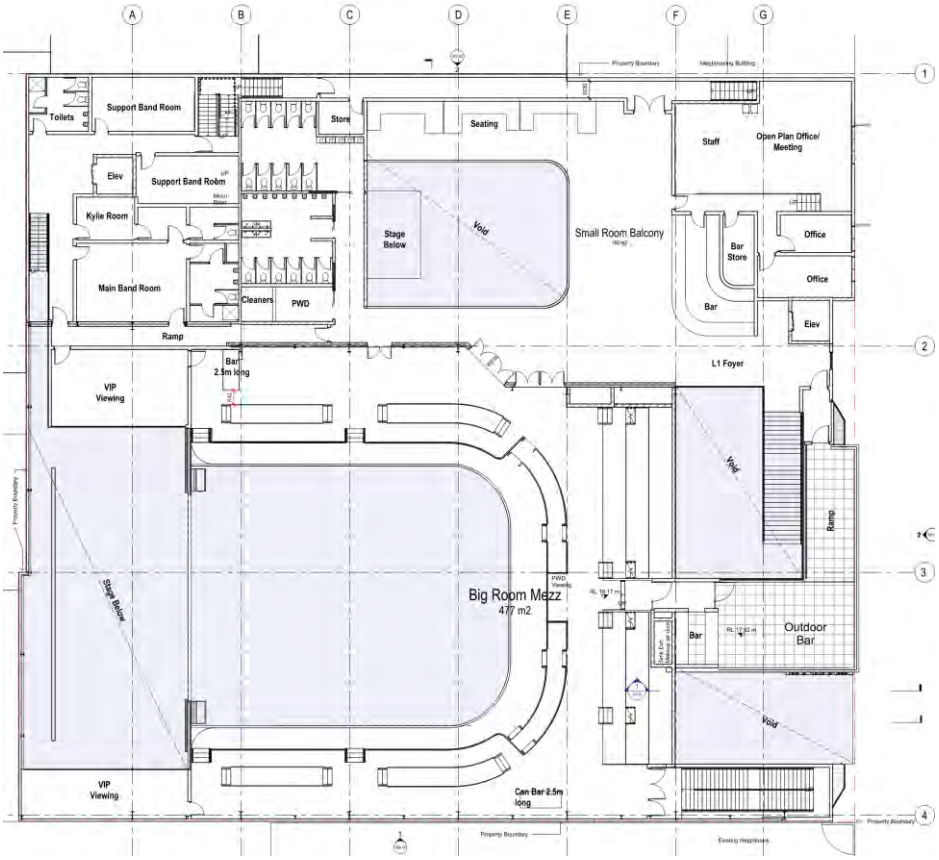


Figure 3: First floor plan



2.4 Licensed premises operations

The Project is being designed to be a premier live music venue to support local, national and international acts. While the main purpose of the Project is to host live music events, it may also support other occasional uses such as conferences and functions.

It is anticipated that the venue will host approximately 100 live music events per year and operate as follows:

- Doors open: 7pm
- Big Room events end: 12am typically. Occasionally shows will extend to 2am.
- Small Room post-show DJ and bar operations end: 3am
- Venue close: 3am

The proposed total capacity is 3,000 patrons. Table 1 lists the capacity of specific areas as assumed for noise modelling purposes.

Table 1: Venue spaces and indicative functional number of patrons

Area	No. patrons	Comment
Small room	600	Capacity of room when used in isolation
Big room	3,000	Maximum capacity of auditorium (seated and standing)
Outdoor dining (Street frontage)	50	Predominantly seated patrons, drinking, dining and talking. Closed after 12am
Outdoor balcony bar (Level 1)	100	Standing patrons drinking and talking. Focus of activity on drinking and socialising.

2.5 Potential noise sources

Key aspects of the current design that are relevant from a planning perspective include:

- Music noise breakout from the Big Room and Small Room via the building envelope and ventilation systems
- Patron noise from outdoor areas
- Building services plant noise emissions from external plant equipment such as exhaust fans, air conditioning and refrigeration condenser units.
- Loading bay and waste collection activities.

The above sources have been considered in this assessment and are addressed below.

2.6 Existing noise environment

A noise survey was conducted at the site between 18 -25 February 2025 to establish typical noise levels in the area. A noise logger was placed on the roof of the existing building.

Details on the survey equipment, methodology and conditions are provided in Appendix B.

The site is located within the Northbridge entertainment precinct so the surrounding noise environment during evenings and night-time is dominated by activity associated with the various F&B outlets, clubs, bars and entertainment venues in the area, particularly on weekends. This is evident in the time history plot in in Appendix C. Review of sample audio during weekend night periods confirms that low frequency music noise is dominant at this time. Other noise includes

patrons/pedestrians, vehicle noise, sirens, as well as plant equipment (e.g. extract fans and air conditioning). The noise environment during weekdays and during daytime hours is typical of an inner city urban area and includes noise from general commercial activity and traffic noise.

A summary of the measured L_{Aeq} and L_{A90} noise levels for the day, evening, and night periods is presented in Table 2.

Table 2: Noise survey results (dB)

Date	Day		Evening		Night	
	L_{Aeq}	L_{A90}	L_{Aeq}	L_{A90}	L_{Aeq}	L_{A90}
Tue 18/02/2025	54	51	53	50	51	47
Wed 19/02/2025	53	50	54	50	50	46
Thu 20/02/2025	53	51	58	52	59	46
Fri 21/02/2025	53	51	58	54	59	49
Sat 22/02/2025	52	50	60	54	60	49
Sun 23/02/2025	53	49	55	52	50	47
Mon 24/02/2025	52	50	52	49	49	45
Average	**53**	**50**	**56**	**52**	**54**	**47**

2.7 Nearest receivers

The nearest noise sensitive receivers considered in this assessment are described in Table 3, with reference to Figure 4.

Figure 4: Nearest receivers



Table 3: Nearest noise sensitive receivers considered in assessment

Receiver reference	Address	Description
1	100 James St, Northbridge	DoubleTree Hotel Northbridge. Tower building with glazed facade (non-operable) and no balconies.
2	89 Aberdeen St, Northbridge	Velo Apartments. Tower building with enclosed balcony/winter garden.
3	103 Francis St, Northbridge	3-storey building with external balconies.

Several commercial premises are located directly adjacent to the Project. Inspections show that the external walls are independent with small gaps between the buildings. The commercial premises directly adjacent to the main band room on the east boundary is understood to be a nightclub.

The assessment presented in this report has only considered the existing nearby noise sensitive receivers. Future noise sensitive developments located nearer to the venue would require high performance acoustic constructions to avoid potential noise issues. Noise sensitive development located directly adjacent to the site would be highly undesirable and should be discouraged due to the risk of ground borne noise transfer and limited options to control this propagation pathway.

3.0 STATUTORY AND POLICY FRAMEWORK

Table 4 presents a summary of the legislation, standards and guidelines considered applicable to the Project and sources of acoustic criteria.

Table 4: Summary of acoustic assessment framework and design criteria

Criteria source	Status	Relevance to project
Western Australian *Environmental Protection (Noise) Regulations 1997* (Noise Regulations)	Statutory requirement	Sets limits for environmental noise from the development. This is relevant for mechanical plant equipment but also applies to any other site activity including music and patron noise emissions, deliveries and waste collection. Further details are provided in the section below.
Australian/New Zealand Standard AS/NZS 2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors* (AS/NZS 2107)	Guideline standard	Defines recommended noise levels and reverberation times for internal spaces.
Northbridge Special Entertainment Precinct Special Control Area (SCA)	Draft policy	We understand a scheme amendment has been approved by the City of Perth for the SCA but note that updates to state legislation and the Noise Regulations have not been finalised to account for this change. For this reason, the policy has not been considered in this assessment.
City of Perth Development Approvals Major Development Applications	Guidance document	General guide on requirements and expectation for development applications.

Criteria source	Status	Relevance to project
City of Perth *Planning Policy Manual – Part 1 Section 4.9 Residential Design Policy*	Policy	Outlines the key acoustic design considerations and requirements for residential development. Requires that designs comply with "the design sound levels in the "satisfactory" criteria of AS/NZS 2107:2000, measured with: - the windows closed; and - sleeping areas assessed between 10:00pm and 7:00am;"

3.1 Environmental Protection (Noise) Regulations 1997

External noise emission from patrons, music and other noise sources is governed by the *Western Australia Environmental Protection (Noise) Regulations 1997* (the Noise Regulations). The Noise Regulations are a "prescribed standard" under the *Environmental Protection Act 1986*.

The assessment of noise emission under the Noise Regulations is based on external noise level limits that apply at a receiver position. The calculation of the noise level limits takes into account the local road network, the land use in the surrounding area and the time of day. These noise level limits are known as 'assigned noise levels'.

The noise emissions are assessed over an assessment period which can be between fifteen minutes and four hours. The assessment period must be appropriate for the assessment of the emission and depends on the type and character of the noise source(s).

The assigned noise levels are defined in terms of statistical A-weighted and Slow-weighted sound pressure levels and are:

- L_{A10}, this is the noise level not to be exceeded for more than 10% of the assessment period.
- L_{A1}, this is the noise level not to be exceeded for more than 1% of the assessment period.
- L_{Amax}, this is the noise level not to be exceeded at any time.

The assigned noise levels applicable to the nearest sensitive premises are presented in Table 5.

Table 5: Summary of assigned noise levels for noise sensitive premises

Type of Premises Receiving Noise	Time of Day	Assigned Noise Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area **#1. 100 James St (Double Tree)** **#3. 103 Francis Street**	0700-1900 Monday to Saturday	53	63	73
	0900-1900 Sunday and public holidays	48	58	73
	1900-2200 all days	48	58	63
	2200-0700 Monday to Saturday or 2200-0900 Sunday and public holidays	43	53	63
Noise sensitive premises: highly sensitive area **#2. 89 Aberdeen St (Velo)**	0700-1900 Monday to Saturday	54	64	74
	0900-1900 Sunday and public holidays	49	59	74
	1900-2200 all days	49	59	64
	2200-0700 Monday to Saturday or 2200-0900 Sunday and public holidays	44	54	64

In addition, the noise emissions must be free of annoying characteristics such as: impulsiveness, modulation and tonality. Adjustments are also applicable where the noise emission is music. These adjustments are presented in Table 18.

Table 6: Adjustments for Annoying Characteristics

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	**Where modulation is present**	**Where impulsiveness is present**	**Where impulsiveness is not present**	**Where impulsiveness is present**
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

Further details regarding the assigned noise levels are provided in Appendix B.

4.0 NOISE MODELLING

The following sections presents details of the noise modelling and results.

4.1 Noise sources

Table 7 describes the potential noise sources associated with the proposed licensed premises.

Table 7: Potential noise sources

Source of noise	Comments and advice
Music and patrons	Music and patrons are expected to be the dominant sources of noise from the venue. These environmental sources are typically the most challenging to address in the design of bar and music venues, especially since music loudness is a key commercial consideration for marketing of the venue. The building envelope design will require high performance acoustic constructions to control music noise breakout from the venue. Under the Noise Regulations, 'annoying characteristic adjustments' apply if music noise is found to be present at a receiver. These adjustments inherently make compliance more difficult to demonstrate. Generally, venues should be designed so that music is not audible above background noise levels at receiver locations. Assumptions regarding source levels in the venue that have been used in this assessment are outlined in Section 4.3 .
Mechanical services	The venue is expected to include a range of mechanical services such as exhaust fans (kitchens and toilets), air-conditioning units, compressors (serving cool rooms). Noise from mechanical services equipment is typically controlled using design and engineering methods such as: • Plant equipment siting and selection to reduce noise impacts • Barriers/screens around plant equipment • Duct attenuators and acoustic louvres • In addition, equipment will need to be appropriately vibration isolated.

Source of noise	Comments and advice
Deliveries	Truck access for show bump in/bump out will be via loading bay accessed from Francis Street. Truck arrival is usually around 10am and departure would be post-show early morning, after 7am. The primary noise from this activity will be trucks reversing off the street into the loading bay. The loading bay is enclosed and closed off to the street frontage with a roller door. Other deliveries for F&B etc. would be conducted during normal business hours. This activity is considered low risk.
Waste removal	Waste removal from site will be via the loading bay off Francis Street by a private waste company. Bin stores are located within the enclosed loading bay. Under Regulation 14A of the Noise Regulations, noise emissions from specified works such as waste collection do not have to meet the assigned levels provided that the works are carried out: - During daytime hours - In the quietest reasonable and practicable manner, and - Using the quietest equipment reasonably available. Procedures for managing waste removal should be developed during detailed design and included in the noise management plan for the venue.

4.2 Modelling inputs and assumptions

A 3-dimensional digital model of the venue and surrounding built environment has been created using SoundPLAN 9.1 proprietary noise modelling software. Further information on the modelling method is provided in Appendix D.

General details of the noise model input parameters and assumption are described in Table 8. Further details on upgrades are provided in Section 6.0 and Appendix D3 for transmission loss data. It should be noted that the modelling has included at 10 dB allowance in the transmission loss performance for the roof and wall elements account for uncertainty. This is considered appropriate when low frequency performance is a critical aspect of the design.

Table 8: Noise modelling inputs and assumptions

Parameter	Inputs / assumptions
Patrons	Data used to inform the source levels is outlined in Appendix D. The following has been assumed: • Al Fresco area: 50 patrons, “Taverns” category, L_{Aeq} 95 dB L_w • Balcony Bar: 100 patrons, “Vertical consumption” category, L_{Aeq} 103 dB L_w Patrons congregating outside the premises before and after events is largely outside the control of the venue operators and has not been considered in noise modelling. Refer to Section 6.2 for discussion around this aspect.
Music	This is a key design and commercial consideration. A target noise level of L_{Ceq} 125 dB at the mixing desk has been used for the assessment, consistent with aspirational design targets.
Glazing	Glazing systems exposed directly to music noise will be high performance acoustic glazing incorporating thick laminated glazing, separate frames and wide cavities.
Doors	All entries exposed directly to music noise incorporate sound lock arrangements. Doors will be nominated with acoustic ratings. Noise leakage from doors being opened and closed has not been considered.

Parameter	Inputs / assumptions
Roof	The roof over both venues will be upgraded and will comprise upper and lower mass layers, a large cavity and structural isolation elements. All penetrations and openings will be acoustic treated to maintain the acoustic performance.
Smoke extract vents	Significant openings for smoke extract will be required. The modelling includes: • 5 attenuated openings for smoke ventilation in the Big Room • 2 attenuated openings for smoke ventilation in the Small Room The systems will include duct attenuators as well as enclosures around the external duct. The fans themselves would only operate during an emergency or routine testing during the day period and are therefore a low risk. The attenuator selections will need to consider breakout noise from the venue as the primary consideration. Fan noise will also be considered.
Mechanical plant	The mechanical plant design for ventilation and extraction is still under development. Major plant identified at this stage include 5 PAC units. Preliminary noise data has been provided by the mechanical engineer and has been included in the modelling.
External walls	Internal linings will be added to the external walls forming the Big Room to increase the sound insulation performance. The Small Room is not directly adjacent to external walls.

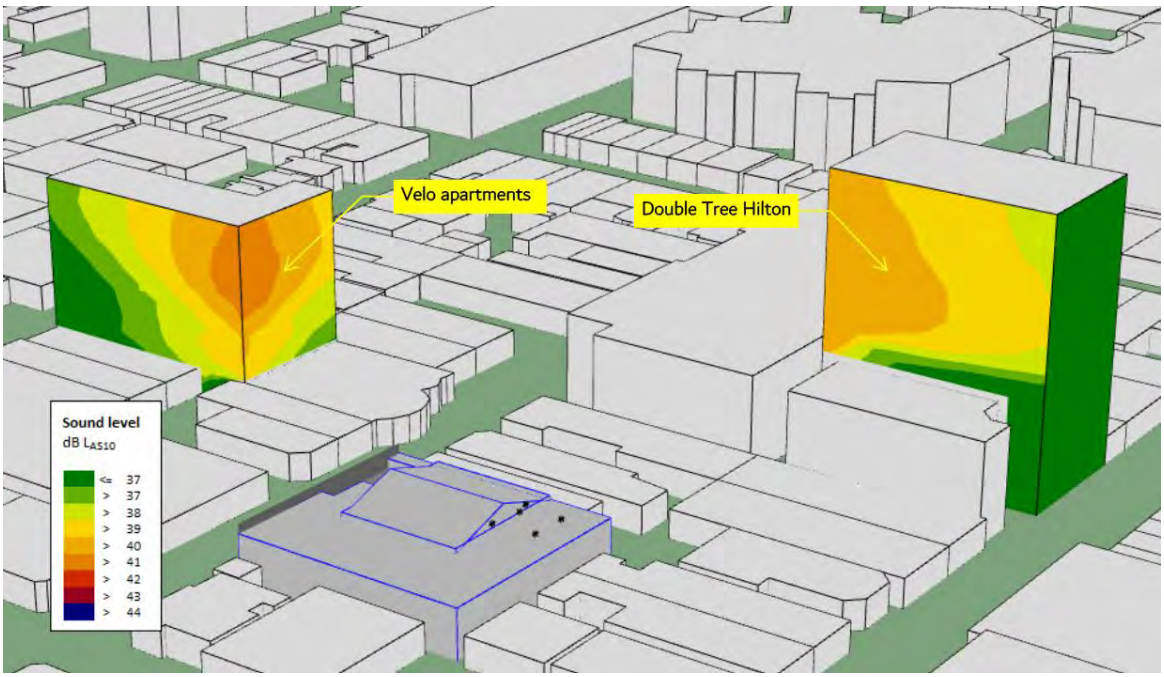
4.3 Noise modelling results

Calculated external noise levels at each assessed receiver are presented in Table 9. The results presented are the highest noise levels at each receiver. Noise levels at other locations on the receiver premises would be equal to or lower than the level in Table 9. A facade noise contour map has been provided in Figure 5 to provide an indication of the spread of noise at the two most affected noise sensitive premises (Velo apartments, Double Tree Hilton). The example shown represents live music noise when the Big Room is in use.

Table 9: Noise model results summary – free-field outdoor noise levels at most affected location, L_{AS10} dB

Receiver	Music noise - Big Room	Music noise - Small Room	Patron noise (outdoor areas)	Mechanical plant noise
Velo apartments	42	39	58	44
DoubleTree Hilton	41	31	40	40
Francis Street 103-105	34	35	40	31

Figure 5: Facade noise map – Music noise (Big Room)



5.0 NOISE ASSESSMENT

The following sections present the findings of a noise assessment to assist the client and the relevant approval authority in understanding the key noise considerations associated with the Project. Each main source is considered separately. The assessments are presented for the night period only. This is the most stringent criterion so compliance during this period will also mean compliance during the day and evening periods.

On the basis that each noise source would be run for at least 10% of the representative assessment period[1], the L_{AS10} metric has been used for assessment purposes.

Whilst the 'assigned levels' are applicable outdoors, for this assessment the results have been assessed indoors, assuming all windows closed. This is considered appropriate given the nature of the surroundings (vibrant, inner city bar and restaurant precinct) and the type of dwellings that are most affected (modern apartment buildings or hotels). As noted above, the DoubleTree Hilton is a sealed facade and the Velo apartments feature winter gardens with balconies that can be closed off. It is expected that these features have been included to address environmental noise.

It has been assumed that the facades of the nearest residential receiver buildings can achieve an overall noise level reduction of at least 30 dB. This is considered to be a reasonable estimate for a modern building facade and a conservative estimate for buildings that have been specifically designed to address high noise environments such as the Double Tree Hilton and the Velo apartments.

5.1 Music noise

The results of the music noise assessment are presented in Table 10 and Table 11 for the Big Room and Small Room respectively. As noted in Section 2.3 above, the spaces would not typically be in use simultaneously for band/music performances so cumulative noise assessment is not warranted.

[1] According to the Noise Regulations, the *representative assessment period* means a period of time of not less than 15 minutes, and not exceeding 4 hours, determined by an inspector or authorised person to be appropriate for the assessment of a noise emission, having regard to the type and nature of the noise emission.

Table 10: Night period noise assessment – Music noise in Big Room (dB, L_{AS10})

Receiver	Outdoor noise level at receiver	Internal level	Music noise adjustment	Assessable level	Assessment criteria (indoors)*	Exceedance
Velo apartments	42	12	+10	22	29	-7
DoubleTree Hilton	41	11	+10	21	28	-7
103 Francis Street	34	4	+10	14	28	-14

** L_{A10} assigned level minus 15 dB for closed windows as per Noise Regulations*

Table 11: Night period noise assessment – Music noise in Small Room (dB, L_{AS10})

Receiver	Outdoor noise level at receiver	Internal level	Music noise adjustment	Assessable level	Assessment criteria (indoors)*	Exceedance
Velo apartments	39	9	+10	19	29	-10
DoubleTree Hilton	31	1	+10	11	28	-17
103 Francis Street	35	5	+10	15	28	-13

** L_{A10} assigned level minus 15 dB for closed windows as per Noise Regulations*

Refer to Section 6.1 for discussion regarding music noise, including a comparison between the calculated music noise levels from the venue and the measured existing environmental noise levels at the site.

5.2 Patron noise

The results of the patron noise assessment are presented in Table 12.

Table 12: Night period noise assessment – Patron noise assessment (dB, L_{AS10})

Receiver	Outdoor noise level at receiver	Internal level / assessable level	Assessment criteria (indoors)*	Exceedance
Velo apartments	58	28	29	-1
DoubleTree Hilton	40	10	28	-18
103 Francis Street	40	10	28	-18

** L_{A10} assigned levels minus 15 dB for closed windows as per Noise Regulations*

Predicted noise levels from patrons show that with the external areas at full capacity, compliance with the L_{AS10} assigned level is demonstrated at the DoubleTree Hilton and 103 Francis St. The outdoor criteria could be exceeded by up to 14 dB at the Velo apartments, however indoor noise levels would satisfy the criteria in all cases.

Notwithstanding the above, noise management and controls will be important to the ongoing successful operations of the venue. Options for noise management and controls are described in Section 6.0.

5.3 Mechanical services noise

The results of the mechanical services noise assessment are presented in Table 13.

Table 13: Night period noise assessment – Mechanical plant noise assessment (dB, L_{AS10})

Receiver	Outdoor noise level at receiver	Internal level / assessable level	Assessment criteria (indoors)*	Exceedance
Velo apartments	44	14	29	-15
DoubleTree Hilton	40	10	28	-18
103 Francis Street	31	1	28	-27

** L_{A10} assigned levels minus 15 dB for closed windows as per Noise Regulations*

Predicted noise levels based on the preliminary mechanical services design shows that compliance with the L_{AS10} assigned level is demonstrated in all cases, including if assessed externally. Indoor noise levels also satisfy the assessment criteria by a significant margin in all cases.

6.0 DISCUSSION AND RECOMMENDATIONS

6.1 Music

The assessment shows that music noise can be controlled, however as noted above, specific construction upgrades will be required to achieve this outcome.

The following table provides general requirements for key aspects of the building design. Systems meeting these requirements have been incorporated into the noise modelling. The specific requirements and details will be developed as the project design progresses.

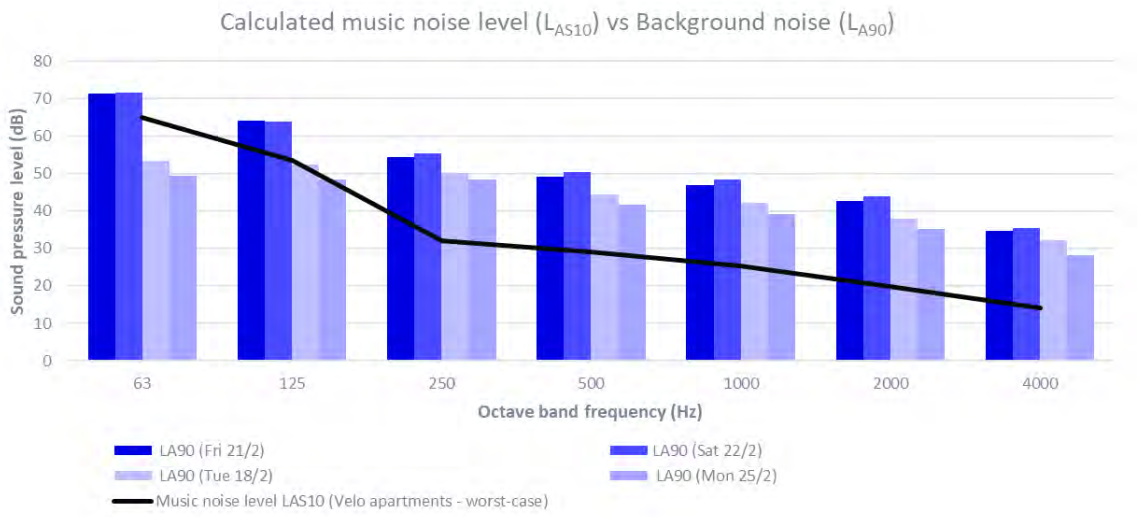
Table 14: Construction requirements to control music noise

Design area/construction	Requirements/comments
Roof	The roof construction will be key aspect of the design for music noise control. The following should be included in the roof design: • Upper and lower mass layers with minimum total mass 80 kg/m^2 • 900 mm cavity between the upper and lower roof layer • Structural isolation between upper and lower layers using rubber mounts • Nominal R_w 75 performance (minimum) • Gable ends to match raked roof performance • Applies to both the Big Room and Small Room • Interfaces between the roof and walls will require careful detailing to avoid affecting the acoustic performance.
Roof plant deck	• Minimum 200 mm thick concrete slab (over stage area) • Allow for suspended ceiling (for sound insulation and room acoustics)

Design area/construction	Requirements/comments
External walls	Stud wall linings must be applied to the existing external brick walls within the Big Room as follows: • Minimum surface mass of 25 kg/m² (e.g. 2 x 16 mm fire rated plasterboard) • Minimum 150 mm cavity between lining and existing brick • 100 mm 32 kg/m^3 cavity insulation • Studs supported from brick wall with resilient mounts
Façade glazing	Facade glazing adjacent to the Level 1 balcony bar must incorporate the following: • Wide double frame glazing with minimum 150 mm between frames • Laminated glazing on both sides • Nominal R_w 55 performance (minimum)
Airlock doors	• Doors to achieve minimum R_w 40 rating with minimum 2 m spacing between doors • Absorptive linings included to ceilings and walls within airlocks
Smoke extract vents/ducts	• Allow for 3000 mm long attenuators • Duct and attenuators to be enclosed/clad with minimum R_w 30 rated material
HVAC ventilation duct	• Allowance should be made for attenuators and duct cladding to control breakout noise. The current design layout allows for this to be easily integrated. Details will be established as the design progresses.
Music noise levels	• Monitoring of music noise levels at the mixing desk should be allowed for to check that the L_{Ceq} 125 dB level is not exceeded.

To assist in understanding the potential impact of music noise, comparison has been made between the existing L_{A90} octave band background noise levels (from the noise survey) and the predicted music noise levels at the most affected noise sensitive premises (Velo apartments). The comparison is presented in Figure 6 below. The plot shows the average background noise levels between 10pm – 3am. Weekend and weekday results are presented for comparison.

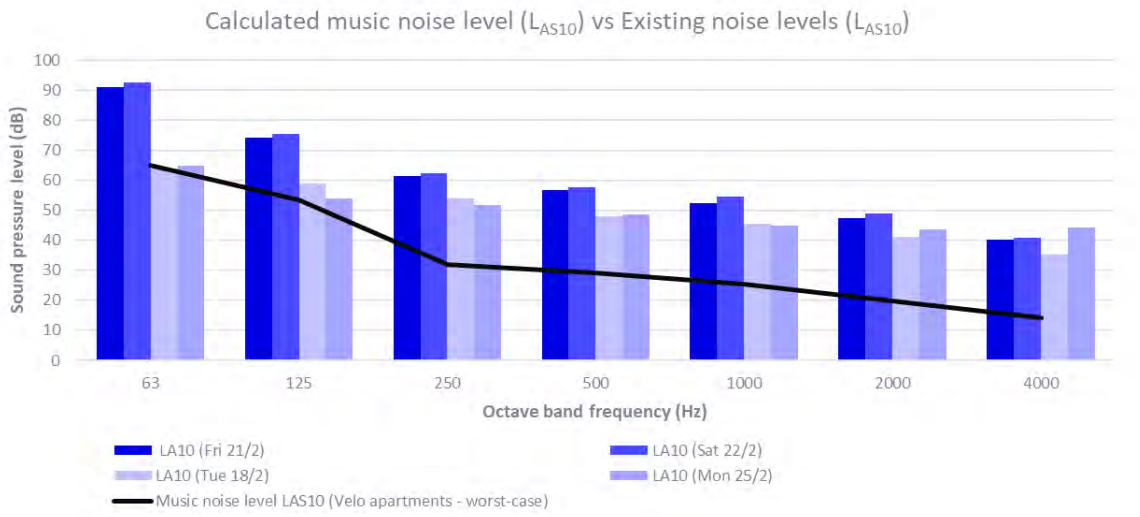
Figure 6: Comparison of predicted music noise (Big Room) and existing L_{A90} background noise levels



The comparison above shows that the calculated external music noise levels are below the existing background noise levels at most frequencies. Only during the weekday does the music noise exceed the L_{A90} background noise levels and only at low frequencies (bass noise).

The comparison above indicates that music noise would be mostly inaudible on weekends due to the already high background noise levels. It should be noted that the background noise levels presented are the L_{A90} levels. Existing L_{A10} noise levels measured during the survey are at least 10 dB higher in the 63 Hz band and 5 dB higher in the 125 Hz band for all days presented above, as shown in Figure 7.

Figure 7: Comparison of predicted music noise (Big Room) and existing L_{AS10} noise levels



6.2 Patrons

While the assessment above demonstrates compliance with indoor criteria, management procedures and noise controls are appropriate to help minimise patron noise. As noted above, patrons congregating outside the premises before and after events is largely outside the control of the venue operators. Notwithstanding this some management controls could be used to help reduce the impacts if necessary.

The following options should be considered for patron noise control:

- Noisy patrons in outdoor areas being asked to move inside
- General crowd control prior to large events
- Encouraging crowds outside the venue to disperse after large events
- Inclusion of absorptive soffit finishes to the Level 1 outdoor balcony area

Limiting operating hours or numbers of patrons in outdoor areas can also be effective for venues if compliance issues present.

6.3 Mechanical services

The noise modelling results based on the major roof plant (5 x PAC units) shows that compliance with the Noise Regulations is achieved.

As described in Section 4.1, the venue is expected to also include a range of other mechanical services such as exhaust fans (kitchens and toilets) and compressors.

Based on the layout and siting of the building, it is expected that services noise can be adequately controlled using typical noise control approaches. Particular care is required for the siting and selection of kitchens exhaust fans since in-duct noise treatment is not typically practical.

Specific requirements will be developed and the design progresses.

6.4 Waste disposal

6.4.1 Waste handling on site

Noise from emptying glass bins can be a source of noise annoyance. The bin store locations are not considered to be high risk, but management procedures such as restricting the emptying of glass bins during certain hours may be necessary to include in the noise management plan.

6.4.2 Waste collection

Under Regulation 14A of the Noise Regulations, noise emissions from specified works such as waste collection do not have to meet the assigned levels provided that the works are carried out:

- During daytime hours
- In the quietest reasonable and practicable manner, and
- Using the quietest equipment reasonably available

While we understand this activity is likely to be sub-contracted to others, generic quiet practices to be considered include:

- Plan garbage truck route to avoid reversing. If not practicable, use self-adjusting broadband noise reversing alarms in lieu of traditional tonal reversing beepers;
- Use of impact matting under large bins to minimise impulsive noise;
- Favour use of newer equipment as they are generally quieter;
- Turn off engines when not in use; and,
- Undertake regular checks and maintenance of truck and equipment to identify/repair noisy items.

6.5 Deliveries

On the basis that deliveries to the site are made on public roads, noise from delivery vehicles is not subject to the requirements of the Noise Regulations. Regardless, the following general good practice measures should be considered:

- Limiting truck deliveries to the following hours:
  - 0700 and 1900 on any day that is not a Sunday or public holiday; or
  - 0900 and 1900 on a Sunday or public holiday.
- Carry out deliveries in the quietest reasonable and practicable manner. The following best-practice measures should be adhered to wherever practicable:
  - Avoid reversing and tonal reversing beepers;
  - Turn off engines when not in use;
  - Favour use of newer equipment as they are generally quieter; and
  - Undertake regular checks and maintenance of vehicle and equipment to identify/repair noisy items.

It is noted that music venues are often required to bump in and out equipment outside the above hours. This is unlikely to be an issue at this site given the location of the loading bay and noting it is enclosed.

6.6 Community engagement

Ongoing community engagement will be a key factor to the successful operation of the venue. Procedures for this should be formalised in the noise management plan and regularly reviewed as part of the ongoing noise management.

Procedures typically include:

- Venue procedures for notifying residents of any upcoming special events or busy periods where noise levels may be higher than average.
- Contact details that are provided to residents so that they can address any complaints to the responsible person on site.
- Process for managing and registering noise complaints.
- Process for reviewing any complaints received and updating the noise management plan if necessary.

7.0 SUMMARY

Live Nation has engaged Marshall Day Acoustics (MDA) to provide acoustic design and assessment advice for the proposed Northbridge Music Venue. This report provides details of the site and operations, relevant noise criteria and assessment framework, results of a noise survey undertaken of the existing environment, and an assessment of potential noise levels at the nearest noise sensitive premises.

The assessment presented demonstrates that compliance with the assigned noise levels can be achieved when assessed indoors at nearby noise sensitive premises, provided that suitable upgrades to the existing building are implemented. Comparison of the modelling results with the survey results shows that music noise from the venue would be significantly lower than compared to other venues currently operating in the area.

The assessment presented in this report has considered the existing nearby noise sensitive receivers. Should any future noise sensitive developments be located nearer to the venue, they would require high

performance acoustic constructions to avoid potential noise issues. Noise sensitive development located directly adjacent to the site would be highly undesirable and should be discouraged due to the risk of ground borne noise transfer and limited options to control this propagation pathway.

Noise management options and recommendations have been provided for consideration during the detailed design, as well as for the ongoing management of the venue. It is expected that a detailed noise management plan will be developed for the venue. This should be a live document that is updated regularly, as required. Ongoing community engagement will also be a key factor to the successful operation of the venue.

With appropriate development of the design and implementation of engineering and management strategies, the development is expected to meet the relevant noise standards and appropriately function in the surrounding noise environment.

APPENDIX A GLOSSARY OF TERMINOLOGY

A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
dB or dBA	Decibel. The unit of sound level.
L_{A1}	The A-weighted noise level exceeded for only 1% of the measurement period, measured in dB. This is sometimes referred to as the typical upper maximum noise level.
L_{A10}	The A-weighted noise level exceeded for 10% of the measurement period, measured in dB. This is commonly referred to as the average maximum noise level.
L_{Aeq}	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.
L_{Amax}	The maximum A-weighted noise level. The highest noise level which occurs during the measurement period.
L_w	Sound Power Level. The calculated level of total sound power radiated by a sound source. Usually A-weighted i.e. L_{WA}.
Reverberation time	The time (in seconds) taken for the sound pressure level generated by a particular noise incident to decay by 60 decibels following the conclusion of the noise event. Reverberation Time is used for assessing the acoustic qualities of a space, describing how quickly sound decays within a space. The reverberation time is related to the room volume and total absorption.
R_w	Weighted Sound Reduction Index. A single number system for quantifying the transmission loss through a building element. The measured transmission loss, in third octave bands from 100 Hz to 3.15 kHz, is compared to a standard reference contour to determine the single number value. Can only be measured in laboratory conditions
Sound Insulation	When sound hits a surface, some of the sound energy travels through the material. 'Sound insulation' refers to ability of a material to stop sound travelling through it.
Sound Absorption	When sound hits a surface, some of the sound energy is absorbed by the surface material. 'Sound absorption' refers to ability of a material to absorb sound.
SPL or L_P	Sound Pressure Level A logarithmic ratio of a sound pressure measured at distance, relative to the threshold of hearing (20 µPa RMS) and expressed in decibels.
Transmission loss (TL)	The reduction in sound level resulting from sound passing through a material or construction.

APPENDIX B ASSIGNED NOISE LEVEL CALCULATIONS

External noise emission from building services plant and other noise sources such as music is governed by the Western Australia Environmental Protection (Noise) Regulations 1997 (the Regulations). The Noise Regulations are a "prescribed standard" under the Environmental Protection Act 1986.

Under the Noise Regulations, noise emissions from one premises when assessed at another must comply with a set of noise limits. The noise limits applicable at a receiver are calculated by adding to a base noise limit an influencing factor, which takes into account the land use and number of significant roads in the surrounding area. These noise limits are known as 'assigned noise levels' and apply at the receiving premises, of which there are three kinds: noise sensitive premises (e.g. residences, hotels, schools, aged care, etc.), commercial premises (e.g. offices, retail shops, etc.) and industrial premises. The assigned noise levels depend on the type of receiving premises, the time of day and day of the week.

The noise emissions are assessed over an assessment period which is between fifteen minutes and four hours. The assessment period must be appropriate for the assessment of the emission and depends on the type and character of the noise source(s).

The assigned noise levels are defined in terms of statistical A-weighted and Slow-weighted sound pressure levels and are:

- L_{A10}, this is the noise level not to be exceeded for more than 10% of the assessment period.
- L_{A1}, this is the noise level not to be exceeded for more than 1% of the assessment period.
- L_{Amax}, this is the noise level not to be exceeded at any time.

The determination of the Influencing Factor (IF) which affects the assigned levels applicable at the nearest noise sensitive receivers is based on the following:

- The area of commercial and industrial zoned land surrounding the receiver
- The number of major and secondary roads in proximity to the receiver

The procedure defined in the Noise Regulations considers the land use and road types with two circles centred on the receiver location, one of 450 m radius, and one of 100 m radius.

The land use has been determined from:

- City of Perth Town Planning Scheme Map No. 2 (City Planning Scheme) – East Perth Locality (gazette date Friday, 9 January 2004
- City of Vincent Local Planning Scheme Map No. 2 (gazette date Wednesday, 16 May 2018)
- Visual inspections of the site and surrounds (12 December 2023)

An extract of the City Planning Scheme maps (combined) is presented in 1 with the two area circles overlaid.

For mixed use areas such as this, the use of land which results in the highest influencing factor is to be used in the determination of the influencing factor, as noted in Schedule 3 of the Noise Regulations.

Transport factors of 6 dB and 2 dB apply if there are any Major Roads (a road carrying in excess of 15,000 vpd) within the 100 m and 450 m circles respectively. For each Secondary Road (a road carrying in between 6,000 - 15,000 vpd) within the 100 m circle, a 2 dB transport factor applies. The total Transport Factor that is included in the Influencing Factor is limited to 6 dB.

Traffic data for the nearby roads obtained from Main Roads is presented in Table 15.

Table 15: Traffic data and classifications for nearby roads (source: Main Roads)

Road	Average weekday traffic volume (AADT/VPD)	Classification
Newcastle Street	12,655 (2021)	Secondary Road
Wellington Street (West of William St)	19,858 (2023)	Major Road

Table 16: Influencing Factor calculation

Receivers:	#1. 100 James Street		#2. 89 Aberdeen Street		#3. 103 Francis Street	
	100m circle	450m circle	100m circle	450m circle	100m circle	450m circle
Industrial %	0	0	0	0	0	0
Commercial %	83	54	71	53	76	56
Major road	N	Y	N	Y	N	Y
Secondary roads	N	n/a	N	n/a	N	n/a
IF calculation	I = 0 C = 6.8 TF = 2		I = 0 C = 6.2 TF = 2		I = 0 C = 6.6 TF = 2	
Influencing Factor	IF = 9 dB		IF = 8 dB		IF = 9 dB	

Based on the above calculation, the assigned levels for the nearest receivers are summarised in Table 17.

The provisions under Regulation 7(1)(a) state that noise emitted from premises *'must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind;'*. Noise emission is considered to 'significantly contribute' if the noise emission as exceeds a value which is 5 dB below the assigned level at the point of reception. Note that the assigned levels in Table 17 do not take this 5 dB adjustment into account.

Table 17: Summary of assigned levels

Type of Premises Receiving Noise	Time of Day	Assigned Noise Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area **#1. 100 James St** **#3. 103 Francis Street**	0700-1900 Monday to Saturday	53	63	73
	0900-1900 Sunday and public holidays	48	58	73
	1900-2200 all days	48	58	63
	2200-0700 Monday to Saturday or 2200-0900 Sunday and public holidays	43	53	63
Noise sensitive premises: highly sensitive area **#2. 89 Aberdeen St**	0700-1900 Monday to Saturday	54	64	74
	0900-1900 Sunday and public holidays	49	59	74
	1900-2200 all days	49	59	64
	2200-0700 Monday to Saturday or 2200-0900 Sunday and public holidays	44	54	64
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises	All hours	65	80	90

In addition, the noise emissions must be free of annoying characteristics such as: impulsiveness, modulation and tonality. Adjustments are also applicable where the noise emission is music. These adjustments are presented in Table 18.

Table 18: Adjustments for annoying characteristics

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB			**Adjustment where noise emission is music**	
Where tonality is present	**Where modulation is present**	**Where impulsiveness is present**	**Where impulsiveness is not present**	**Where impulsiveness is present**
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

B1 PLANNING MAPS

Figure 8: Local planning scheme markup used to determine the IF (100 James Street)

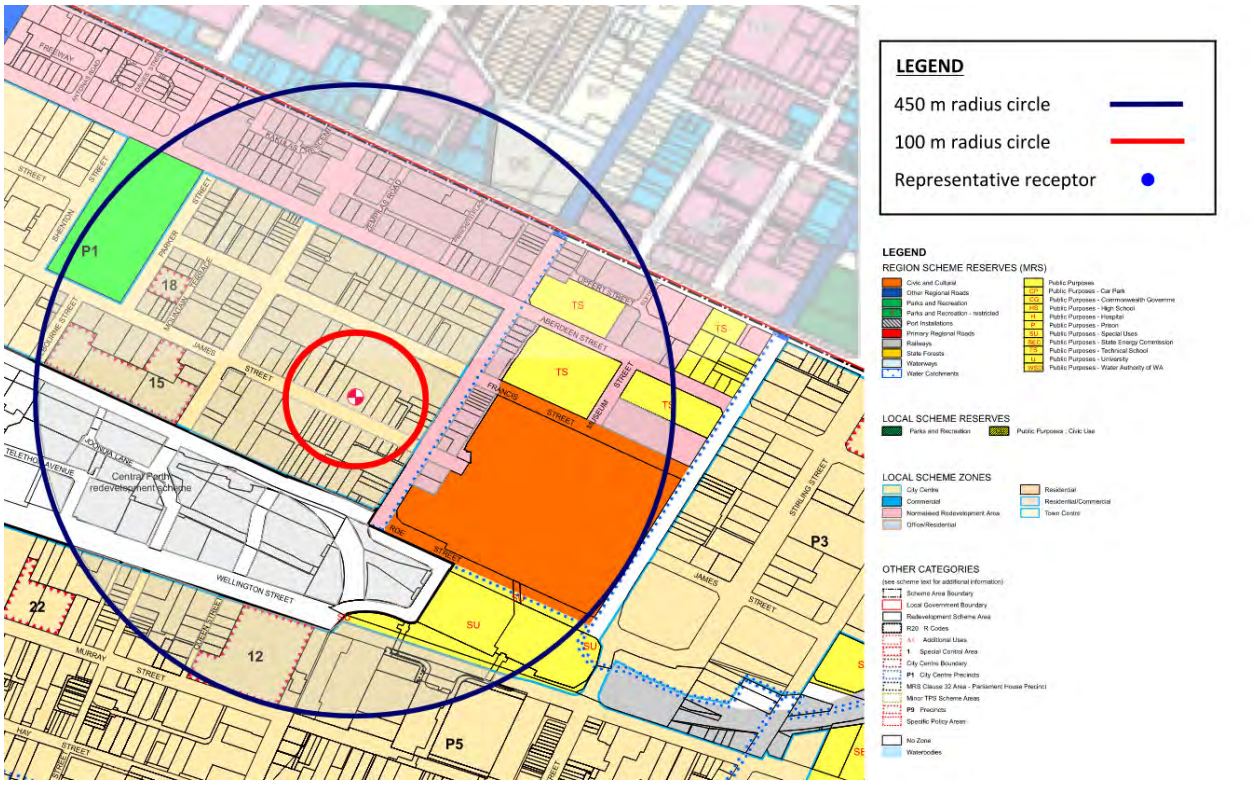


Figure 9: Local planning scheme markup used to determine the IF (89 Aberdeen Street)

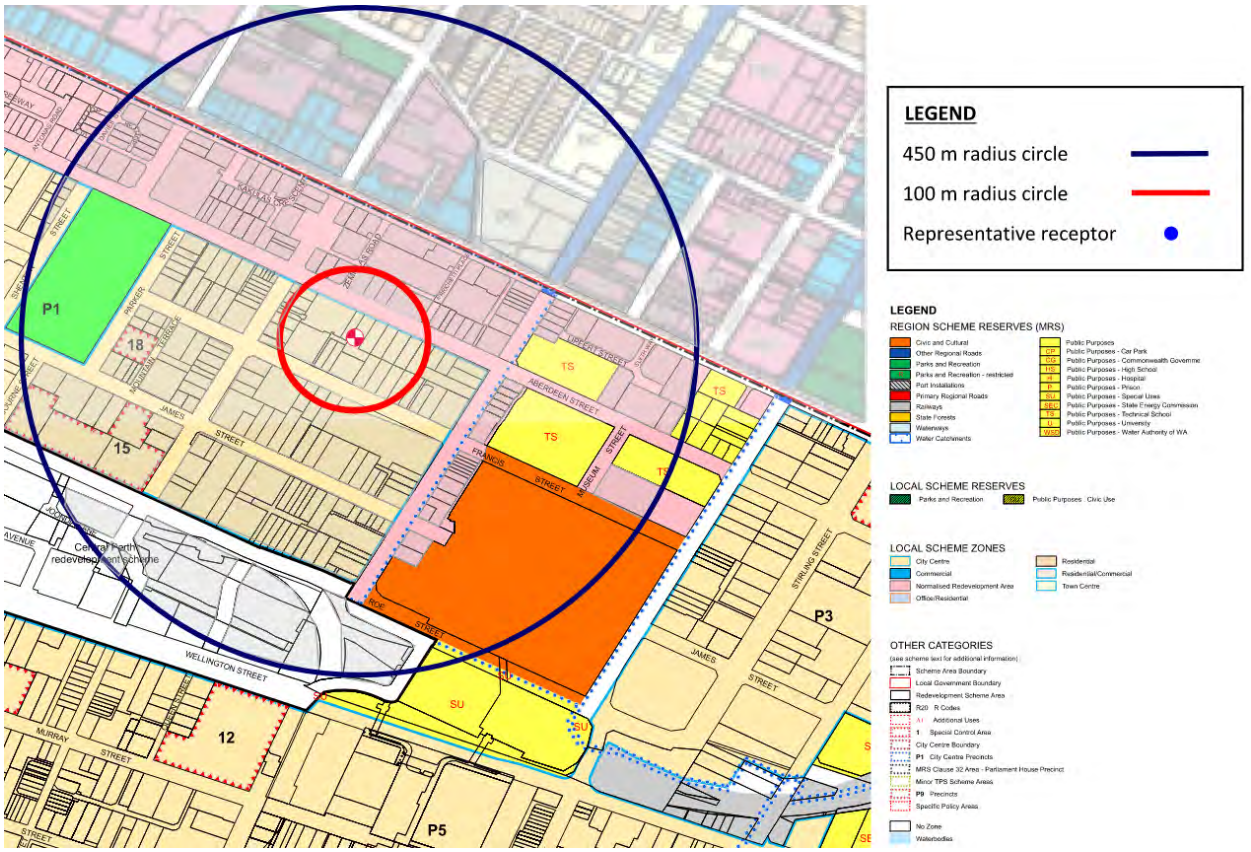
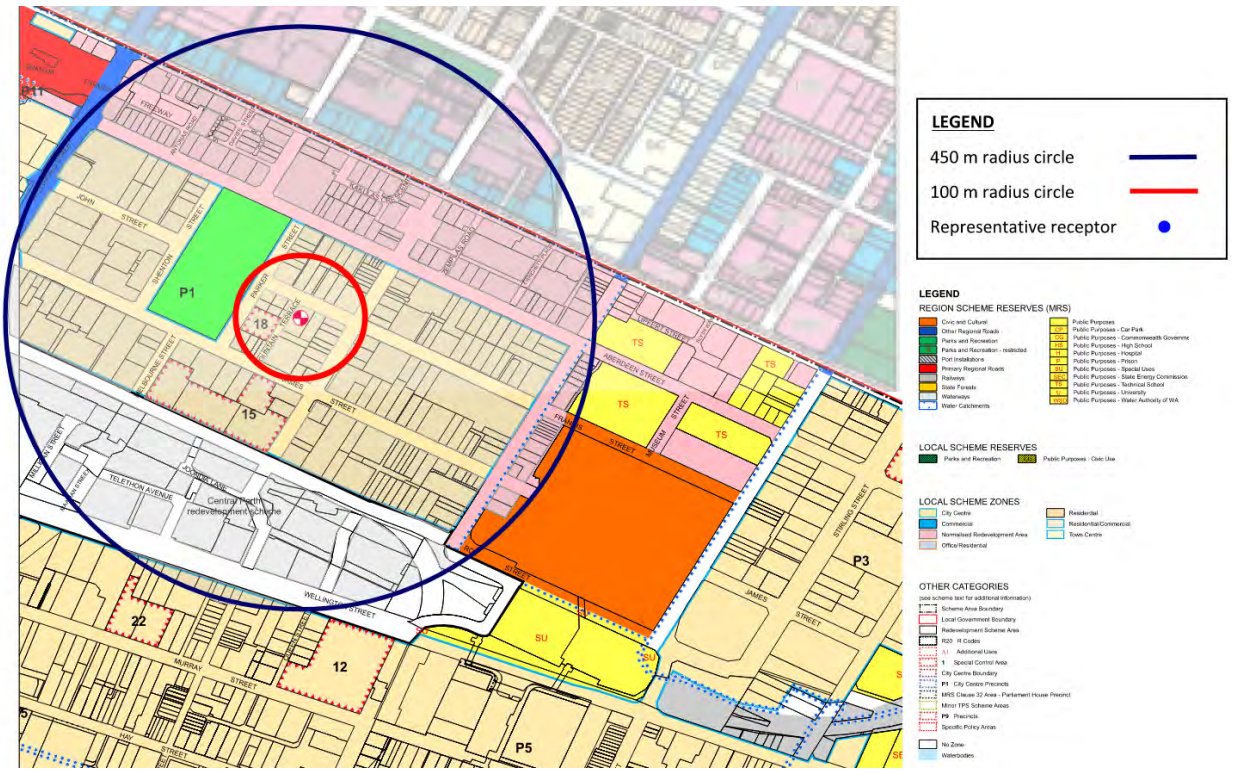


Figure 10: Local planning scheme markup used to determine the IF (103 Francis Street)



APPENDIX C NOISE SURVEY DETAILS

C1 Survey date and weather conditions

Unattended measurements were obtained between 18 -25 February 2025 using a single noise logger.

Weather data from a nearby weather monitoring station in Perth was obtained from the Bureau of Meteorology to assess the conditions during the survey period. Weather conditions were found to be acceptable during the survey period and results are not deemed to have been significantly affected by prevailing weather conditions.

C2 Measurement location

The logger was located in the centre of the roof of the existing building at 77 Francis Street. At this location the logger was not directly exposed to noise from traffic or other nearby venues, so the measured noise levels are considered to be broadly representative of noise levels in the surrounding area including noise levels at nearby noise sensitive premises. A photo showing the logger location is presented in Figure 11

Figure 11: Photo showing noise logger (looking north)



C3 Equipment details

The measurements were carried out using a 01dB Fusion noise logger. Field calibration checks were carried out at the start and end of the measurements and no significant change in level was noted. Equipment specifications and calibration records are provided in Table 13.

The microphones were mounted on a tripod at approximately 1.2 m above the ground at each measurement position.

Table 19: Equipment details and calibration

Location	Make & model	Serial number	Microphone serial number	Independent calibration date [1]	Calibration drift [2] [3]
Noise measurement equipment					
Roof	01dB Fusion	15427	330744	12/12/2023	-0.02
Calibrator					
-	Casella CEL-110/1	340392	-	20/03/2024	-

1 Independent (laboratory) calibration date to be within 2 years of measurement period as per AS 1055:2018 [2]

2 Difference between reference level checks during deployment and collection of instruments

3 Calibration drift should not be greater than 1 dB as specified in AS 1055:2018

C4 Survey results

Results of the noise survey are presented in Table 20 as L_{Aeq} (equivalent average) noise levels and L_{A90} noise levels for both daytime, evening and night periods.

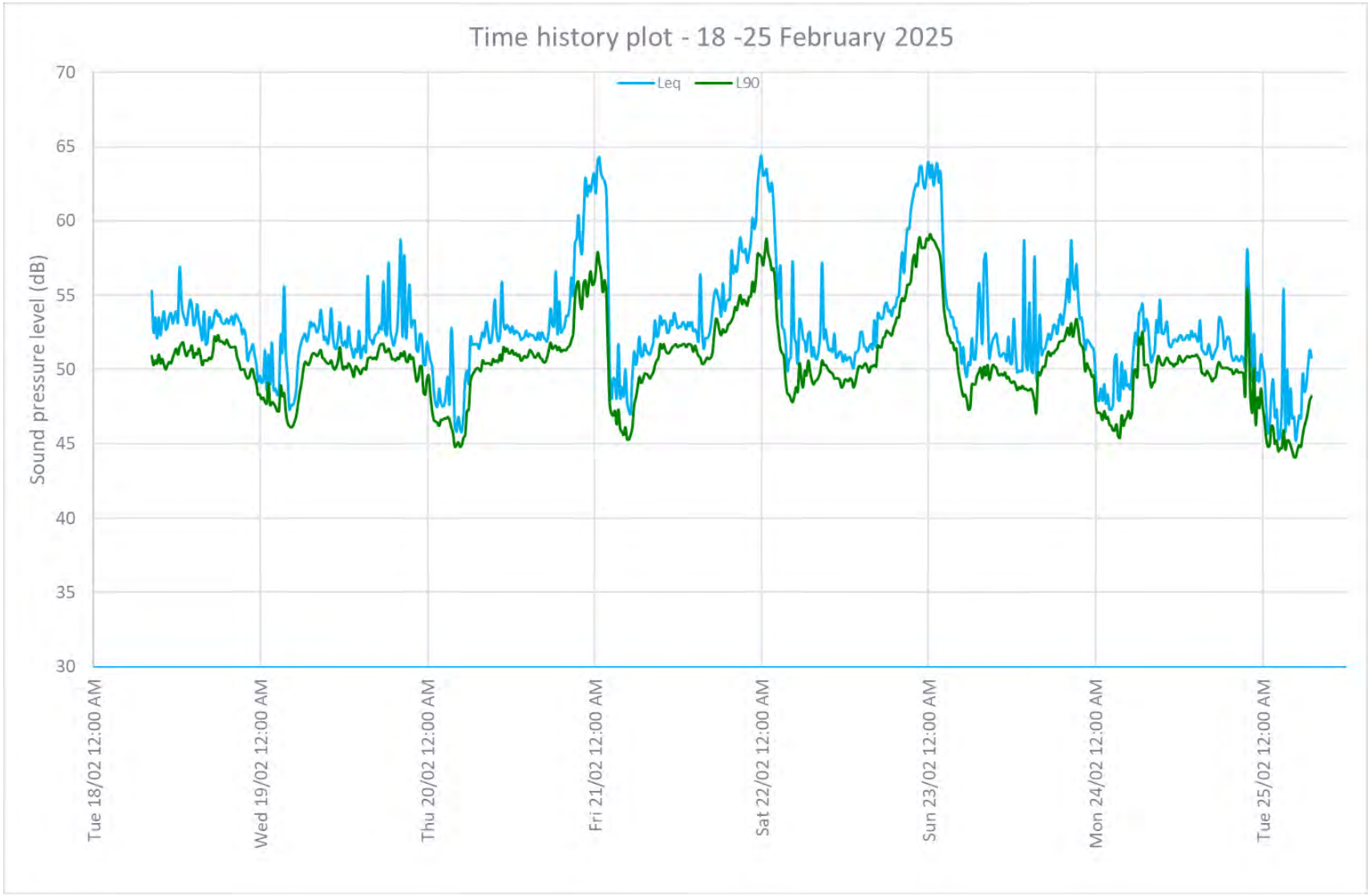
Table 20: Noise survey results (dB)

Date	Day		Evening		Night	
	L_{Aeq}	L_{A90}	L_{Aeq}	L_{A90}	L_{Aeq}	L_{A90}
Tue 18/02/2025	54	51	53	50	51	47
Wed 19/02/2025	53	50	54	50	50	46
Thu 20/02/2025	53	51	58	52	59	46
Fri 21/02/2025	53	51	58	54	59	49
Sat 22/02/2025	52	50	60	54	60	49
Sun 23/02/2025	53	49	55	52	50	47
Mon 24/02/2025	52	50	52	49	49	45
Average	**53**	**50**	**56**	**52**	**54**	**47**

A graphical representation of the entire survey is provided in Figure 12.

[2] AS 1055:2018 *Acoustics – Description and measurement of environmental noise*

Figure 12: Time history plot



APPENDIX D NOISE MODEL INPUTS

D1 NOISE MODELLING METHOD

A 3-dimensional digital model of the building and surrounding built environment has been created using SoundPLANnoise proprietary modelling software (version 9.1).

Geometry data for the model has been sourced from public aerial photography and terrain data, visual inspections of the area, and building heights defined on the basis of standard assumed heights per floor level. The geometries in the model are simplified representations of the built environment that have been configured to a level of detail that is appropriate for noise calculation purposes.

The SoundPLAN digital model has been used to calculate noise levels using the International Standard *ISO 9613-2: 1996 Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613). ISO 9613 is a general environmental noise calculation standard that has been used extensively throughout Australia, New Zealand, and Europe since its publication in 1996.

The implementation of ISO 9613 within proprietary noise modelling software enables multiple sound transmission paths, including reflected and screened paths, to be accounted for in the calculated noise levels. While atmospheric effects are expected to have a negligible effect on the transmission of sound from the venue to neighbouring sensitive receiver locations, it is noted that the ISO 9613 predicts noise levels for conditions which favour the propagation of noise.

The following ground factor has been used in the model:

- G=1.0 (no contribution from ground effects) – on the basis that the most-affected receivers are at high level overlooking the site

D2 NOISE LEVEL INPUTS

Table 21 presents the octave band noise levels that have been used for environmental noise assessment modelling. For patron noise details, see Appendix D4.

Table 21: Noise levels used for modelling, dB L_{eq}

		Octave Band Centre Frequency (Hz)							
Description	**Type**	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**dBA**
Music in venues	$L_{p, rev}$	119	123	114	113	110	109	104	116 (125 dBC)
Patrons - L1 balcony	L_w	91	93	94	101	99	95	88	103
Patrons - Ground Al Fresco	L_w	83	85	86	93	91	87	80	95
Breakout via smoke extract	L_w	99	87	62	65	66	64	61	76
PAC units	L_w	77	74	76	78	81	79	77	85

D3 BUILDING ENVELOPE INPUTS

The transmission losses for the key building envelope elements included in the model are summarised in Table 22.

Table 22: Building envelope ratings

	Octave Band Centre Frequency (Hz)							
Description	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**R_w**
Roof over venues	36	53	70	82	78	88	99	77
External brick wall with lining	41	56	65	69	74	78	90	73
Air locks	29	39	59	52	54	65	65	56
200 mm concrete	40	47	52	56	64	71	75	62
Facade glazing (high spec)	30	41	52	63	74	85	85	63

D4 PATRON NOISE DATA

The noise of patron areas associated with dining and licensed venues is highly variable according to a wide range of factors including:

- The type of venue
- The function of the space within the venue (i.e. seated areas for dining or standing areas with a focus on alcohol consumption)
- Total crowd numbers
- The composition of the total patron numbers in terms of demographics and group sizes
- Weather
- Alcohol consumption
- Background noise levels
- The acoustic properties of the space

Based on the above considerations, total patron noise emissions will vary significantly between different venues. Further, for a given venue patron noise emissions will vary from day to day and hour to hour according to these types of factors.

D5 OUTDOOR PATRON NOISE LEVELS

To provide a practical basis for assessing the noise from proposed external areas, a simplified method has been developed to characterise the noise emissions of four broad categories of venue type for different number of patrons. The method is based on a single representative vocal effort to characterise the range of emissions of all individuals within the crowd.

It is assumed that a one-third of the crowd may be speaking at any given point in time.

In practice, the vocal effort of each individual will vary across the crowd and throughout the assessment period. The portion of the crowd will also vary. The selected values are therefore not considered exact representations of a crowd's patterns. The values have been chosen to enable a simple relationship to be formulated which provides close agreement with patron noise measurements conducted at a range of venues.

Marshall Day Acoustics and other acoustic consultants have measured patron noise from several different venues. These measurements indicate a large variation in the noise levels of crowds. Variations are due to a number of factors including the situational context of the crowd.

For the purpose of predicting noise levels from a venue, external patron areas are categorised according to the descriptions outlined in Table 23. Reference sound power data for one person is detailed in the 2011 Hayne paper[3].

Table 23: Patron area use categories

Area use category	Reference sound power data per one person		Area use definition
	Equivalent	Maximum	
Vertical drinking ('worst-case' crowd)	88 dB L_{AW}	104 dB L_{AW}	Standing patrons drinking and talking Focus of activity on drinking and socialising
Taverns (typically with significant food offerings)	83 dB L_{AW}	104 dB L_{AW}	Predominantly seated patrons, drinking, dining and talking Focus of activity on drinking, whilst dining and socialising
Restaurant dining	78 dB L_{AW}	98 dB L_{AW}	Seated patrons, drinking, dining and talking Focus of activity on dining and socialising
Small smoking areas (<40 patrons)	73 dB L_{AW}	98 dB L_{AW}	Patrons using area for smoking Focus of activity on smoking rather than socialising (data also includes outdoor areas with alcohol consumption)

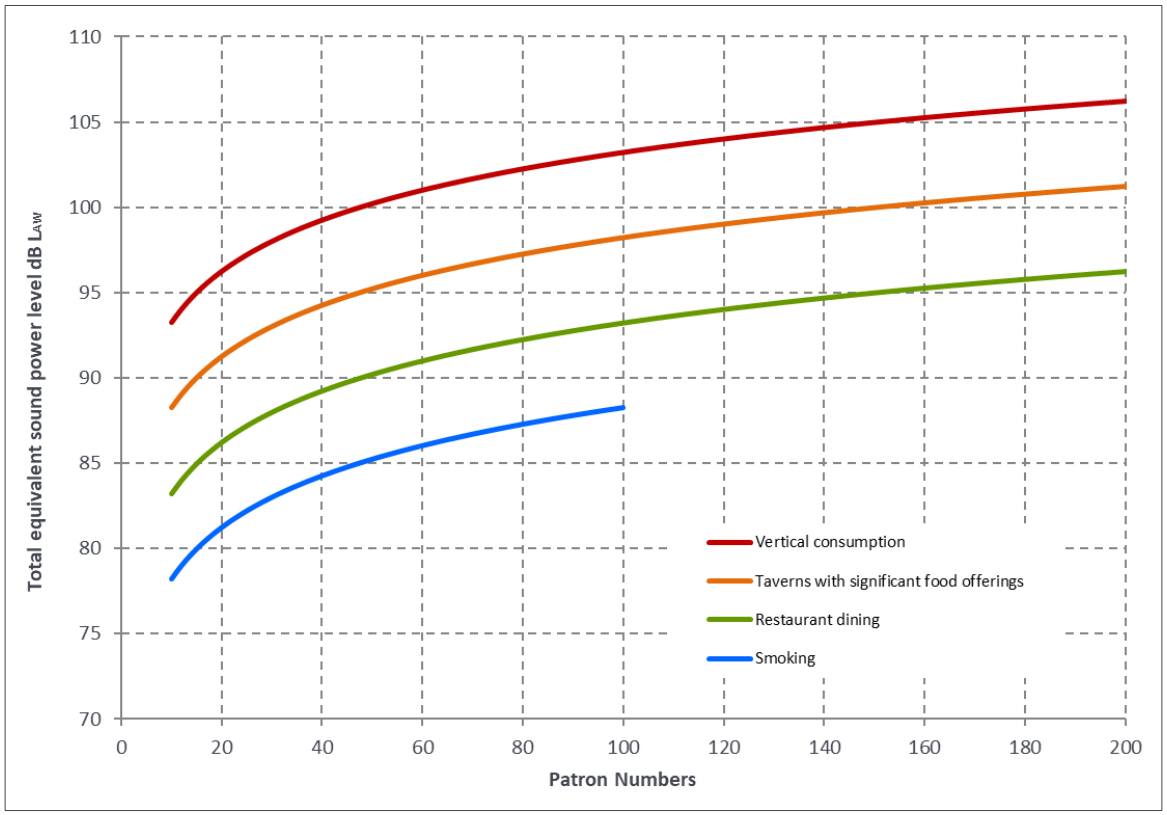
Based on the above reference sound power data and measurements by Marshall Day Acoustics, a simplified empirical relationship to represent the total sound power level for which crowd numbers and character were varied has been derived for determining design equivalent and maximum sound power level as follows:

- Design equivalent sound power level – derived by assuming that one third of the total crowd speaks continuously over the duration of the assessment period, and each of these speakers emit a constant total sound power level over the duration of the assessment period. In practice, the actual number of individuals speaking, the sound power emitted by each individual, and the temporal characteristics of each speaker will vary considerably over the assessment period. The derived values therefore do not represent the actual percentage of patrons speaking, or the emission of each patron, but simply represent the total sound power level for the number of patrons
- Design maximum sound power level – derived by assuming that the maximum noise level occurs as a result of two (2) individuals simultaneously producing a maximum level. Smoking areas and restaurants are considered to have the same maximum sound power level characteristics, as are taverns with significant food offerings and vertical consumption crowds.

Figure 13 provides the total equivalent sound power based on patron numbers.

[3] Hayne et al 2011, 'Prediction of noise from small to medium sized crowds', in *Acoustics 2011: Breaking New Ground, Proceedings of the Annual Conference of the Australian Acoustical Society*, AAS Queensland Division 2011, Gold Coast, paper number 133.

Figure 13: Total equivalent sound power based on patron number



Note that patron numbers for smoking areas arbitrarily limited to 100 patrons. Smoking areas typically have less people in practice.

Table 24 provides the octave band spectral correction applied to the calculated patron sound power.

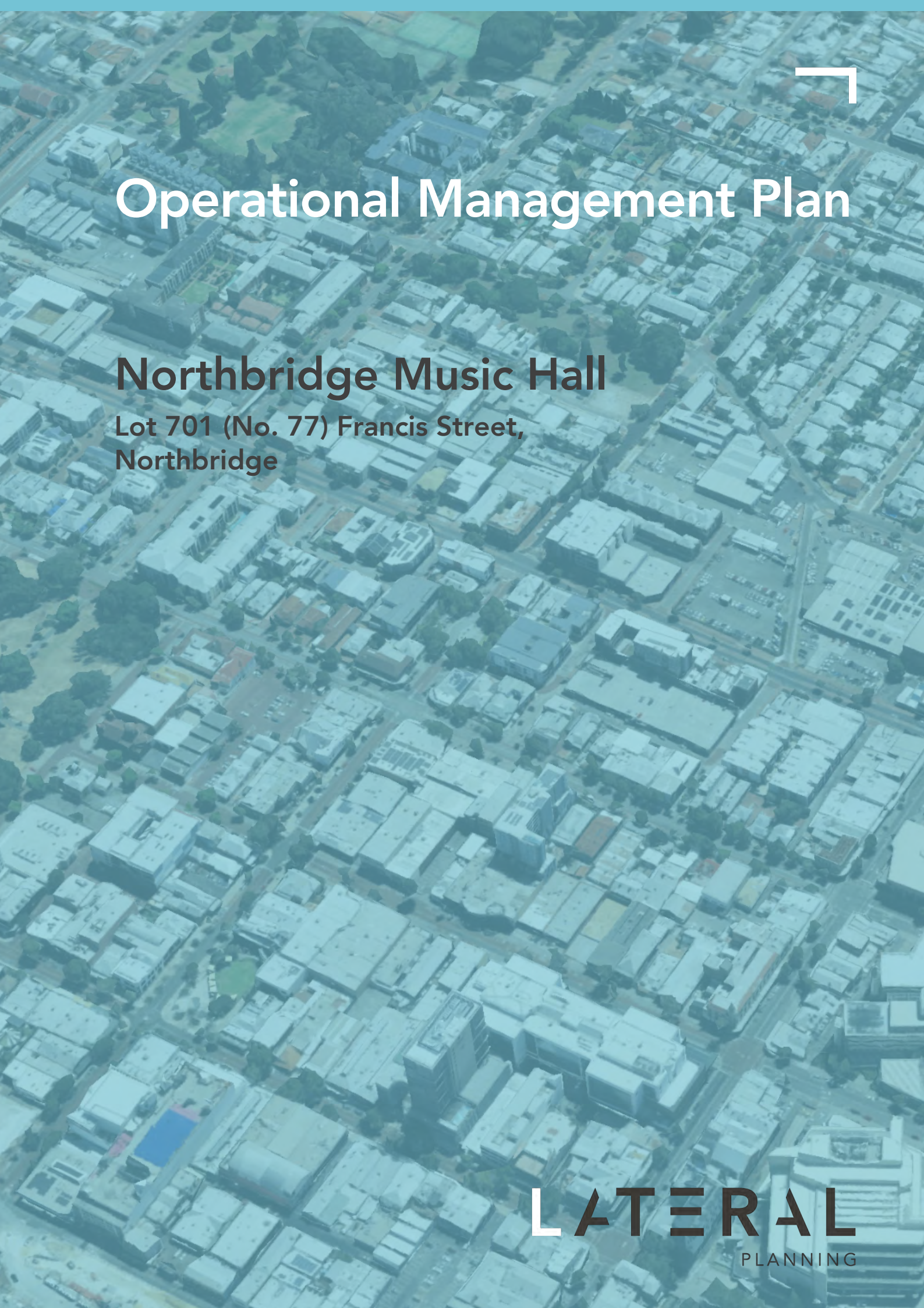
Table 24: Octave band spectral correction (dB)

	Octave band centre frequency (Hz)						
Source	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**
Spectral correction	-12	-10	-9	-2	-4	-8	-15

Operational Management Plan

Northbridge Music Hall

Lot 701 (No. 77) Francis Street,
Northbridge



LATERAL
PLANNING

Document Control

Reference	0389
Location	Lot 701 (No.77) Francis Street, Northbridge
Client	Indian Ocean Venue Management Pty Ltd
Document Title	Operational Management Plan
Document File Name	0389 Operational Management Plan.docx
Document Date	26 February 2025
Document Version	01
Author	Alan Stewart

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1.0 Introduction

This Operational Management Plan ('OMP') has been prepared in support of an Application for Development Approval ('Application') for a multi-purpose event space / function centre ('Northbridge Music Hall') at Lot 701 (No.77) Francis Street, Northbridge ('site').

The purpose of the OMP is to document how the Northbridge Music Hall will operate to minimise impacts on the locality. The OMP contains a series of operational measures that will be implemented on an on-going basis at the Northbridge Music Hall. It is envisaged that a condition of Development Approval will be imposed to gives effect to this OMP.

2.0 Site Description

Local Authority	City of Perth ('City')
Address	No.77 Francis Street, Northbridge
Cadastral	Lot 701 on Deposited Plan 54063
Certificate of Title	Volume 2672 Folio 776
Registered Proprietor	The Re Store Pty Ltd
Contracted Purchaser	Indian Ocean Venue Management Pty Ltd
Land Area	2,292m^2

Table 1: Site Overview

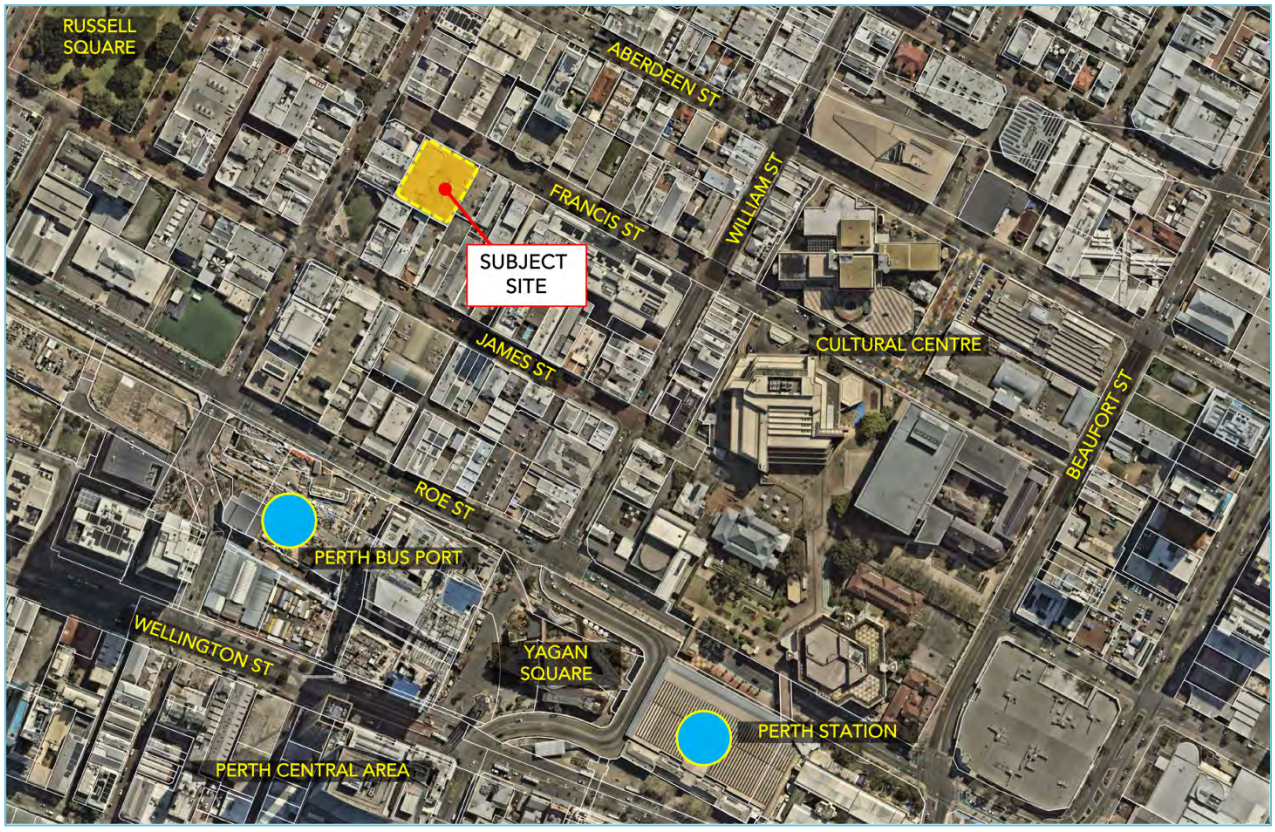


Figure 1: Site Location

3.0 Development Overview

Item	Proposed	
Description of Development	Northbridge Music Hall	
Floor Area Patron Viewing Area	Big Room Ground Floor Mezzanine Sub-Total Big Room Small Room Ground Floor Mezzanine Sub-Total Big Room **Total Patron Viewing Area**	 676m^2 477m^2 1,153m^2 315m^2 166m^2 481m^2 **1,634m^2**
Capacity	Event in Big Room (Entire Premises) Event in Small Room (Big Room Closed) First Floor Balcony Bar	3,000 patrons 600 patrons 100 patrons
Staff	Event in Big Room (Entire Premises) Event in Small Room (Big Room Closed)	75 to 80 15 to 20
Event Frequency / Times	Expected Number of Events per Year The majority of events will be held in the evening generally in accordance with the following schedule: Doors Open Main Event Off-Stage NOTE 1 Post-Event ('Small Room') NOTE 2 NOTES 1. The majority of events will finish at midnight but occasionally an event may continue until 1am to 2am. 2. After an event, the 'Small Room' will typically remain open, until 3am latest.	100 7pm Midnight to 2am 3am
Loading Dock	Event / Stage Set-Up Truck Arrival Truck Departure Truck will generally remain in loading dock 10am to 1am. Waste Management Waste Provider Collection Times (on the day after an event) Monday to Saturday Sundays & Public Holidays	 Typically 10am Typically 7am Private Contractor 7am to 7pm 9am to 7pm

Table 2: Development Overview

4.0 Traffic

4.1 Car Parking

Perth Parking Policy

The site is in the area of the Perth Parking Policy under the Perth Parking Management Act, where there is no requirement to provide on-site car parking.

Artist / Performer Parking

Provision is made within the Loading Dock to park one (1) vehicle to transport performers to and from the venue.

Staff / Customer Parking

No car parking bays will be provided on-site for staff or customers.

Set Down / Pick Up

A Taxi Zone (6pm to 8am Monday to Sunday) is located 150 metres to the east on Francis Street.

A Taxi Zone is also located on James Street, to the east of Lake Street.

Public Car Parks

The site is close to numerous City of Perth off-street public parking facilities, including:

- Aberdeen Street;
- State Library;
- Roe Street;
- Cultural Centre.

4.2 Public Transport

The site is located in Northbridge with a high level of accessibility to public transport services.

Perth Railway Station is within a 600 metre walk to the premises (10 minutes).

Perth Bus Port is within a 400 metre walk to the premises (5 minutes).

4.3 Loading / Unloading

The development includes an on-site Loading Dock for:

- event / stage set up;
- waste management;
- deliveries;
- service / maintenance contractors; and
- ambulance parking (as required).

The times at which the Loading Dock will be used for event set up and waste management are set out in Table 1 (above). The Loading Dock is of sufficient size to accommodate a 19-metre semi-trailer plus a small vehicle such as the performers van or an ambulance.

The venue operator has advised that less than 20% of events held at the premises are likely to utilise a 19-metre semi-trailer due to the high cost of transporting equipment to / from the Eastern States. Whilst some of the more popular artists may utilise a 19-metre semi-trailer to transport their own equipment from the Eastern States, the majority of events (80%) will hire equipment in Perth and utilise smaller rigid vehicles in the order of 12.5-metres in length.

4.4 Operational Measures – Traffic

Operational Measures – Traffic and Parking
Loading Dock
1. All commercial vehicles servicing the premises will be required to park in the Loading Dock.
2. The Loading Dock will remain free of obstacles and clutter.
3. To access the Loading Dock, trucks will travel east along Francis Street and enter the Loading Dock in reverse gear. The trucks will depart in forward gear and travel east along Francis Street.
4. The use of the Loading Dock for Waste Management is discussed below.
5. All deliveries / maintenance will be scheduled to occur on days when no event is being held, to ensure access to the Loading Dock is available.
6. The Loading Dock will be available to park one (1) vehicle for the transportation of artists to / from the venue.
7. Traffic Management will be deployed on those occasions when a 19-metre semi-trailer is being utilised to transport equipment to / from the Loading Dock.
Event Transport
8. At the time of purchasing tickets for an event, patrons will be provided with information relating to transport for the event, including: - that no car parking will be available at the premises; - that public car parking facilities are provided in Northbridge; - the location of Taxi Zones; and - public transport services.
9. Patrons will be encouraged to travel by public transport.

5.0 Noise

5.1 Environmental Protection (Noise) Regulations

The Northbridge Music Hall is required to satisfy the maximum permissible noise levels under the Environmental Protection (Noise) Regulations ('EPA Noise Regulations').

The Application is accompanied by an Acoustic Assessment that demonstrates the premises will incorporate design, construction and operational measures to achieve compliance with permitted noise levels under the EPA Noise Regulations. The design and construction measures will be implemented prior to occupation of the premises. The operational measures will be implemented on an on-going basis by the venue operator.

5.2 Operational Measures – Noise

Operational Measures - Noise Mitigation
Operating Times
Events
10. The majority of events will be held in the evening generally in accordance with the following schedule: • Doors Open 7pm • Main Event Off-Stage Midnight to 2am • Post-Event ('Small Room') 3am
11. The majority of events will finish at midnight but occasionally an event may continue until 1am to 2am.
12. After an event, the 'Small Room' will typically remain open, until 3am latest.
13. The First Floor Outdoor Bar will close at Midnight.
Loading Dock
14. The Loading Dock will operate in accordance with the following schedule • Truck Arrival – Event Set Up Typically 10am • Truck Departure Typically 7am
15. The entry / roller door to the Loading Dock will remain closed for the duration of an event, except for the purpose of allowing vehicles to enter / exit.
16. The use of the Loading Dock for Waste Management is discussed below.
17. Drivers will be requested to turn off engines when stationary / parked in the Loading Dock.
Outdoor Areas
18. Signage will be installed in the Outdoor Areas requesting patrons to keep noise to a minimum.
19. Any live music in the Francis Street Outdoor Precinct will be limited to acoustic performances.
20. Noisy patrons will be asked to move inside the venue.
External Doors
21. All external doors shall remain in the closed position for the duration of an event.
22. When people wish to enter / exit during a performance, staff will operate the airlock doors at the Entry / Exit and First Floor Outdoor Bar to minimise noise spill.
Signage
23. Signage at the Exit doors will request / encourage patrons to leave quietly.

Monitoring of Music Noise Levels

24. Music noise levels will be monitored during an event to maintain compliance with the maximum permissible sound levels, as set out in the Acoustic Assessment.

Community Engagement

25. Community Engagement will be undertaken by the venue operator and will typically include:
    - Procedures for notifying residents of upcoming special events or busy periods where noise levels may be higher than average;
    - Providing contact details to residents so that they can address any complaints to the responsible person on site;
    - Maintaining a register of noise complaints;
    - Procedures for managing and reviewing noise complaints.

6.0 Safety and Security

6.1 Operational Measures – Safety and Security

Operational Measures – Safety and Security
26. Patrons will be required to queue parallel to the façade of the building prior to an event.
27. Management will establish a Safe Zone in the Entry / Exit Courtyard for patrons that may arrive well before the start of an event (hours or days prior).
28. Security personnel will be deployed at the Safe Zone and lighting will remain on during the night.
29. Any security gates installed across the Entry / Exit will remain open at all times when patrons are queuing prior to an event, and for the duration of an event.
30. Staff will be deployed for general crowd control for large events and patrons outside the venue will be encouraged to disperse after large events.

7.0 Waste

7.1 Waste Generation Rates

The Waste Guidelines for All Developments ('Guidelines') published by the City of Perth include the following estimated waste generation rates for Entertainment land uses.

PREMISE TYPE/ LAND TYPE	LANDFILL WASTE GENERATION	COMINGLED RECYCLING GENERATION
Entertainment		
Licensed Club, Tavern, Small Bar	50lt / 100m^2 bar area / day 667lt / 100m^2 / dining area / day	50lt / 100m^2 bar and dining area / day
Function Room	200lt / 100m^2 / day	100lt / 100m^2 / day

Table 3: City of Perth Waste Generation Rates – Entertainment Uses

To calculate the estimated waste generation, the following assumptions have been applied:

- The venue has a Patron Viewing Area of 1,634m^2, which has been rounded up to 2,000m^2 for the purpose of this Waste Management Plan.
- The waste generation rate for a Licensed Club has been applied as this most closely resembles the types of events that will typically be held at the Northbridge Music Hall.
- Other incidental uses at the premises (such as the back-of-house areas, administration and the outdoor bar) have been excluded as these are considered incidental to the predominant uses and unlikely to generate any significant amount of additional waste.
- A daily instead of weekly waste generation rate has been applied (i.e. waste per event).

7.2 Estimated Waste Generation

It is estimated the venue will generate the following amount of waste per event:

- General Waste: 1,000 litres
- Recyclable Waste: 1,000 litres

Food Organics and Garden Organics

It is not proposed to separate Food Organics and Garden Organics ('FOGO'), as the nature of the venue will likely result in a high level of contamination in any dedicated FOGO waste stream.

Comingled Recyclables

There will be a limited amount of recyclable products such as food containers, and the nature of the venue will likely result in a high level of contamination. Some recyclable waste may be generated by the office / administration and back-of-house areas, however this will be minimal.

Recycling of Bottles and Cans

The vast majority of recyclable waste (95%) will comprise drink bottles and cans.

Cardboard

The other type of recyclable waste that will be generated will be cardboard packaging.

Other Waste

- Liquid or Hazardous Waste: Not Applicable
- Medical Waste: Not Applicable
- Food Processing: Not Applicable

7.3 Bin Selection

Bin Store

- General Waste: 1 x 1,100 litre bin
- Recyclable Waste – Cardboard Only: 1 x 660 litre bin
- Recyclable Waste – Bottles & Cans Only: 5 x 240 litre bins
- Recyclable Waste – Other: 1 x 240 litre bin

Event Space

During an event the operator will place a number of additional bins around the venue for customers to conveniently dispose of general waste, bottles and cans. Staff will also actively collect bottles and cans during events and place them in the recycling bins.

7.4 Bin Compound

The Bin Store is located in the Loading Dock and of sufficient size to accommodate required bins. The Bin Store has an area of 12m^2 with a sliding door entry of 1.2m in width. The Bin Store will be fitted with a tap and floor waste and all surfaces will be impervious.

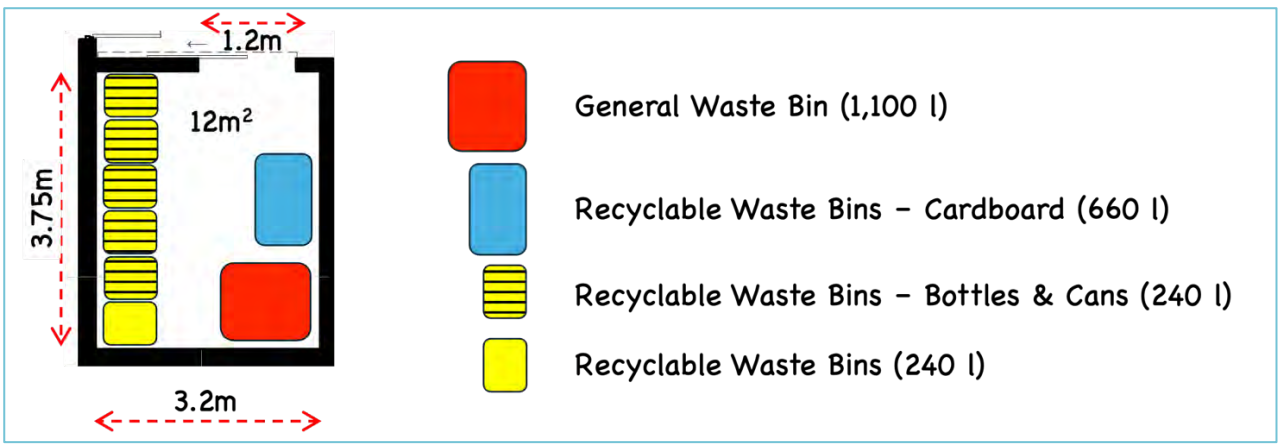


Figure 2: Bin Store

7.5 Waste Collection

Collector

Private contractor or City of Perth.

Frequency

General waste will be collected weekly, with additional collections organised after an event if required.

Glass bottles will be collected weekly, with additional collections organised after an event if required.

Other recyclable waste (including cardboard) will be collected fortnightly.

All waste will be collected between the following times:

- 7am to 7pm Monday to Saturday;
- 9am to 7pm Sundays and Public Holidays.

Bin Truck Access

The refuse truck can utilise the Loading Dock to collect waste.

The Loading Dock is designed to accommodate a 19m length semi-trailer and is therefore of sufficient size to accommodate waste trucks which are typically 8.8m length. The waste truck can reverse into the loading dock and park close to the Bin Store. The parking area is flat with sufficient area to the sides and rear of the truck for safe and convenient access to the Bin Store.

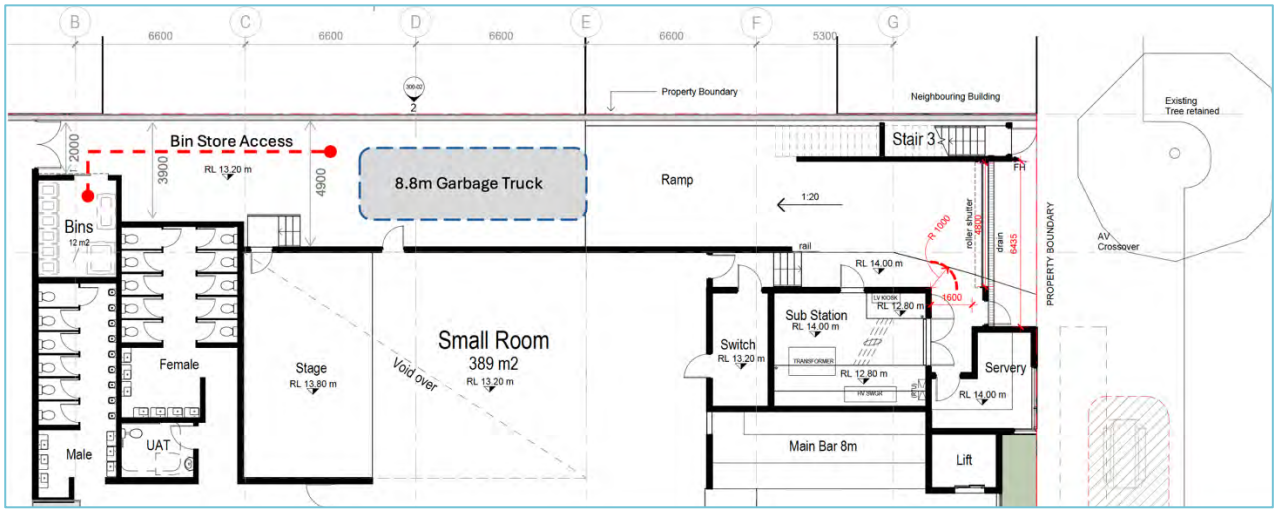


Figure 3: Loading Dock Access to Bin Store

Operational Measures – Waste
31. The operator will provide sufficient bins to meet the waste generation needs of the venue, as recommended in this Operational Management Plan. 32. Bins will be washed on a regular basis. 33. General waste will be collected weekly, with additional collections organised after an event if required. 34. Glass bottles will be collected weekly, with additional collections organised after an event if required. 35. Other recyclable waste (including cardboard) will be collected fortnightly. 36. All waste will be collected between the following times: • 7am to 7pm Monday to Saturday; • 9am to 7pm Sundays and Public Holidays. 37. During an event the operator will place a number of additional bins around the venue for customers to conveniently dispose of general waste, bottles and cans. Staff will actively collect bottles and cans during events and place them in the recycling bins.

8.0 Review of Operational Management Plan

Management of the Northbridge Music Hall will review the OMP on an annual basis to ensure it remains effective and consistent with regulatory requirements.

Complaints relating to the operation of the Northbridge Music Hall should be directed to the Venue Manager, who will endeavour to respond in a timely manner.

The contact details of the Northbridge Music Hall shall be included in this OMP prior to the commencement of operations, as per the details below (to be completed).

Contact Details	
Trading Name of Venue	Northbridge Music Hall
Venue Manager	
Telephone Number – Business Horus	
Telephone Number – After Hours	
Email Address	

PART C – TOWN OF VICTORIA PARK

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

3.1 Lot 700 (16) Leonard Street, Victoria Park - 15 multiple dwellings – DAP/25/02869

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part C – Item 3.1 – LOT 700 (NO. 16) LEONARD STREET, VICTORIA PARK – 15 MULTIPLE DWELLINGS

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner DAP
Local Government Area:	Town of Victoria Park
Applicant:	Rise Urban
Owner:	Housing Authority
Value of Development:	$6 million
Responsible Authority:	Town of Victoria Park
Authorising Officer:	Manager Development Services
LG Reference:	5.2025.44.1
DAP File No:	DAP/25/02869
Application Received Date:	19 February 2025
Report Due Date:	3 June 2025
Application Statutory Process Timeframe:	90 Days plus 28 stop-the-clock days
Attachment(s):	1. Aerial Location Plan 2. Amended Development Plans and Elevations (dated 1 & 30 May 2025) 3. 3D Perspective Drawings based on superseded plans. 4. Applicant's Planning Report (dated 29 May 2025) 5. a) Indicative Landscaping Plan (dated 30 May 2025); and b) Indicative Lighting Plan (dated 30 May 2025) 6. a) Landscape Review Letter (dated 1 May 2025); and b) Sustainability Statement (dated 1 May 2025) 7. Waste Management Plan (dated 29 May 2025) 8. Schedule of Submissions 9. Design Review Panel Report (dated 28 May 2025)

Responsible Authority Recommendation

That the Metro Inner DAP resolves to:

Approve DAP Application reference DAP/25/02869 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Victoria Park Local Planning Scheme No. 2, subject to the following conditions:

Conditions

1. 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.

2. The development, once commenced, is to be carried out in accordance with the approved plans at all times, unless otherwise authorised by the Town of Victoria Park.

3. Prior to lodging an application for building permit, a covering letter and copy of the final working drawings (prepared for the submission for an application for a building permit) and all associated reports and information that address the conditions of approval are to be submitted to, and cleared by, the Town of Victoria Park.

4. Prior to lodging an application for building permit, the applicant/owner is to contribute the sum of 0.5% of the value of the total construction value towards public art. (Refer to related Advice Note)

5. Prior to lodging an application for building permit, an amended external colours, finishes and materials schedule to be used in the construction of the development, is to be provided to the satisfaction of the Town (refer to Advice Note). Prior to the occupancy or use of the development, the development is to be constructed in accordance with the approved details and is to be thereafter maintained.

6. All driveways and car parking bays to be constructed of brick paving, liquid limestone, exposed aggregate or any alternative material approved by the Town.

7. Prior to lodging an application for building permit, plans and details demonstrating that dwellings have been designed to achieve silver level universal design for Units 1, 4, 5, 10, 11 and 13 and gold level universal design for Units 2, 3, 6 to 9, and 13 to 15 as outlined in the Liveable Housing Design Guidelines are to be provided for approval by the Town; and

   Prior to the issuing of an occupancy permit, the applicant/owner shall provide confirmation that the as-constructed development has achieved the approved silver and gold standard accessibility requirements to the satisfaction of the Town of Victoria Park.

8. Prior to lodging an application for building permit, amended plans and details showing the following modifications to the street walls and fences within the street setback area are to be provided for approval by the Town:

   a) The vehicle access gate to be setback from the street boundary a minimum of 8.4 metres, adjoining the front face of the primary living space wall of Unit 1.

   b) The proposed solid 1.8 metre high Colorbond street fence on/adjoining the north-eastern boundary forward of the building line is to be removed or replaced with fencing constructed of timber pickets, brick, limestone, rendered masonry or similar masonry material, of a height compliant with clause 6 of the Town's Local Planning Policy 'Streetscape'.

Prior to the occupation or use of the development, the approved street walls and fences are to be constructed and thereafter maintained to the satisfaction of the Town of Victoria Park.

9. Prior to lodging an application for a building permit, a Stormwater Management Plan designed and signed by a certified Hydraulic Engineer, providing for stormwater runoff from roofs, driveways and other impervious surfaces generated by a small rainfall event to be retained on site, is to be submitted for approval by the Town of Victoria Park; and

   Prior to the occupation or use of the development, the approved stormwater disposal system is to be constructed and thereafter maintained to the satisfaction of the Town of Victoria Park.

10. Prior to lodging an application for building permit, plans and details showing visual privacy obscure glazing and screening as listed below is to be provided for approval by the Town:

    a) The south-western facing windows of the primary living space of Units 9 and 15 are to be provided with permanent obscure glazing up to a minimum sill height of 1.6 metres above the finished floor level;

    b) The south-western sides of the balconies of Units 9 and 15 are to be provided with permanent screening that is a minimum 75 per cent obscure up to a minimum height of 1.6 metres above the finished floor level; and

    Prior to the occupation or use of the development, the approved visual privacy obscure glazing and screening is to be constructed/installed and thereafter maintained to the satisfaction of the Town of Victoria Park.

11. Prior to lodging an application for building permit, a detailed Landscaping and Lighting Plan/s showing soft landscaping and reticulation, hard landscaping and lighting for the subject site, is to be submitted to and approved by the Town of Victoria Park. The detailed landscaping plans are to demonstrate:

    a) Soft landscaping details as listed in Appendix A3 of the Residential Design Codes;

    b) Privacy screening in the form of soft landscaping or alternative screening device/s between the terrace and bedroom window of Unit 1 and the communal open space;

    c) Construction details and methodology or materials for the pedestrian footpaths and other relevant hardstand areas demonstrating compliance with universal access design requirements; and

    Prior to the occupation or use of the development, landscaping and lighting works are to be undertaken in accordance with the approved Landscaping and Lighting Plan/s to the satisfaction of the Town and thereafter maintained to the satisfaction of the Town of Victoria Park. (Refer to related Advice Note)

12. The proposed three trees, as shown on the approved plan, shall be a species of tree that has the potential at maturity to be a minimum height of 5 metres and a minimum canopy width of 4 metres and is a minimum size of at least 35 litres when planted. The proposed tree shall be maintained via an automated irrigation system or other similar method by the landowner or developer for the first two

summers after the occupation of the dwelling. If the proposed tree is of poor health and is removed, it is to be replaced with a suitable replacement tree by the owner or developer.

13. A Tree Growth Zone around each proposed tree, as shown on the approved plans, shall be maintained to the satisfaction of the Town of Victoria Park. No structure, unless water permeable, is to encroach within the Tree Growth Zone/s.

14. Prior to lodging an application for building permit, plans and details showing the provision of eight (8) occupant bicycle parking spaces and two (2) visitor bicycle parking spaces are to be provided for approval by the Town of Victoria Park. Prior to the occupation or use of the development, all bicycle parking spaces are to be provided and thereafter maintained to the satisfaction of the Town of Victoria Park.

15. Prior to lodging an application for building permit, a Waste Management Plan is to be submitted to and approved by the Town of Victoria Park. The plan is to include the following details to the satisfaction and specification of the Town:

    a) The location of bin storage areas and bin collection areas;

    b) The number, volume and type of bins, and the type of waste to be placed in the bins;

    c) Details of the future ongoing management of the bins and the bin storage areas;

    d) Plans and details of screening around the bin store area to prevent views of the bins from the communal areas, including the car parking area;

    e) Frequency of bin collections; and

    The approved Waste Management Plan must be implemented at all times during the lifetime of the development, unless otherwise approved in writing by the Town of Victoria Park.

16. Prior to lodging an application for building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a Construction Management Plan addressing the following matters:

    a) How materials and equipment will be delivered and removed from the site;

    b) How materials and equipment will be stored on the site;

    c) Parking arrangements for contractors;

    d) Construction waste disposal strategy and location of waste disposal bins;

    e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;

    f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;

    g) Construction traffic and pedestrian management; and

    h) Other matters likely to impact on the surrounding properties.

17. Prior to the commencement of any site works, a Construction Waste Management Plan prepared by a suitably qualified person in consultation with

the Town, must be submitted to the Town of Victoria Park. The plan must address, but not be limited to, the following matters:

a) Recycling of demolition materials including concrete;

b) Removal of hazardous materials and disposal at any approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works;

18. Prior to the occupation or use of the development, the applicant must submit and have approved by the Town of Victoria Park details of the proposed future provision of Electric Vehicle charging infrastructure including provision of switchboard capacity, metering and cable access to the proposed future location. (Refer to related Advice Note)

19. Prior to the occupation or use of the development, four (4) visitor car parking bays, as shown on the approved plans, are to be constructed and line marked and/or sign posted for the purpose of 'Visitor Parking Only', to the satisfaction of the Town.

20. Prior to the occupation or use of the development, all car bays being provided in accordance with the Australian Standards for off street car parking (AS2890.1) and the Australian Standards for off-street parking for people with disabilities (AS2890.6), as applicable, and thereafter maintained to the satisfaction of the Town of Victoria Park. (Refer to related Advice Note)

21. Prior to the occupation or use of the development, the redundant crossover providing access to the property on the north-western side of the Council verge, as shown on the approved plans, must be removed and the verge and kerb reinstated at the cost of the owner to the specification and satisfaction of the Town of Victoria Park.

22. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.

Advice Notes

1. In regard to a public art contribution, the contribution being either:

   a) Payment directly to the Town which will be placed in the Town's Community Art Reserve with the funds being used by the Town to provide public art within the same Town Planning Scheme Precinct; or

   b) The owner/applicant is to provide public art on the development site in accordance with the procedures outlined in the Town's Developers Public Art Handbook, which includes the submission of details for approval by Council. The public art is to be completed and installed to the satisfaction of the Town prior to the occupation of the development. The public art is to be maintained thereafter by the owner/occupiers.

2. In regard to the colours and materials schedule, the Town's Design Review Panel have recommended to amend the colours, finishes and materials of the upper floor walls to improve the vibrancy and richness of the facades visible from the street.

3. In regard to the construction of street walls and fences or retaining wall/s on or near the lot boundary, the landowner / applicant is advised that:

   a) This development approval does not grant permission to use the adjoining property or to remove or replace the existing dividing (boundary) fence without neighbour's consent. Boundary fences are controlled through the *Dividing Fences Act 1961*. Accordingly, the developer/owner(s) is to liaise with the adjoining landowner if there is an intention to remove or replace any portion of fencing.

   b) All boundary fencing to be provided in accordance with the *Dividing Fences Act 1961* and all boundary fencing behind the front building line to be a minimum of 1.8 metres and a maximum of 2.4 metres in height (or such other height agreed to in writing by the relevant adjoining land owners) at any point along the boundary, measured from the highest retained ground level.

4. In regard to the required landscaping, reticulation and lighting plan/s, please be advised that:

   a) The Town expects the landscaping plan/s to be broadly consistent with the Indicative Landscaping Plan and Indicative Lighting Plan (Attachments 5.a and 5.b).

   b) Construction details, methodology or materials for the seating are to be provided.

   c) Lighting details including lighting types, lux levels and applicable design standards are to be provided.

   d) Soft landscaping is to be updated to address the following matters: –

      i. Include the verge in the landscape scope of works.

      ii. Use plants to create a more welcoming entrance.

      iii. Provide more detail on the landscape intent, including evolution of the landscape palette.

      iv. Consider retaining the existing tree located in the rear eastern corner of the site, subject to the health of the tree and protection of the Water Corporation sewer infrastructure which traverses through the rear of the property setback approximately 1.0 metres parallel to the south-eastern lot boundary.

      v. Provide more detail on the landscape to the communal spaces to the front and side adjacent to the lift lobby. This is to include surface finishes, fixed furniture and seating and other landscape features.

      vi. Adequately address privacy between the street front communal area and the adjacent unit.

      vii. Widen the planting strip along the boundary adjacent to the driveway.

      viii. Details of deep soil and tree root zone provision.

5. In regard to the required Stormwater Management Plan, please address the following matters:

   a) The plan is to be designed and signed by a qualified, practising Hydraulic Engineer.

b) The proposed pit lids within vehicle access and car parking manoeuvring areas are to be of a trafficable standard.

c) The plan is to depict how the stormwater downpipes and the system connect to the soakwell system.

d) Details are to be provided proposed drainage cell system, including in relation to the structural suitability for the expected vehicle load/s.

e) Details regarding how the system accessed for maintenance, replacement, and cleaning.

6. In regard to the provision of Electric Vehicle charging infrastructure, the Town's expectation is that provision (electrical capacity, space, metering and management system) for Electric Vehicle charging will be in accordance with section J9D4 of the National Construction Code 2022 Volume One.

7. A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.

8. Your attention is drawn to the need to comply with the requirements of Part D3 of the Building Code of Australia - Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.

9. A Work Zone Permit application is to be submitted to and approval issued the Town, prior to any works or temporary storage on a public thoroughfare (including roads, parking bays, footpaths or verges). To download an application form and for further information, please refer to the Town's website or contact the Town's Street Improvement business unit on (08) 9311 8111.

10. A separate application is to be submitted to the Town's Street Improvement business unit for approval prior to construction of a new crossover. To submit a crossover application please complete a 'Crossover Installation Application Form' and refer to the 'Crossover Installation Package'. Both documents are available from the Town's website.

11. Prior to the occupation of the development, any alterations, relocation or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the Town of Victoria Park.

12. In regard to the street trees located on the adjoining Council verge, the landowner / applicant is advised that:

a) Street tree(s) are to be protected from damage during all phases of development. Pruning of any street tree affected by the development on the subject site is to be undertaken by the Town of Victoria Park, at the owner/applicant's cost.

b) Unauthorised verge tree pruning or removal is subject to a penalty under the Activities on Thoroughfares and Public Places Local Law 2000, Division 1 – General, 2.1 General Prohibitions.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Town of Victoria Park Local Planning Scheme No. 2
Local Planning Scheme - Zone/Reserve	Residential
Structure Plan/Precinct Plan	Draft Albany Highway Precinct Structure Plan
Structure Plan/Precinct Plan - Land Use Designation	Victoria Park Sub-Precinct - Residential
Use Class and permissibility:	Multiple Dwellings – 'P' (permitted)
Lot Size:	1013m^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:

Approval is sought to construct a three-storey apartment building comprising:

- 15 multiple dwellings to provide social housing accommodation for people aged 55 and over, including:
  - Nine Gold Standard accessible units and six Silver Standard accessible units.
  - All apartments have one bedroom and one bathroom each, with a 50m^2 internal floor area and a terrace or balcony.
  - All apartments are accessible from a central lift and accessible compliant ramps.
- Communal open space located at the front of the property on the ground floor, including outside uncovered and terrace areas and an adjoining internal open plan living, dining and kitchen space.
- A covered pedestrian entry along the south-western side of the property.
- Vehicle access along the north-eastern side of the property providing access to seven car parking bays, including three non-designated resident bays and four visitor bays, at the rear of the property.
- A communal storeroom near the rear parking area which is proposed to be used for mobility scooter storage.

Proposed Land Use	Multiple Dwellings
Proposed Net Lettable Area	N/A
Proposed No. Storeys	Three
Proposed No. Dwellings	15

Background:

Site and Local Area Context
With reference to the aerial location plan provided in Attachment 1, the subject site has a total area of 1,013m^2 and has been vacant since the demolition of the original two-storey house in May 2012.

The site is located within the Town's Residential Character Study Area (RCSA) as designated under the Town's Local Planning Policy 25 – Streetscape, which extends along the south-eastern side of Leonard Street. The RCSA contains a number of traditional character dwellings, which essentially comprise original residential cottages and bungalows that were built in the area prior to 1945. There are two existing original character dwellings along this side of the street block, located at No. 20 and 24 Leonard Street. Newer dwellings along this side of the street have traditional RCSA building features and a building height of one or two storeys.

Properties on the north-western side of Leonard Street, which are not within the RCSA area, include several directly interfacing three-storey apartment buildings at No. 15, 17 and 21 Leonard Street. Properties closer to Albany Highway contain several traditional character dwellings, some of which are being used for commercial purposes.

The Albany Highway commercial strip is located approximately 175 metres walking distance (2 minutes) to the north-east of the site.

Bus stop No. 11712 on Albany Highway (between Leonard Street and Duncan Street), which is 225 metres walking distance (2 minutes) from the site, is serviced by a high frequency bus route 960 (to Curtin University) along with several other bus routes, including, but not limited to 177 (to Cannington Station), 178/179 (to Bull Creek Station) and 220 (to Armadale Station).

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Metropolitan Region Scheme
- Town of Victoria Park Local Planning Strategy (Part 1 and Part 2)
- Town of Victoria Park Local Planning Scheme No. 2 Text and Maps (LPS 2)

State Government Policies

- State Planning Policy 7.0 – Design of the Built Environment (SPP7)
- Residential Design Codes Volume 1 2024 (R-Codes)

Structure Plans/Activity Centre Plans

The site is within the Victoria Park Sub-Precinct as designated in the Town's draft Albany Highway Precinct Structure Plan ('Albany Highway PSP'). Public advertising of the draft AHPSP closed on 13 March 2025. At this stage, it is estimated that Council

endorsement will be sought in June 2025 and Western Australian Planning Commission Approval will be obtained by early 2026.

The draft Albany Highway PSP proposes that the subject site will be coded R-AC0 with a base plot ratio of 2.0 and a base maximum building height of 5 storeys. A bonus plot ratio (up to 3.0) and bonus building height (up to 8 storeys) applies where community benefit is delivered.

The draft Albany Highway PSP is not yet considered to be a seriously entertained planning instrument, as its ultimate approval is not yet regarded as certain or imminent. Notwithstanding this, it is noted that the proposal is generally consistent with the relevant draft provisions.

Local Policies

- Local Planning Policy 25 – Streetscape (LPP25)
- Local Planning Policy 29 – Public Art Private Developer Contributions (LPP29)
- Local Planning Policy 37 – Community Consultation on Planning Proposals (LPP37)

Consultation:

Public Consultation

Consultation on the development proposal was undertaken in accordance with the Town's Local Planning Policy 37 – Community Consultation on Planning Proposals. The proposal was advertised to owners and occupiers of adjoining properties for a period of 14 days, from 25 March 2025 to 8 April 2025. The consultation period was extended for a further 25 days (including over the Easter excluded holiday period), concluding on 2 May 2025, when it was brought to the Town's attention that several owners/occupants had not received the original notification letters.

Six submissions were received during the advertising period, comprising two submissions supporting the proposal and four submissions objecting to the proposal.

The following table contains a summary of the key objection concerns/comments, and a detailed summary of submissions is provided in Attachment 8.

Issue Raised	**Officer comments**
Visual privacy – overlooking from various major openings and balconies to adjoining north-east and south-east properties will negatively impact on the amenity of those properties.	Amended plans were received on 30 May 2025 that show planters to be installed along the south-eastern side of the balconies for Units 9 and 15, which provides for increased and now compliant visual privacy setbacks to the adjoining habitable rooms/spaces at No. 3/17 McMillan Street and No. 5/15 McMillan Street. As per the consultation set of plans, units along the north-eastern side of the apartment block propose overlooking from primary living spaces and balconies into the adjoining vacant property, No. 14 Leonard Street. Further commentary regarding this matter is provided in the Planning Assessment section below.

Parking, traffic congestion and safety – Seven parking spaces is insufficient for 15 dwellings. Additional competition for street parking spaces will result in more traffic congestion.	The development meets the relevant deemed-to-comply parking requirements of the Residential Design Codes Volume 1 ('R-Codes'). The development proposes three resident spaces and four visitor spaces at the rear of the property. In accordance with Clause 2.3 of Part C of the R-Codes, as the site is within 'Location A' in proximity to a bus stop on a high frequency bus route, and the development consist of 15 one-bedroom dwellings, the minimum parking requirement provides for zero spaces for residents and four visitor spaces.

Referrals/consultation with Government/Service Agencies

No referrals were required/received.

Design Review Panel Advice

Preliminary plans for this development proposal were considered by the Town's Design Review Panel (DRP) at its meeting on 11 December 2024 (pre-DA lodgement).

Following receipt of the development application, the development proposal was further considered by the DRP at its meeting on 25 March 2025, where the following design elements were identified for further improvement:

- Landscape quality;
- Built form and scale;
- Functionality and build quality;
- Sustainability;
- Amenity; and
- Safety.

The applicant subsequently submitted amended plans and further information addressing the comments/recommendations raised in the Design Review Panel Report of 25 March 2025.

The amended proposal was presented to the DRP at its meeting on 28 May 2025. A copy of the full Design Review Report appears at Attachment 9, but in summary the Panel concluded that:

- the overall design intent is supported and the Panel acknowledges that the project is a good one and doing many good things, principally the delivery of good social and affordable housing.

- the provision of smaller apartments geared towards people with special needs who might otherwise not qualify for NDIS support is a good initiative and improves inclusivity within the locality. The design generally sits well within the existing and future planned context.

- there are areas where the detail is yet to be provided and improved amenity outcomes can be achieved. A fundamental concern remains the proposed full enclosure of some balconies, which the Panel do not support.

- the lack of resolution of the landscaping detail remains disappointing, and the Panel do not accept that budget limitations prevent this from being considered at the DA stage. This being said, the Panel note that a landscape architect has now been engaged and that a suitable landscaping outcome can be achieved.

- the applicant is urged to:
  - Work with the landscape architect on a suitable landscape outcome.
  - Improve the amenity outcomes for units by removing screening and other privacy treatments to the north-eastern elevation, and modify the balcony design to Units 9 and 15.
  - Obtain relevant consultant input as the design develops.

Subject to these further improvements, the Panel support the development.

Following this meeting, the applicant provided amended plans and additional information dated 30 May 2025 addressing a number of the matters, including but not limited to:

- Updated landscaping, deep soil area and solar access diagrams, and provision of an indicative landscaping plan and lighting plan.
- Removal of visual privacy screening to primary living space windows and balconies facing the north-eastern and south-eastern boundaries.
- Plans showing brick wall screening between the terrace of Unit 3 and the adjoining car parking area.
- A waste management plan.

Other Advice

Internal referral comments were sought from the Town of Victoria Park service areas of:

- Place Planning;
- Building;
- Street Improvement;
- Street Operations (Waste); and
- Parks.

Comments from these service areas were provided to the applicant and resulted in further information being submitted. Internal referral comments have been considered in the assessment of this application.

Planning Assessment:

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

- Residential Design Codes Volume 1 (R-Codes) Part C design elements -
  - Private open space
  - Landscaping
  - Communal open space
  - Water management
  - Size and layout of buildings

  - Parking
  - Waste management
  - Utilities
  - Building height
  - Site works and retaining
  - Streetscape
  - Access
  - Visual privacy

- Local Planning Policy 25 – Streetscape (LPP25) -
  - Street walls and fences
  - Residential Character Study Area building design

- Local Planning Policy 29 - Public Art Private Developer Contribution (LPP29)

These matters are outlined and discussed below.

The Applicant's justification addressing the relevant design principles is provided in their supporting planning report (refer to Attachment 4).

LPP and R-Codes Design Elements:

Provision	**Requirement**	**Proposal**	**Assessment**
Private open space (R-Codes Clause 1.1)	C1.1.3 – *Ground floor apartments* Size min.: 15m^2 Dimension min: 3.0m *Balconies (one-bedroom dwellings)* Size min.: 8m^2 Dimension min: 2.0m	Ground floor apartments have 8m^2 terrace with a minimum dimension of 2.5m Units 9 and 15 have 6.5m^2 balconies	Performance assessment discussed below.
	C1.1.4 - Balconies unscreened for a minimum 25% of the total perimeter of the balcony	The perimeter of the balconies of U9 & 15 are approximately 24% unscreened	It is noted that the screening is proposed to address the visual privacy design element. Performance assessment discussed below.
Trees and landscaping (R-Codes Clause 1.2)	C1.2.4 – Three medium trees with 36m^2 deep soil area per tree (108m^2 DSA total)	Two medium trees with 52m^2 deep soil area in the street setback area and one small tree with 15m^2 deep soil area in	Performance assessment discussed below.

		the rear eastern corner.	
	C1.2.3 - Lighting to communal open space pathways and vehicle access areas	An external lighting plan for the development has not been provided.	The Responsible Authority Recommendation above includes a recommended condition providing for lighting plan details to be submitted to the Town prior to the lodgement of an application for building permit.
	C1.2.8 - Landscaping plan to be provided in accordance with Appendix A3 of the R-Codes	A landscaping plan has not been submitted, however, the Development Plan set includes an indicative Landscape Area Diagram, showing the proposed location/ amount of soft landscaping area (refer to Attachment 5.a). In addition, the applicant has provided a supporting letter from Kelsie Davies Landscape Architecture, which notes that the proposal provides the ability to produce a high quality and sustainable landscape amenity (refer to Attachment 5.b).	Performance assessment discussed below. The Responsible Authority Recommendation above includes a recommended condition providing for a final landscaping plan to be submitted to the Town prior to the lodgement of an application for building permit.
Communal open space (R-Codes Clause 1.3)	C1.3.1 - max. 25% covered roof area:	26.3% (20m^2) of the proposed 76m^2 external space will be	Performance assessment discussed below.

		provided as a covered alfresco.	
	C1.3.1.i. - Located behind the street setback line* **Note: A 3m min and 6m av street setback is applicable under LPP25 Clause 1.*	The uncovered portion of the communal open space is located within the street setback area	Performance assessment discussed below.
	C1.3.1.ii. - Universally accessible	Plans and details demonstrating universally accessible areas (namely the hardstand footpaths materials) have not been provided. As such, a full assessment could not be completed.	The Responsible Authority Recommendation above includes a recommended condition providing for details to be submitted to the Town prior to the lodgement of an application for building permit.
Water management (R-Codes Clause 1.4)	C1.4.1 - Stormwater runoff from roofs, driveways, communal streets and other impervious surfaces generated by a small rainfall event to be retained on site	The site plan indicates the provision of five soakwells at the rear of the property within the parking area, however, further details including the size and capacity have not been provided.	The Responsible Authority Recommendation above includes a recommended condition providing for stormwater plan to be submitted to the Town prior to the lodgement of an application for building permit.
Size and layout of buildings (R-Codes Clause 2.1)	C2.1.1 - Primary living space (PLS) to accommodate a minimum 3.8m x 3.8m area.	Units 2, 3, 6, 7, 12 & 13: 3.65m wide PLS Units 8, 9, 14 & 15: 3.73m wide	Performance assessment discussed below.
	C2.1.8 - Dwelling mix: no more than 80% of dwellings to have the same	All apartments are one-bedroom dwellings.	Performance assessment discussed below.

	number of bedrooms.		
	C2.1.10 - Storage areas Min. width: 1.5m or 1.0m where the door/opening is on the greater dimension and is openable 80% of the length.	Storage areas have a minimum width of 1.4m with doors on the lesser dimension.	Performance assessment discussed below.
	C2.1.11 & C2.1.12 - Major opening setback(s) - 3m from a ground floor habitable room major opening to a noise/light source.	Unit 1 bedroom window setback nil to the communal open space.	Performance assessment discussed below.
Parking (R-Codes Clause 2.3)	C2.3.6 – Bicycle parking including: 8 occupant spaces; and 2 visitor spaces.	Nil.	The Responsible Authority Recommendation above includes a recommended condition providing for a plan showing the provision of bicycle spaces to be submitted to the Town prior to the lodgement of an application for building permit.
Waste management (R-Codes Clause 2.4)	C2.4.3 – Screening of waste storage.	The plans do not show screening details for the bin store located in the southern rear corner.	The Responsible Authority Recommendation above includes a recommended condition providing for screening details to be submitted to the Town prior to the lodgement of an application for building permit.
	C2.4.2 - Waste Management Plan (WMP)	A Waste Management Plan (WMP) was provided on 29 May. At the time of writing this report, the WMP has not yet been	The Responsible Authority Recommendation above includes a recommended condition providing for a WMP to be submitted to the Town

		reviewed by the Town's Waste Services team.	prior to the lodgement of an application for building permit.
Utilities (R-Codes Clause 2.5)	C2.5.1 – Service utilities (such as power, gas etc) to be integrated into the development and/or screened from view of the street.	With the exception of letterboxes, the location of service utilities Details are not shown on the submitted plans.	The Responsible Authority Recommendation above includes a recommended condition providing for plans/details to be submitted to the Town prior to the lodgement of an application for building permit.
Universal design	C2.7 – details to be provided at building stage including o Internal doors and corridors – threshold clearance o Shower – step free entry o Reinforcement of bathroom and toilet o Light switch and powerpoint positions o Door and tap hardware positions.	These submitted plans do not show these details, noting that some details are not specifically required at planning stage and will be provided at building stage.	The Responsible Authority Recommendation above includes a recommended condition providing for submission of plans providing these details.
Building height (R-Codes Clause 3.2)	C3.2.1 - Max. wall height: 10.0m.	10.6m at the southern rear corner of the building.	Performance assessment discussed below.
Site works and retaining (R-Codes Clause 3.5)	C3.5.1 - Max. 0.5m above or below NGL within the street setback area.	A maximum of 0.8m excavation is proposed within the communal open space area located within the street setback area.	Performance assessment discussed below.

Streetscape (R-Codes Clause 3.6)	C3.6.4 - Ground floor dwellings fronting the street are provided with separate pedestrian access from the street.	Unit 1 does not have a separate pedestrian access from the street.	Performance assessment discussed below.
Access (R-Codes Clause 3.7)	C3.7.5 - Passing points, with a minimum width of 5.5m and length of 6.3m) to be provided at least every 30m.	The proposed 37.0m long and 3.0m-3.6m wide driveway does not include any passing points.	Performance assessment discussed below.
Visual privacy (R-Codes Clause 3.10)	C3.10.5 – Major openings from primary living spaces are oriented, offset or setback from the lot boundaries of a vacant site in accordance with Table 3.10a: 4.5m. *and* C3.10.2 Notwithstanding C3.10.1, overlooking to be limited through: … ii. permanent, obscure glazing in any part of the window below 1.6m above finished floor level.	<u>C3.10.5 setbacks:</u> Units 4, 8, 10 & 14 – the cone of visions from the primary living spaces are setback 4.344m to the north-eastern lot boundary (adjoining vacant Lot 701, No. 14 Leonard Street). Units 6, 7, 12 & 13: the cone of vision from the primary living spaces are setback 3.794m 344m to the north-eastern boundary (adjoining vacant Lot 701, No. 14 Leonard Street). <u>C3.10.2 obscure glazing:</u> Units 9 & 15 – The elevations show 'Obscure film' to a sill height of 1.65m is proposed for windows primary living spaces facing the south-	C3.10.5 - Performance assessment discussed below. C3.10.2 - The Responsible Authority Recommendation above includes a recommended condition providing for submission of plans providing these details.

		western boundary to restrict overlooking into the primary garden area of the adjoining dwelling (S/Lot 3, No. 20B Leonard Street). Note: The use of 'obscure film' does not meet the Town's interpretation of permanently affixed 'obscure glazing'.	
	C3.10.5 - Balconies are oriented, offset or setback from the lot boundaries of a vacant site in accordance with Table 3.10a: 6m. *and* C3.10.2 Notwithstanding C3.10.1, overlooking to be limited through: … iii. permanent, screening that is a minimum 75 per cent obscure to a minimum height of 1.6m above finished floor level.	<u>C3.10.5 setbacks:</u> Units 4, 8, 10 & 14 – the cone of vision from the balconies are setback 4.344m to the north-eastern boundary (adjoining vacant property, No. 14 Leonard St). Units 6, 7, 12 & 13 - the cone of vision from the balconies are setback 3.794m to the north-eastern boundary (adjoining vacant property, No. 14 Leonard St). <u>C3.10.2 screening:</u> Units 9 & 15 – The plans show proposed 'Screen' adjoining the south-western	C3.10.5 - Performance assessment discussed below. C3.10.2 - The Responsible Authority Recommendation above includes a recommended condition providing for submission of plans providing these details.

		sides of the balconies to restrict overlooking into the primary garden area of the adjoining property (No. 20B Leonard St). The Town notes that details of the screening in relation to 75 obscure requirement is not shown on the plans.	
Street walls and fences (LPP25)	Clause 6 - Street walls and fences forward of the building line (between the building and street boundary) – Max. 0.6m high solid fencing with visually permeable infill to a max height of 1.8m.	Combination of 1.8m solid brick walls or Colorbond fencing and infill fencing forward of the building line. In addition, the West (Leonard Street) Elevation does not provide accurate details of the existing fencing along the south-western side boundary or the proposed fencing along the street boundary adjoining the communal open space.	Performance assessment discussed below. The Responsible Authority Recommendation above includes a recommended condition providing for modified street walls/fencing details to be submitted to the Town prior to the lodgement of an application for building permit.
Residential Character Study Area building design (LPP25)	Clause 12 – building design Roof form and pitch – hipped/ gable with a minimum 25-degree pitch.	Roof form and pitch – hipped/ gable with a minimum 20-degree pitch. Eaves – none.	Performance assessment discussed below.

	Eaves to match the style and width predominant in the street. Windows with a vertical emphasis. Balconies with a vertical emphasis. Colours and materials to match those predominant within street block (brick or rendered walls, Zincalume sheeting/terracotta tiled roof, and brick paved driveways).	Windows with a horizontal emphasis. Balconies with a horizontal emphasis. Colours and materials include corrugated *Colorbond* Surfmist roof is generally consistent with the colour and profile of other Zincalume and light white/grey coloured Colobond roofs within the street block. Similarly, the ground floor walls Midland Treasury Red face brick walls are consistent with the traditional materials in the subject area, however, the James Hardie Axon (vertical) cladding painted Natural White used for the upper floors is not considered to meet the desired streetscape appearance.	

Private open space

The size and dimensions of the terraces for the ground floor apartments (Units 1, 2 and 3) and the size of the balconies for Units 9 and 15 (on the first and second floor respectively) meet the relevant design principles and are supported on the basis that:

- The private open space areas are a functional and useable size and dimension for the intended number of occupants (being one or two persons). For example, all terrace areas and balconies can accommodate a small two/four seat outdoor table setting.
- A large communal open space area, provided at the front of the apartment building, will accommodate larger gatherings of residents and visitors. The communal open space area and other deep soil areas are of a sufficient size to enable the provision of a high quality of soft landscaping.

In addition, the Town's Design Review Panel has not raised any concern regarding the proposed size of the private open space areas for the dwellings.

Trees and Landscaping

The following sub-sections provide the Town's performance-based assessment in relation to trees and landscaping design elements including the provision of trees and deep soil areas, and lighting.

Trees, deep soil area and landscaping plan

It is considered that the number of medium and small trees and amount of deep soil areas depicted on the indicative Deep Soil Zone diagram generally meets the design principles on the basis that:

- The provision of soft and hard landscaping responds to the built form, communal streetscapes and pedestrian amenity for the intended residents of the apartment development.
- The provision of a large deep soil zone with two medium trees in the street setback area will enhance the appearance of development and the streetscape.
- A small tree at the end of the driveway with associated deep soil zone will soften the appearance of the hardstand driveway. The smaller tree may also be more suited to the subject location, as the deep soil zone is impacted by proximity to Water Corporation infrastructure which traverses through the rear of the property 1 metre parallel to the south-eastern boundary.

The Town's Design Review Panel noted that the lack of resolution of the landscaping detail remains disappointing. In this respect, a landscaping plan containing details as listed in the R-Codes Appendix A3 has not been provided. This being said, the Panel note that a landscape architect has now been engaged and that a suitable landscaping outcome can be achieved.

Notwithstanding the Design Review Panel's recommendation, the applicant has advised that the existing tree will be removed.

Subsequently, the Responsible Authority Recommendation above includes a recommended condition providing for a landscaping plan to be submitted to the Town prior to the lodgement of an application for building permit.

Lighting to the communal street and communal open space

An indicative lighting plan for the development (including pedestrian footpaths and entries, communal open space, vehicle access points) has been provided (refer to

Attachment 5.b), however, the plan does not contain sufficient detail such as illumination levels. It is understood that a final lighting plan will be prepared at the building permit stage.

The Design Review Panel has suggested that a lighting plan should be provided by the applicant.

Subsequently, the Responsible Authority Recommendation above includes a recommended condition providing for a lighting plan to be submitted to the Town prior to the lodgement of an application for building permit.

Communal open space

The following sub-sections provide the Town's performance-based assessment in relation to communal open space design elements including the location within the street setback area, the overall amount/size of the external space, the extent of roof cover and universally accessible design requirements.

Location, size and roof cover

The proposed location, size and extent of covered communal open space meets the relevant design principles on the basis that:

- The co-location of deep soil areas, soft landscaping and tree planting in the street setback area will enhance the appearance of the development and the streetscape.
- Soft and hard landscaping treatments, including street walls and fences, will provide adequate privacy, safety and amenity for the space.
- Additional passive surveillance will be provided between the development and street.
- The total area of the external space combined with the co-located internal space is of a generous size and design for the intended use and function by the intended number of occupants that the development is design to accommodate.
- Adequate screening measures will be incorporated to mitigate against adverse amenity impacts in relation to the proximity of Unit 1 to the space.

With the exception of requiring further detail requirements for the soft and hard landscaping, the Town's Design Review Panel are supportive of the communal open space area.

Universally accessible communal open space

The submitted plans show the area generally meet universal access requirements and is capable of achieving other relevant requirements such as the design and materiality of the footpaths and seating areas. Given the intended occupants, it is considered that accessibility details should be provided prior to construction of the communal open space areas.

The Responsible Authority Recommendation above includes a condition requiring the provision of plans and details demonstrating compliance with soft and hard landscaping and accessible design requirements.

Size and layout of buildings

The following sub-sections provide the Town's design principles assessment in relation to the size and layout of dwellings including the primary living area, dwelling size and mix, storage and managing impacts on amenity.

Primary living space
The dimensions of the primary living spaces meet the relevant design principles on the basis that:

- The minor reduction to the widths is offset by the length of the spaces which exceed the minimum requirement, providing for generous living spaces.
- The spaces are proportionate to the one-bedroom dwellings and are functional for the intended number of occupants.
- The spaces have physical and visual relationship with adjoining terraces or balconies.
- The development meets environmental design principles, including solar access into dwellings.

Dwelling size and mix
The proposal for 15 one-bedroom dwellings with an area of 50m^2 per dwelling meets the relevant design principles on the basis that:

- Taking into account the existing residential properties within the surrounding area there is an adequate mix of dwelling typologies to cater for the needs of permanent accommodation. Of note, the majority of dwellings along this street block contain two or more bedrooms.
- The smaller apartments, geared towards people with special needs who might otherwise not qualify for NDIS support, is a good initiative and improves inclusivity within the locality. The development addresses changing community demographics by providing social housing in the form of independent living units that meet the needs and wants of Australia's ageing population. The need for additional special types of housing within the Town, such as aged and disabled persons, is highlighted in the Town's Local Planning Strategy.
- The dwellings comprise Nine Gold Standard accessible units and six Silver Standard accessible units, which meet the deemed-to-comply site area concessions under Clause 1.1.7 of Part D of the R-Codes and associated universal design requirements of Clause 2.3.

The Responsible Authority Recommendation above includes a condition requiring plans to be submitted prior to the building permit application providing final universal design details; noting that several gold and silver standard requirements (such as positioning of light switches) are not required to be provided at the development application stage.

Storage areas
The width of the store areas and location of doors meets the relevant design principles and may be supported in this instance on the basis that:

- Additional storage space is provided within the communal store near the car parking area.
- The overall size of the store areas (3m^2 or 4m^2) meet the deemed-to-comply minimum area (3m^2) and are proportionate to the dwelling size (being 50m^2) and envisaged needs of the intendent number of occupants.
- The doors open outwards and provide adequate entry width to access the stores and adequate space to store bulky items.

Amenity setbacks
It is noted that the plans show indicative soft landscaping between Unit 1 habitable rooms/spaces and the communal open space. The screening is required to adequately manage the visual privacy, noise and light spill impacts on the amenity of the dwellings bedroom window and terrace. Based on discussions during Design Review Panel meetings it is understood that details will be submitted at a future design stage. Subsequently, the Responsible Authority Recommendation above includes a condition requiring the provision of plans and details demonstrating adequate screening.

Parking
The amended plans dated 30 May 2025 do not show the provision of bicycle parking spaces for occupants or visitors. It is noted that previous versions of the plans showed the provision of bicycle parking at the ends of the hallways on each level, including three on the ground floor, and four on each of the first and second floors. It is understood that this detail has been inadvertently removed from the final version of the plans. Subsequently, the Responsible Authority Recommendation above includes a condition requiring the provision of plans and details demonstrating the provision of bicycle parking for occupants and visitors.

Waste management
A Waste Management Plan (WMP) was provided on 29 May. At the time of writing this report, the WMP has not yet been reviewed by the Town's Waste Services team. In addition, the plans do not show screening details for the proposed bin store in the southern rear corner adjoining the communal car parking area. Subsequently, the Responsible Authority Recommendation above includes a condition requiring the provision of plans and details demonstrating adequate screening.

Utilities
The submitted plans do not show the screening details for various service utilities and functional utilities. It is understood that these details will be clarified during the preparation of plans for the application for building permit. The Responsible Authority Recommendation above includes a recommended condition providing for amended plans to be submitted to the Town demonstrating these additional details.

Universal design
The submitted plans do not show various details listed in the R-Codes Volume 1 Appendix A4 'Universal design requirements' such as whether the walls of the bathroom have been reinforced to support the future installation of grab rails, however, it is noted that the requirements states that these details are *"not required to be shown a Planning application stage".* It is understood that these details will be clarified during the preparation of plans for the application for building permit. The Responsible Authority Recommendation above includes a recommended condition providing for amended plans to be submitted to the Town demonstrating these additional details.

Building height
The proposed wall height meets the relevant design principles and is supported on the basis that:

- The development meets the deemed-to-comply building ridge height. Coupled with the slope of the land and location of the additional 600mm of wall height at the rear of the building, the additional wall height will not negatively impact on the appearance of the development as viewed from the street.

- The minor 600mm wall height will not create a noticeable appearance of building bulk when viewed from adjoining properties.
- The development meets the deemed-to-comply requirements for solar access to adjoining properties and lot boundary setbacks, which will ensure adequate natural light and ventilation to the adjoining dwellings.

In addition, the Town's Design Review Panel has not raised any concern regarding the proposed building height.

Site works and retaining

The site works comprising 800mm excavation and retaining within the communal open space located in the street setback area, is supported on the basis that:

- The development responds to the natural features of the site and requires minimal site works (excavation and fill).
- The resultant finished levels within the communal open space and required retaining, which will be incorporated into the street wall/fence, will not negatively impact on the amenity of the space.
- The development will not negatively impact on the appearance of the development as viewed from the street.

It is also noted that the plans do not clearly identify how site works behind the street setback, adjoining the north-eastern and south-western boundaries, will be accommodated; noting that the plans are annotated to state 'Retaining Walls TBC'. For example, proposed finished levels of the pedestrian access will be approximately 1.0 metre above the natural ground level at the boundary. The applicant has advised that level differences will be adjusted within the 1.2m wide garden space. It is understood that this will be resolved during a future design stage. Notwithstanding, based on the existing and proposed site levels, it is considered that the development is capable of meeting the deemed-to-comply requirements.

In addition, the Town's Design Review Panel has not raised any concern regarding the proposed site works.

Streetscape

The proposed pedestrian access to Unit 1 meets the design principles and is supported on the basis that:

- The front façade contributes positively to the streetscape and local character.
- Visual connectivity to the streetscape is provided via the communal open space at ground level, balconies at upper levels, which provide an active frontage and opportunities for social interaction.
- Adequate access is provided to the dwelling. An entry canopy has been provided over the communal pedestrian accessway and the footpath has been designed to be accessible.

The Town's Design Review Panel has also not raised any concern regarding the proposed pedestrian entry arrangements.

Access

The proposed driveway design, which does not include a passing point, meets the design principles and is supported on the basis that:

- Vehicle and pedestrian/cyclist entries have been separated, which will ensure safe access for pedestrians

- The driveway is highly visible to drivers entering or exiting from both ends. The applicant has proposed the installation of a convex mirror at the corner entering the car park to maximise visibility and safety.
- The design minimises the width of the access point (crossover) which enhances the streetscape, ensuring retention of street parking and street trees.
- The low volume of vehicle likely to use the driveway (only 7 on-site car bays) and therefore a low potential for traffic conflict.

In addition, the Design Review Panel has not raised any concern regarding the proposed access.

Visual privacy

The plans as advertised for public comments proposed windows and balconies not complying with the deemed-to-comply visual privacy setback requirements to the north-east and south-east boundaries. In response to objections from affected neighbouring properties, the applicant submitted amended plans which include screening of many of the windows and full enclosure of some of the balconies.

As reflected in the DRP Design Report of 28 My 2025, the DRP expressed a strong view that the full enclosure of balconies is not supported given the resultant poor amenity outcomes.
Accordingly, the applicant has further reviewed the proposal and amendments have been made as per the amended plans dated 30 May 2025.

As reflected in the amended plans dated 30 May 2025, the proposed setbacks from the balconies and primary living spaces of Units 4, 6, 7, 8, 10, 12, 13 and 14 to the north-eastern lot boundary adjoining vacant Lot 701 (No. 14 Leonard Street) are supported on the basis that:

- A DA has been received for the adjoining lot to the north, which locates its driveway on the south side adjacent to the subject development site, with the closest habitable rooms on that lot being approximately 6m from the shared boundary. While noting this DA is yet to be assessed and even if approved may not proceed, it does indicate the likely form of any development of the adjoining site to comprise north facing courtyards and a driveway along the southern edge. Additionally, the provision of north-eastern facing openings without screening improves the amenity of the balconies and units, while not unduly compromising the privacy of future development on the adjacent lot.
- As noted by the Town's Design Review Panel, internal living areas should have an outlook and not be dependent on high-level windows or obscure glazing. Given privacy distances, an outlook via the balcony becomes essential for the centre apartments.
- Visual privacy screening is likely to negatively impact on compliance with solar access.

Accordingly, Officers are satisfied that the north-eastern facing openings and balconies of the development meet the relevant Design Principles.

Should the Metro Inner DAP not agree with the Town's position that the north-eastern facing openings meet the Design Principles, it is recommended that the application be deferred to enable the Applicant to modify the development proposal. In this respect, the Town does not support a condition requiring visual privacy screening along the north-eastern facing major openings and balconies.

In relation to the 'obscure film' to be affixed to the primary living space windows of Units 9 and 15, the Town notes that 'obscure film' is not considered to meet the requirement to provide 'permanent obscure glazing'. In addition, plans do not show whether the 'screen' to be installed along a portion of the balconies of Units 9 and 15 will meet a minimum 75 per cent obscure screening requirement. Subsequently, the Responsible Authority Recommendation section above includes a condition requiring the provision of amended plans showing obscure glazing and screening details for approval by the Town.

Street walls and fences

The proposed 1.8 metre high solid wall/fences within the street setback area on either side of the proposed driveway do not meet the relevant performance criteria and are not supported as follows:

- The solid walls do not meet the existing or desired appearance of street walls and fencing within the street block and wider Residential Character Study Area. The majority of walls/fences are low brick or rendered walls up to a height of 1.2 metres, or solid up to a height of 600mm with vertical infill fencing above to a maximum height of 1.8 metres.
- Reducing the solid wall to a maximum solid height of 600mm with vertical infill fencing above will enhance the appearance of the development, without compromising security.

In addition, the West (Leonard Street) Elevation does not provide accurate details of the height of the existing/proposed solid wall adjoining the south-western side boundary or the proposed fencing infill details along the street boundary adjoining the communal open space.

Further, the location of the vehicle access gate is likely to result in vehicles, which are entering the site, to stop in a position that obstructs either traffic on the street or the pedestrian footpath that adjoins the property. The applicant has advised that they *"are not proposing to set the vehicle gate further back as it will create a security issue and compromise the aesthetic integrity of the development. There are only 7 car bays on site (ie. very low vehicle traffic) and we do not believe that the footpath will be blocked frequently enough to justify the security and aesthetic impacts of a gate with an increased setback. And there is sufficient space on the crossover for vehicles to wait without impacting pedestrians."* The Town's officers do not agree with the applicant's justification. By setting the gate back from the street boundary to enable a car to stop on the site as the gates open, it is considered that adequate security will be provided for the development without impacting on traffic and pedestrian safety.

Therefore, the Responsible Authority Recommendation section above includes a condition requiring the provision of amended plans for approval by the Town.

Building design

The proposed roof pitch, eaves, windows and balconies generally meet the design performance criteria. In this respect, the Town's Design Review Panel commented that the development is generally a positive response to the local context with forms and materials that echo the residential character in place. The absence of eaves is

noted but given the properties opposite are not within the RCSA and include dwellings without eaves, the design response is considered acceptable.

However, the colour and material of the upper floor cladding does not meet the design performance criteria as outlined below:

- The light colour and texture of the vertical cladding does not meet the desired character of dwellings within the subject Residential Character Study Area.
- The Town's Design Review Panel was generally supportive of the aesthetics, however, recommended that the upper floor cladding and other details at the upper level be reviewed at the detailed design stage to create more vibrancy (colour, texture, etc).

Subsequently, the Responsible Authority Recommendation section above includes a condition requiring the provision of an amended colours and material schedule for approval by the Town.

Local Planning Policy 29 – Public Art Private Developer Contribution (LPP29)

The development application meets the construction value for the imposition of a public art contribution condition under the Town's LPP29. The policy provides that development approvals are subject to a requirement for the provision of public art to the value of 1% of the estimated value of building work of the approved development. This applies to residential developments where there are more than ten dwellings and a build cost of over $2,000,000, such as this proposal.

The applicant proposes the incorporation of public art into the pedestrian entrance, with details to be provided at a later detailed design stage.

This application seeks for the Town to only apply a 0.5% requirement to this project in recognition that it is a community housing project with significant budget limitations and will provide social benefits to the community over and above typical residential developments. A full copy of the applicant's request is contained in their supporting planning report (refer to Attachment 4).

In this respect, at the Council meeting held on 20 August 2024, Council opted to reduce the public art contribution to a social housing development with 24 multiple dwellings in Carlisle to 0.5% and moved to:

> *"Request the Administration to consider a reduction in the public art contribution to less than 1% of the total construction value for social housing projects in the Town, both in its assessment of applicable development applications and as part of a future review of Local Planning Policy 29."*

The Town is supportive of the proposed 0.5% contribution on the basis that the development proposes social housing accommodation. Further, the Town's Design Review Panel is supportive of the intent for public art associated with the entrance.

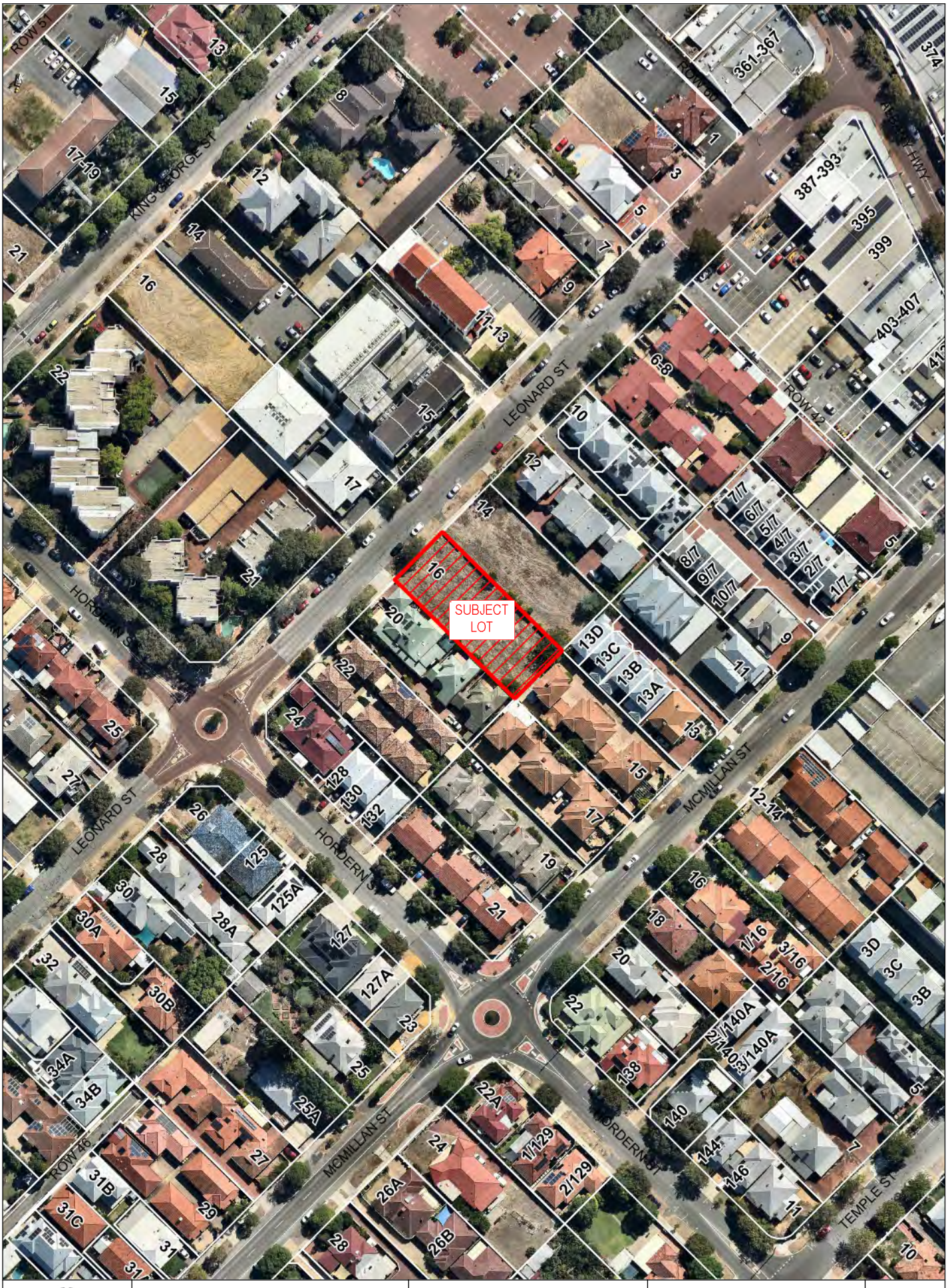
Subsequently, the Responsible Authority Recommendation section contains a suitable recommended condition and associated advice note.

Conclusion:

The proposed development is generally in keeping with the relevant provisions of the Town's LPS2, local planning policies and Part C of the R-Codes Volume 1.

Where design elements have not met the relevant deemed-to-comply requirements, a performance-based assessment has been undertaken based on the merits of the case, with due regard to relevant design principles of the R-Codes and local planning policies. On balance, the Town's Officers are satisfied that the proposed development satisfies those relevant considerations, and that the relevant planning framework enables the decision-maker to exercise its discretion to approve the application.

Therefore, the Town's Officers recommend approval subject to conditions as outlined in the above comments.



TOWN OF VICTORIA PARK

Location Plan -
16 Leonard Street, Victoria Park
(Lot 700 on Plan 4377)

PLOT DATE: 4/06/2025

SCALE = 1:1500

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NORTH



2 - GA PLAN - FIRST FLOOR
1 : 100

1 - GA PLAN - GROUND FLOOR
1 : 100

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TOWN OF VICTORIA PARK
Received: 30/05/2025

FLOOR PLAN LEGEND

AFFL	ABOVE FINISHED FLOOR LEVEL
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
RL	RELATIVE LEVEL
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL LEVEL
	SETOUT POINT
A/C	AIR CONDITIONING UNIT
BH	BULKHEAD OVER
COS	CHECK ON SITE
COL	COLUMN
CJ	CONSTRUCTION JOINT
CS	CLEANERS SINK
BOL	BOLLARD
BRM	BROOM CUPBOARD
DB	DISTRIBUTION BOARD
DR	DRAWER
DR-B	DRAWER BANK
DRY	CLOTHES DRYER
DW	DISHWASHER
DP-C	DOWNPIPE - COLORBOND
DP-U	DOWNPIPE - UPVC
EJ	EXPANSION JOINT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FR	FRIDGE
FRZ	FREEZER
FW	FLOOR WASTE
FX	FIRE EXTINGUISHER
HB	HAND BASIN
HC	HOSE COCK
HD	HAND DRYER
HP	HOT PLATE
HWU	HOT WATER UNIT
LC	LOAD CENTRE
LIN	LINEN CUPBOARD
MB	METER BOX
MDB	MAIN DISTRIBUTION BOARD
MW	MICROWAVE OVEN
NBN	NBN BOX
OV	OVEN
OH	OVERHEAD CUPBOARD
PTY	PANTRY
RA	ROOF ACCESS HATCH
RSP	ROOF SAFETY TIE POINT
RWH	RAINWATER HEAD
SB	SWITCHBOARD
SHR	SHOWER
SMSB	SITE MAIN SWITCHBOARD
SS	STAINLESS STEEL SINK
ST	STOVE
TR-C	TROUGH IN METAL CABINET
TR-I	TROUGH INSET TYPE
VB	VANITY BASIN
WC	TOILET SUITE
WM	WASHING MACHINE
D# / ##	DOOR TYPE / OPENING NUMBER
W# / ##	WINDOW TYPE / OPENING NUMBER

PAVING AS SCHEDULED
TILING AS SCHEDULED
VINYL AS SCHEDULED
LANDSCAPING

WALL LEGEND

FACE BRICKWORK
BRICKWORK
BLOCKWORK
STUD FRAMED WALL

GENERAL NOTES

ALL FLOOR FINISHES TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SCHEDULES AND SPECIFICATION.

TO ACHIEVE FLUSH DOOR THRESHOLDS, FEATHER CONCRETE PAVING LOCALLY AT A MAX. GRADE OF 1:8 AS PER AS1428.1-2009.

PAVING FALLS ARE TO A MIN 1:100 UNLESS OTHERWISE NOTED.

SEEK CLARIFICATION FOR ANY DISCREPANCIES BETWEEN DOCUMENTS.

REFER TO ALL SPECIALIST CONSULTANT SPECIFICATIONS, SCHEDULES, DRAWINGS AND SPECIALTY DOCUMENTS FOR ALL SERVICES REQUIRED.

Rev.	Date	Description
C	29.05.2025	ISSUE FOR REVIEW
B	20.05.2025	ISSUE FOR REVIEW
A	16.05.2025	ISSUE FOR REVIEW

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LEONARD STREET DEVELOPMENT

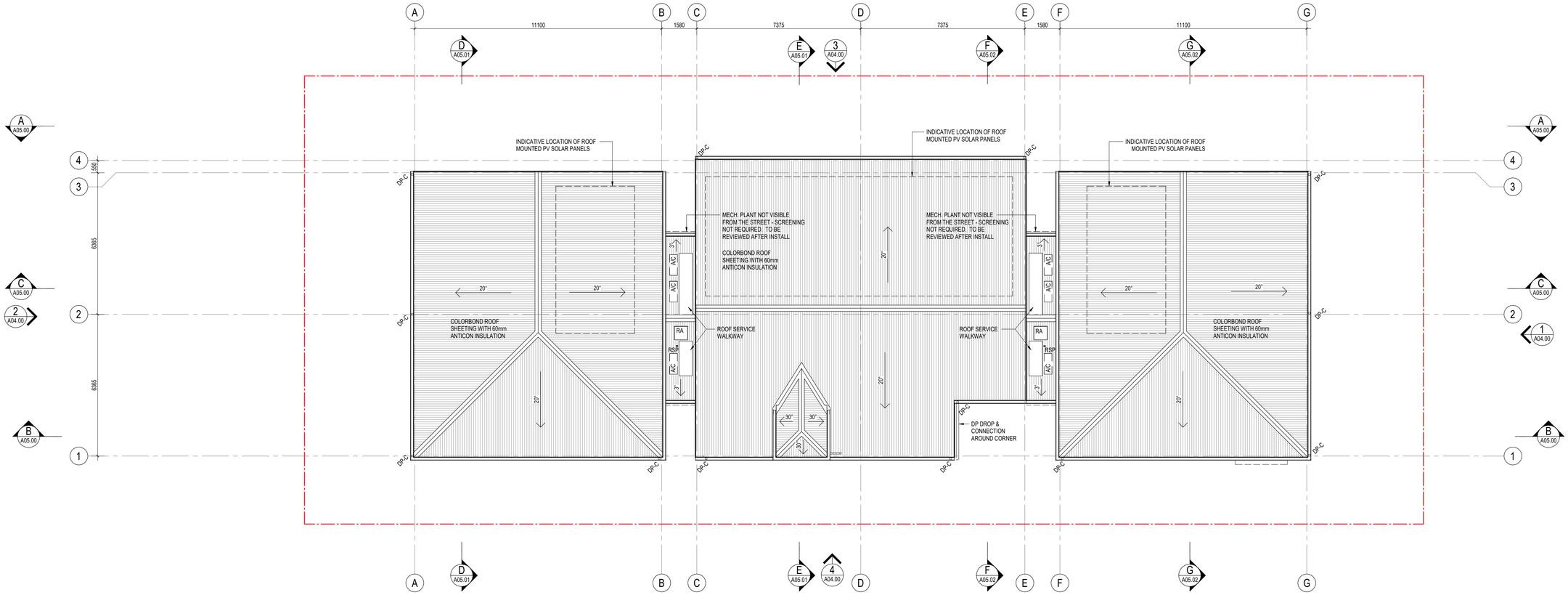
LOT 300 (16) LEONARD ST.
VICTORIA PARK, WA, 6100

DRAWING TITLE
GA PLANS - GROUND FLOOR & FIRST FLOOR

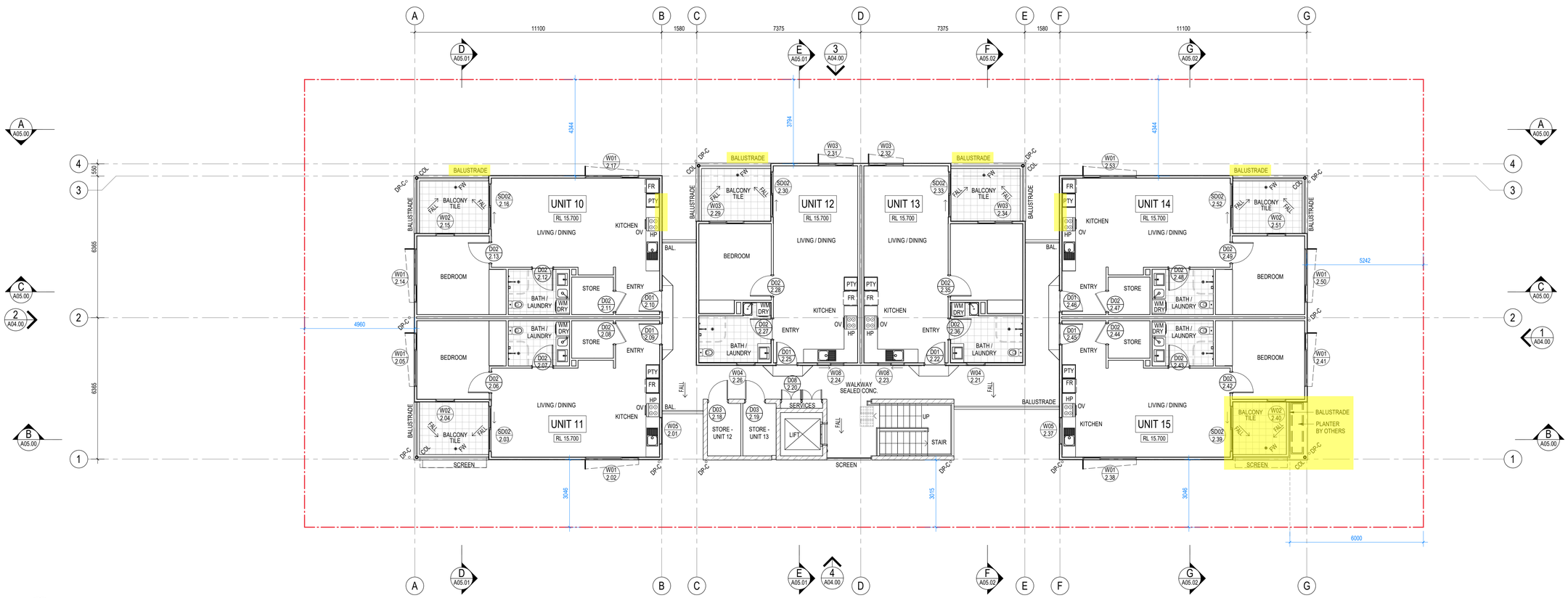
SCALE @ A1	DRAWN BY	CHECKED BY
1 : 100	SM	DC

STATUS
FOR INFORMATION

PROJECT No.	DRAWING No.	REVISION
25007	A02.00	C



2 - ROOF PLAN
1 : 100



1 - GA PLAN - SECOND FLOOR
1 : 100

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NORTH

FLOOR PLAN LEGEND

AFFL	ABOVE FINISHED FLOOR LEVEL
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
RL	RELATIVE LEVEL
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL LEVEL
	SETOUT POINT
A/C	AIR CONDITIONING UNIT
BH	BULKHEAD OVER
COS	CHECK ON SITE
COL	COLUMN
CJ	CONSTRUCTION JOINT
CS	CLEANERS SINK
BOL	BOLLARD
BRM	BROOM CUPBOARD
DB	DISTRIBUTION BOARD
DR	DRAWER
DR-B	DRAWER BANK
DRY	CLOTHES DRYER
DW	DISHWASHER
DP-C	DOWNPIPE - COLORBOND
DP-U	DOWNPIPE - UPVC
EJ	EXPANSION JOINT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FR	FRIDGE
FRZ	FREEZER
FW	FLOOR WASTE
FX	FIRE EXTINGUISHER
HB	HAND BASIN
HC	HOSE COCK
HD	HAND DRYER
HP	HOT PLATE
HWU	HOT WATER UNIT
LC	LOAD CENTRE
LIN	LINEN CUPBOARD
MB	METER BOX
MDB	MAIN DISTRIBUTION BOARD
MW	MICROWAVE OVEN
NBN	NBN BOX
OV	OVEN
O/H	OVERHEAD CUPBOARD
PTY	PANTRY
RA	ROOF ACCESS HATCH
RSP	ROOF SAFETY TIE POINT
RWH	RAINWATER HEAD
SB	SWITCHBOARD
SHR	SHOWER
SMSB	SITE MAIN SWITCHBOARD
SS	STAINLESS STEEL SINK
ST	STOVE
TR-C	TROUGH IN METAL CABINET
TR-I	TROUGH INSET TYPE
VB	VANITY BASIN
WC	TOILET SUITE
WM	WASHING MACHINE
D##	DOOR TYPE
##	OPENING NUMBER
W##	WINDOW TYPE
##	OPENING NUMBER
	PAVING AS SCHEDULED
	TILING AS SCHEDULED
	VINYL AS SCHEDULED
	LANDSCAPING

WALL LEGEND

- FACE BRICKWORK
- BRICKWORK
- BLOCKWORK
- STUD FRAMED WALL

GENERAL NOTES

ALL FLOOR FINISHES TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SCHEDULES AND SPECIFICATION.

TO ACHIEVE FLUSH DOOR THRESHOLDS, FEATHER CONCRETE PAVING LOCALLY AT A MAX. GRADE OF 1:8 AS PER AS1428.1-2009.

PAVING FALLS ARE TO A MIN 1:100 UNLESS OTHERWISE NOTED.

SEEK CLARIFICATION FOR ANY DISCREPANCIES BETWEEN DOCUMENTS.

REFER TO ALL SPECIALIST CONSULTANT SPECIFICATIONS, SCHEDULES, DRAWINGS AND SPECIALTY DOCUMENTS FOR ALL SERVICES REQUIRED.

Rev.	Date	Description
C	29.05.2025	ISSUE FOR REVIEW
B	20.05.2025	ISSUE FOR REVIEW
A	16.05.2025	ISSUE FOR REVIEW

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PROJECT
LEONARD STREET DEVELOPMENT

LOT 300 (16) LEONARD ST.
VICTORIA PARK, WA, 6100

DRAWING TITLE
GA PLANS - SECOND FLOOR & ROOF PLAN

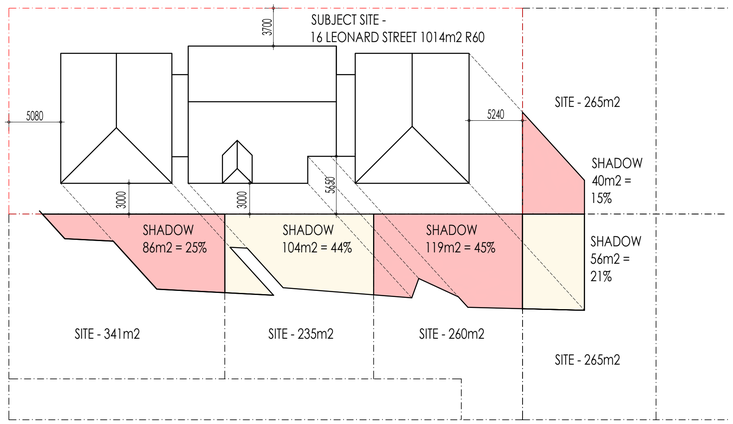
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50mm
0mm

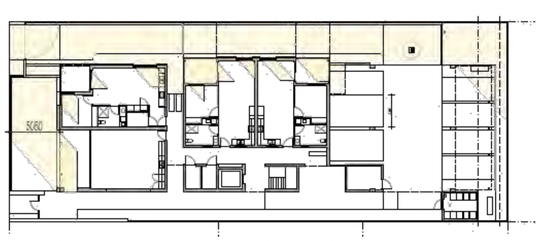
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N

OVER-SHADOWING DIAGRAM

1: 300



GROUND LEVEL - SOLAR ACCESS
(WINTER SOLSTICE)- 12PM 21st JUNE

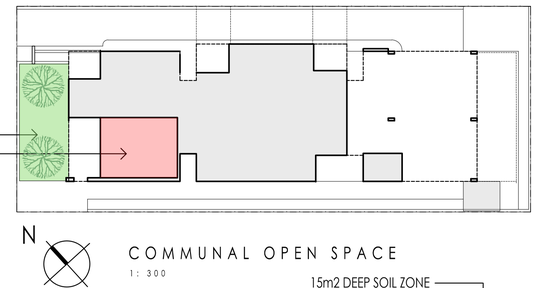


TYPICAL LEVEL - SOLAR ACCESS
(WINTER SOLSTICE)- 12PM 21st JUNE

N

SOLAR ACCESS DIAGRAM

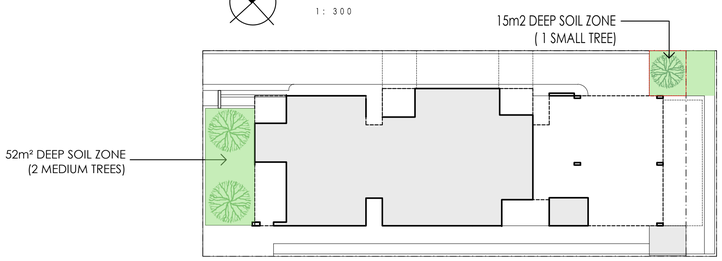
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COMMUNAL OPEN SPACE

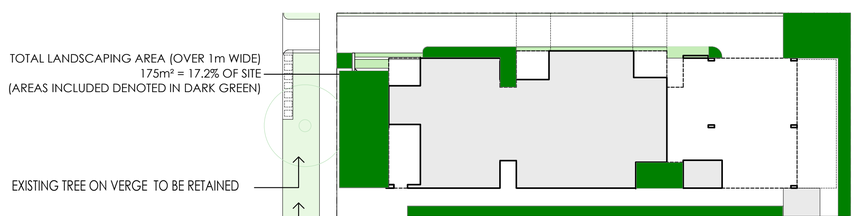
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DEEP SOIL ZONE

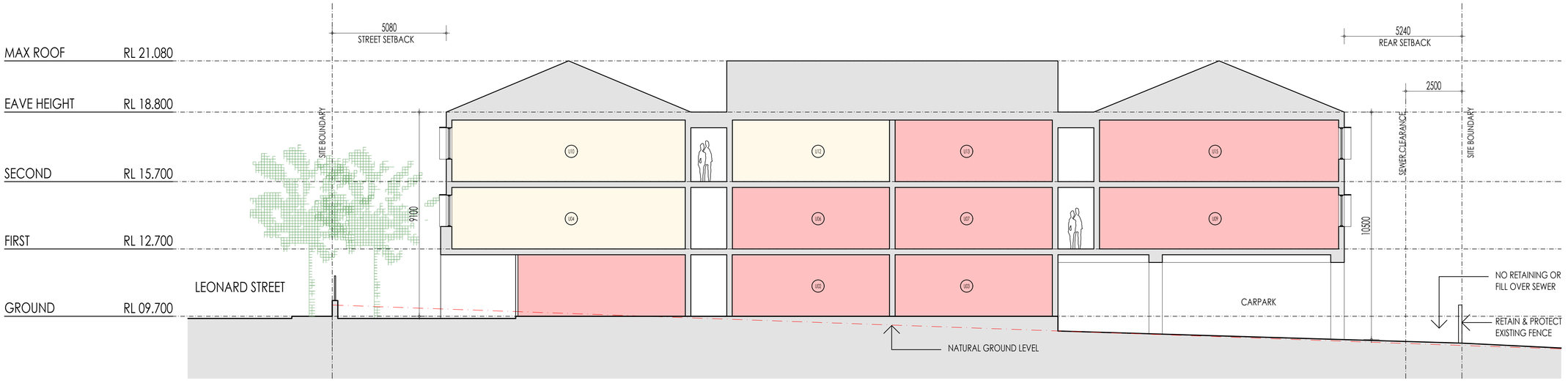
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N

LANDSCAPE AREA

1: 300



SECTION AA

1: 100

A-9	RE-ISSUED FOR DA	30.04.25
A-8	RE-ISSUED FOR DA	29.04.25
A-7	ISSUED FOR DA	30.01.25
A-6	ISSUED FOR DRP	10.12.24
No.	REVISION	DATE

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CONNECT Victoria Park

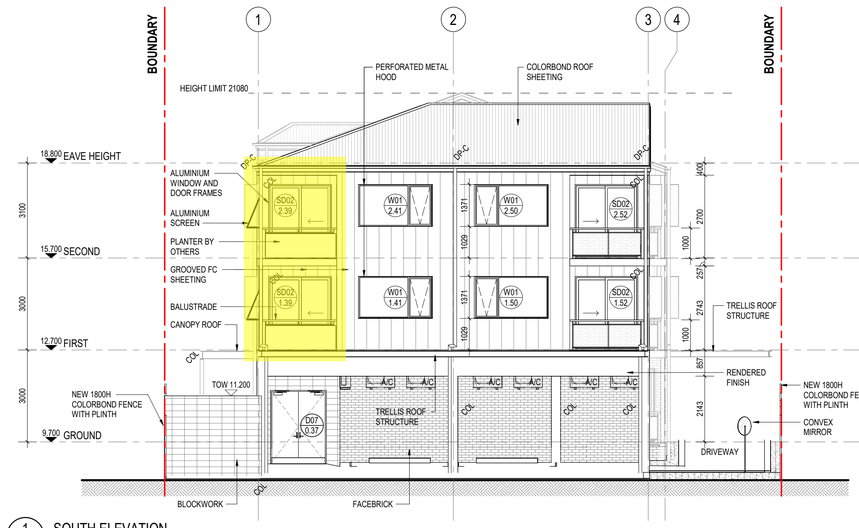
PROPOSED APARTMENT
DEVELOPMENT
LOT 700 (16) LEONARD ST
VICTORIA PARK

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DRAWN	HJA	B	9	SK03
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DATE	11.02.24			

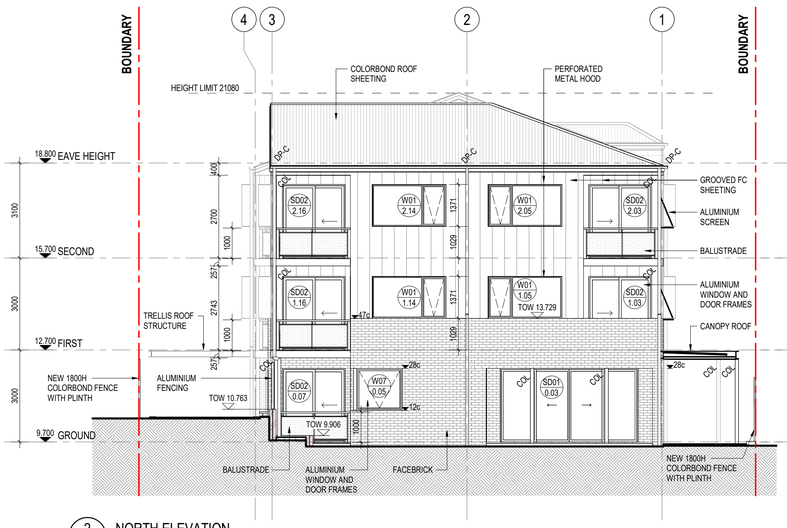
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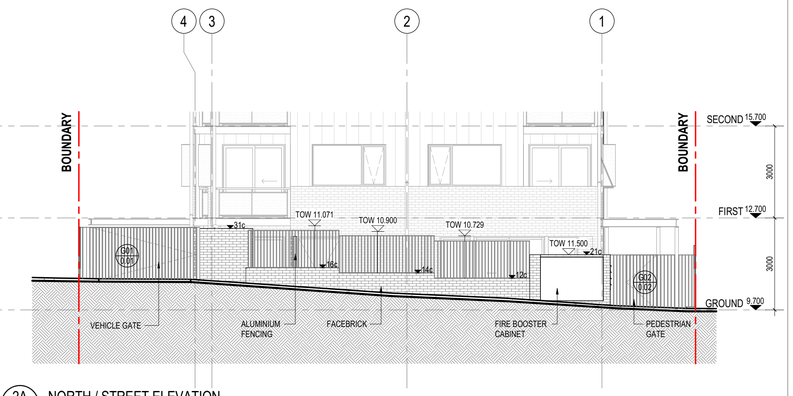
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1 - SOUTH ELEVATION
1 : 100



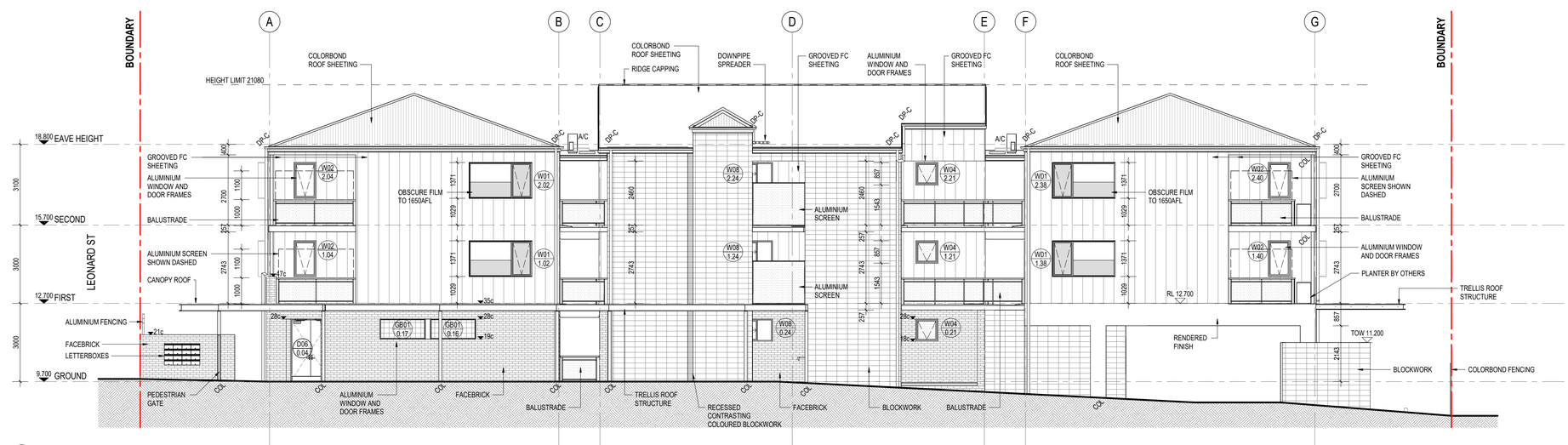
2 - NORTH ELEVATION
1 : 100



2A - NORTH / STREET ELEVATION
1 : 100



3 - EAST ELEVATION
1 : 100



4 - WEST ELEVATION
1 : 100

LEGEND

A/C	AIR CONDITIONING UNIT
CJ	CONSTRUCTION JOINT
COL	COLUMN
COS	CHECK ON SITE
DP-C	DOWNPIPE COLORBOND
DP-U	DOWNPIPE UPVC (AT GROUND LEVEL)
EJ	EXPANSION JOINT
RWH	RAINWATER HEAD
XXc	HEIGHT IN BRICK COURSES

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C	29.05.2025	ISSUE FOR REVIEW
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A	16.05.2025	ISSUE FOR REVIEW

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PROJECT
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LOT 300 (16) LEONARD ST.
VICTORIA PARK, WA, 6100

DRAWING TITLE
ELEVATIONS

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1 : 100	DM	DC

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25007	A04.00	C

PROJECT NOTES:

TOWN OF VICTORIA PARK
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G1. REFER TO DRAWING DWG-001 FOR LEGEND OF SYMBOLS AND ABBREVIATIONS.

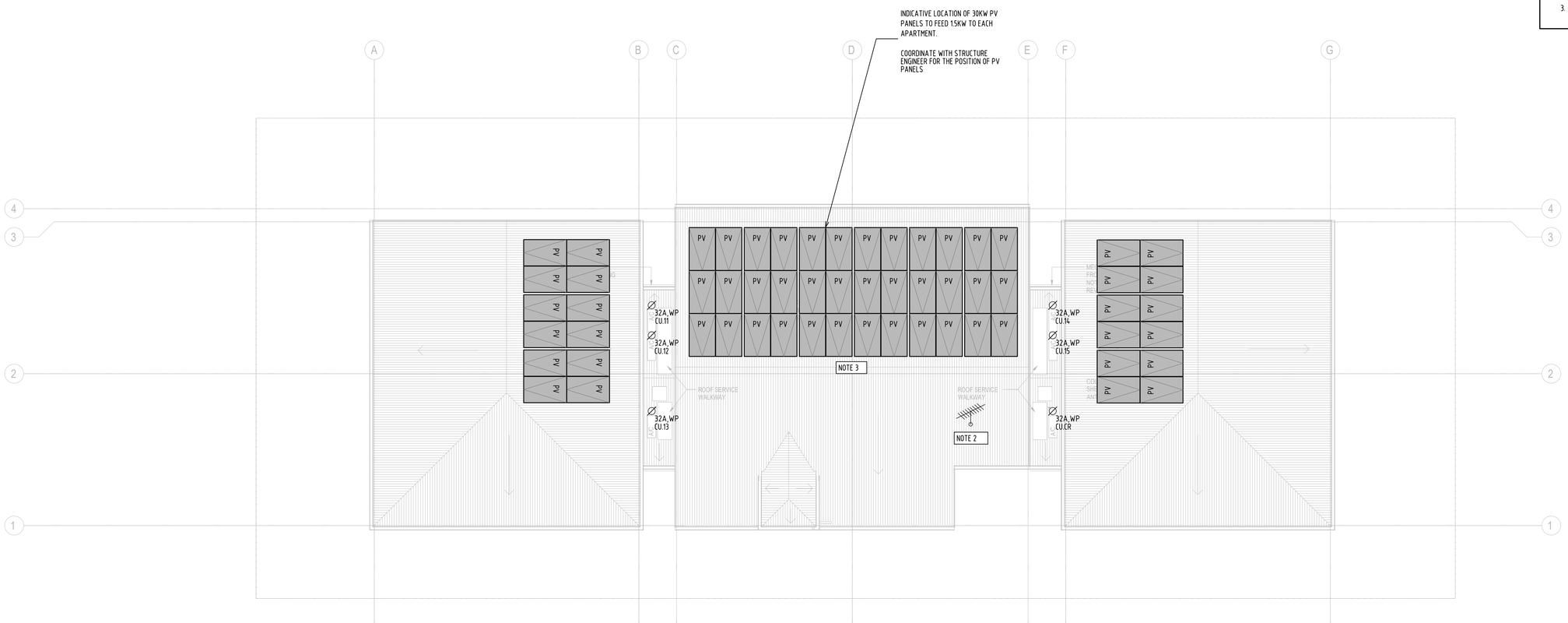
G2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET.

G3. REFER TO ARCHITECTURAL LAYOUTS FOR ALL SET-OUTS.

G4. COORDINATE ON SITE WITH ALL OTHER TRADES PRIOR TO INSTALLATION OF FITTINGS.

CONSTRUCTION NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SECTIONS AND REFLECTED CEILING PLANS FOR ARRANGEMENT OF CEILINGS AND LEVELS FOR COORDINATION OF SERVICES DEVICES AND HEIGHTS.
2. INDICATIVE LOCATION OF FREE TO AIR ANTENNAE AND PAY TV DISH. EXACT SYSTEM INSTALLATION REQUIREMENTS AS PER SPECIALIST RECOMMENDATIONS. FINAL LOCATION TO SUIT BEST ON SITE TO AVOID VIEW FROM OUTSIDE OF THE BUILDING.
3. CONTRACTOR TO LIAISE WITH PV SUPPLIER PRIOR TO PV PANEL INSTALLATION.



REV	DATE	REVISION DESCRIPTION	DRN	CKD
A	28.05.25	ISSUED FOR BUILDING PERMIT	PS	DF

PROJECT:
LEONARD STREET DEVELOPMENT
LOT 300 (16) LEONARD ST.
VICTORIA PARK, WA 6100

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CONNECT Victoria Park

CONSULTANT:
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St Georges Terrace,
Perth, WA 6000
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ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
ELECTRICAL SERVICES
POWER, COMMS & SECURITY LAYOUT
ROOF PLAN

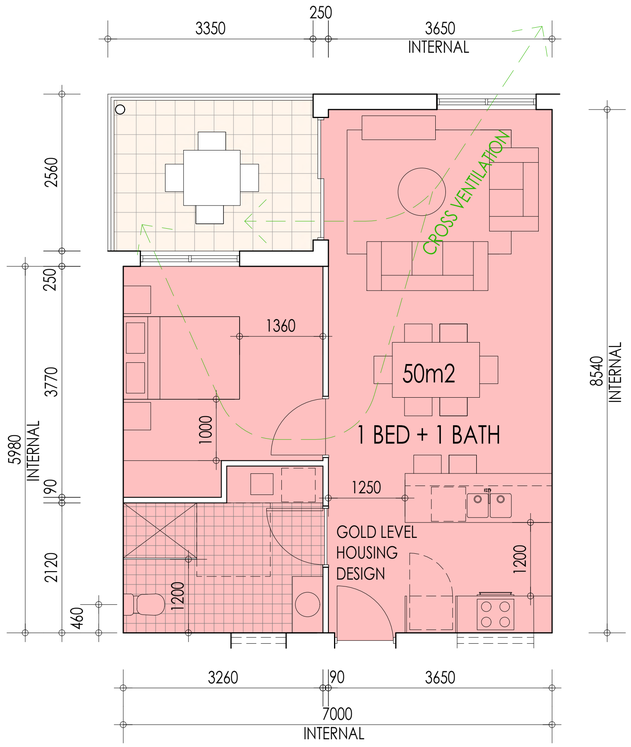
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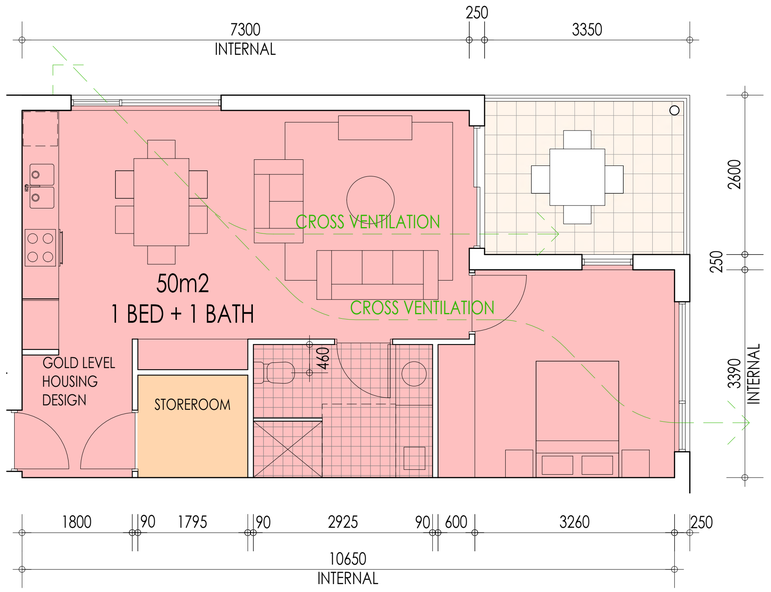
575
820

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STANDARD GOLD APARTMENT 1

1: 50



STANDARD GOLD APARTMENT 2

1: 50

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A-1	ISSUED FOR DA	30.01.25
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DALE ALCOCK PROJECTS

CONNECT Victoria Park

PROPOSED APARTMENT
DEVELOPMENT
LOT 700 (16) LEONARD ST
VICTORIA PARK

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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
360104	12 Jan 15	1:200	T.Currey

Builder : Perth Custom Build
CLIENT :
LOT 700 Leonard Street, Victoria Park
Plan4377

OLD AREA

LEGEND:
- SEC Dome
- Power Pole
- Phone
- Conc. Path
- Conc. slabs

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

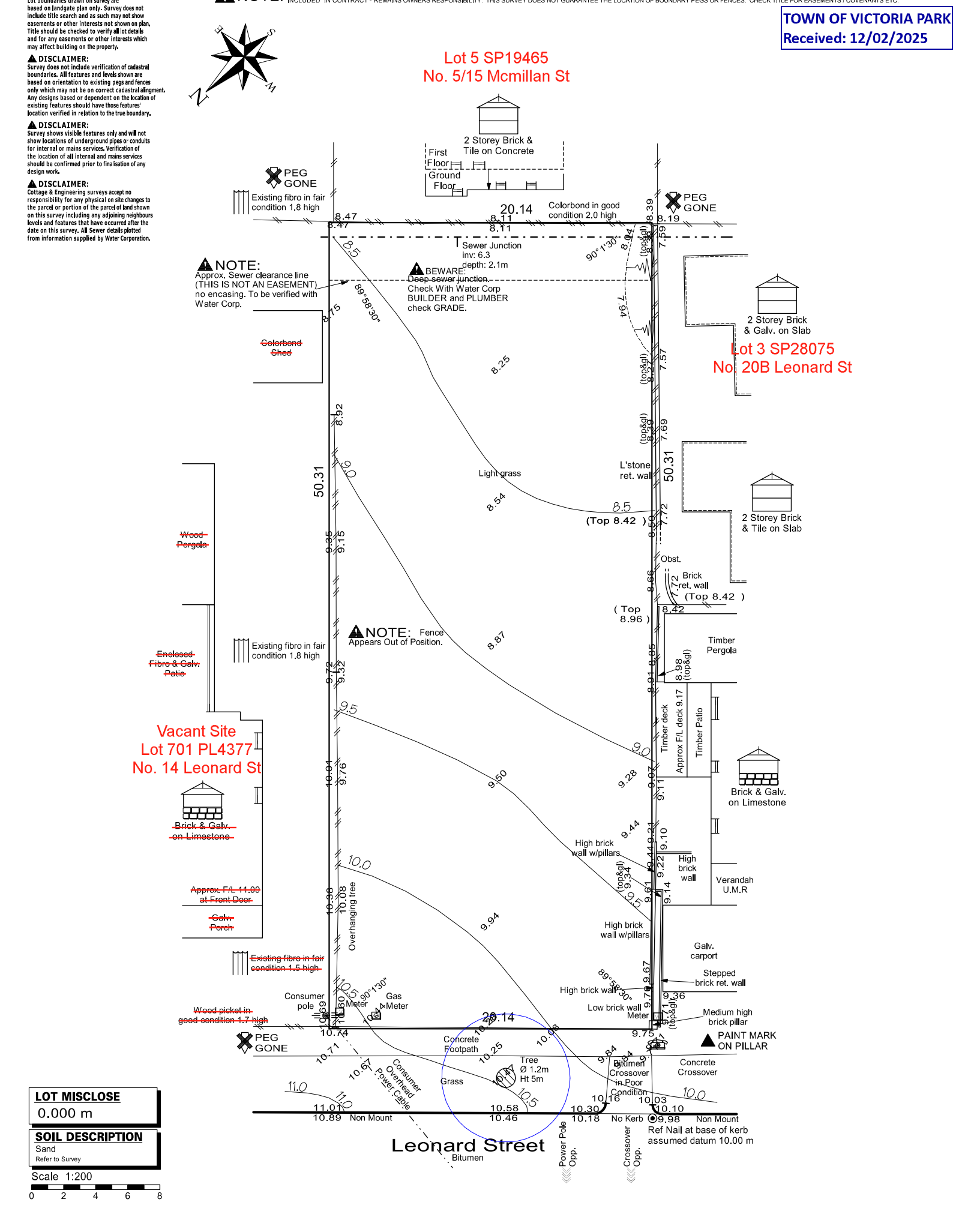
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

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LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

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SUPERSEDED



PROPOSED DEVELOPMENT VIEWED
FROM LEONARD ST - WEST ELEVATION

SITE AREA 1013m2
PLOT RATIO 0.74
ZONING R60

GROUND FLOOR ACCOMMODATION

8 CAR BAYS

UNIT 1	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE
UNIT 2	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 4m2 STORE (LHA GOLD)
UNIT 3	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE (LHA GOLD)
COMMON ROOM		45m2 INTERNAL

FIRST FLOOR ACCOMMODATION

UNIT 4	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE
UNIT 5	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE
UNIT 6	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 4m2 STORE (LHA GOLD)
UNIT 7	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 4m2 STORE (LHA GOLD)
UNIT 8	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE (LHA GOLD)
UNIT 9	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE (LHA GOLD)

SECOND FLOOR ACCOMMODATION

UNIT 10	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE
UNIT 11	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE
UNIT 12	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 4m2 STORE
UNIT 13	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 4m2 STORE (LHA GOLD)
UNIT 14	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE (LHA GOLD)
UNIT 15	1 BED + 1 BATH	50m2 + 8m2 TERRACE + 3m2 STORE (LHA GOLD)

Superseded 3D Perspectives -
Note: Screening to various major openings and balconies along the North and East Elevations is not shown on the amended plans/elevations received on 30 May 2025.

No.	REVISION	DATE
A-9	RE-ISSUED FOR DA	30.04.25
A-8	RE-ISSUED FOR DA	29.04.25
A-7	ISSUED FOR DA	30.01.25
A-6	ISSUED FOR DRP	10.12.24

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DALE ALCOCK PROJECTS

CONNECT Victoria Park

PROPOSED APARTMENT
DEVELOPMENT
LOT 700 (16) LEONARD ST
VICTORIA PARK

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SUPERSEDED



VIEW OF SOUTH ELEVATION



VIEW OF WEST ELEVATION



VIEW OF NORTH ELEVATION



VIEW OF EAST ELEVATION

Superseded 3D Perspectives -
Note: Screening to various major openings and balconies along the North and East Elevations is not shown on the amended plans/elevations received on 30 May 2025.

No.	REVISION	DATE
A-7	RE-ISSUED FOR DA	29.04.25
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A-5	ISSUED FOR DRP	10.12.24
A-4	ISSUED FOR DRP	27.11.24

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DALE ALCOCK PROJECTS

CONNECT Victoria Park

PROPOSED APARTMENT
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Rise Urban

Community Housing - 15 Multiple Dwellings

16 Leonard Street, Victoria Park

Connect Victoria Park Inc.



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16 Leonard Street, Victoria Park

Dale Alcock Projects on behalf of Connect Victoria Park Inc

Community Housing – 15 Multiple Dwellings

Application for Development Approval – Planning Report

Prepared for:	Dale Alcock Projects on behalf of Connect Victoria Park Inc
Prepared by:	Rise Urban Pty Ltd 3/448 Roberts Road Subiaco WA 6008 Cameron@riseurban.com.au
Project Planner	Nick Grindrod – Senior Planner Zach Croft – Senior Planner
Job Code:	1502024
Doc Reference:	Rep01-1502024
Issue No:	4 – Update to respond to Local Government comments
Date:	28 May 2025

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3.1 Multiple Dwelling Specifications 7
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Appendices

1. Completed Town of Victoria Park application form, DAP Form 1 and MRS Form 1;
2. Current Certificate of Title;
3. Plan set and 3D Perspectives (Harris-Jenkins Architects, January 2025);
4. Design Report (Harris-Jenkins Architects, January 2025);
5. Response to Design Review Panel Advice (Rise Urban, January 2025);
6. Completed R-Codes Appendix A4 – Universal Design Requirements (Rise Urban, January 2025).

1.0 Introduction

Rise Urban is assisting Dale Alcock Projects on behalf of Connect Victoria Park Inc to seek development approval from the Metro Inner Development Assessment Panel (DAP) for 15 multiple dwellings at 16 Leonard Street, Victoria Park ('the site'). The dwellings are to be provided as community housing for people aged 55 and over who meet community housing income and asset limits.

Connect Victoria Park is a not-for-profit community organisation that has been active for over 60 years in Victoria Park (known as the Senior Citizens' Welfare Association until 2015). Connect Victoria Park supports ageing in community using a unique 'Housing + Hub' model, which is an innovative solution to address social isolation, health needs and the housing crisis for low-income older people.

This build-to-rent development seeks to expand Connect Victoria Park's portfolio of community housing and has the key benefit of providing stable, long-term rental accommodation for those who cannot afford to or are otherwise unable to purchase a home. This model is recognised for being a critical and undersupplied part of the solution to the well-publicised housing crisis.

The overarching intent of this development is to provide high-amenity housing on a vacant site in a desirable location, being walking distance from the Albany Highway strip.

Nine of the dwellings have been designed to Liveable Housing Australia (LHA) Gold Level, featuring design elements such as more generous dimensions for most of the core liveable housing design elements and additional elements in kitchens and bedrooms. The remaining six dwellings achieve Silver Level as an additional voluntary measure to ensure they are fit for purpose. This will ensure the best quality accommodation for the end users. The overall form and scale of the development reflects the character of the locality, particularly through scale, the delineation of three separate building blocks and the use of articulated roof forms.

This report sets out detailed justification for this proposal and is supported by the following documentation and technical reporting:

- Appendix 1 – Completed Town of Victoria Park application and owner consent forms, DAP Form 1 and MRS Form 1;
- Appendix 2 – Current Certificate of Title;
- Appendix 3 – Plan set and 3D perspectives (Harris-Jenkins Architects, January 2025);
- Appendix 4 – Design Report (Harris-Jenkins Architects, January 2025);
- Appendix 5 – Response to Design Review Panel Advice (Rise Urban, January 2025);
- Appendix 6 – Completed R-Codes Appendix A4 – Universal Design Requirements (Rise Urban, January 2025).

This report, the plans and supporting appendices demonstrate that this proposal meets the requirements of the applicable planning framework. In particular, the proposal meets the relevant deemed-to-comply and/or design principle requirements of the Residential Design Codes (R-Codes) Volume 1, and applicable State and Local Planning Policies.

This proposal has been through a pre-lodgement design review process with the Town of Victoria Park Design Review Panel (DRP), with a meeting held on Wednesday 11 December 2024. Since the meeting minutes were issued, the project team has worked to address the advice provided by the DRP where practical to do so. This report and the appendices detail how the submitted development design responds to the DRP advice.

This version of this report has been updated to reflect changes made to the plans during the development application process and to respond to queries raised by the Town of Victoria Park.

2.0 Site Context

2.1 Site Location and Description

The site is located on the eastern side of Leonard Street close to the northern end of the Town of Victoria Park, approximately 180m west of Albany Highway, 850m southwest of Victoria Park Train Station and approximately 3.2km south-east of Perth CBD.

The character of Leonard Street and the surrounding streets is primarily residential (1-3 storeys). The site is setback from the District Centre to the northeast that runs parallel to Albany Highway which includes a mixture of retail, restaurant and other town centre land uses.

The site is rectangular, 1,013m^2 in size, and is currently vacant. A street tree is located within the verge to the front of the site. The site levels range from 24-25m AHD at the southern edge to 27-28m at the northern edge.

2.2 Legal Description

Table 1 below lists the address, legal description and area of the site.

Table 1 – Legal Description of Site

Lot No / Address	Landowner	Diagram	Volume	Folio	Area
Lot 700 (16) Leonard Street, Victoria Park, 6100	Housing Authority	4377	2011	198	1,013m^2

2.3 Site Surrounds

The site is located midway along the section of Leonard Street between Albany Highway to the northeast and Hordern Street to the southwest. The adjacent property (14 Leonard Street) is also vacant. Otherwise the site is bound by grouped dwellings on all sides ranging in height from one to three storeys.

There are multiple examples of three storey apartment developments on the opposite side of Leonard Street from the site. Slightly north (approximately 60m) of the site is Saint Peter's Anglican Church and to the northeast are district centre uses fronting onto Albany Highway.

The proximity of the site to Albany Highway and Victoria Park Train Station (850m northeast) offers good access to public transportation and amenities.

Power and water infrastructure are located at the front of the site running along Leonard Street and sewer infrastructure runs along the rear of the site.

A context plan depicting the site and its immediate surrounds is shown at Figure 1 overleaf, and a site plan is shown at Figure 2.



Figure 1 – Site Context Plan – 16 Leonard Street, Victoria Park (source: Nearmap, December 2024)



Figure 2 – Site Plan – 16 Leonard Street, Victoria Park (source: Nearmap, December 2024)

3.0 Description of Proposed Development

The proposal is for 15 one-bedroom 'multiple dwellings' across a three-storey building, nine of which achieve LHA Gold Level and the remaining six of which achieve LHA Silver Level. The apartments and communal features of the development are described in detail below.

3.1 Multiple Dwelling Specifications

The details of the multiple dwellings are set out in Table 2. Each dwelling is provided with a primary living space including an open plan kitchen / living area, a combined bathroom and laundry, bedroom, external terrace/balcony and store. Stores are generally located adjacent to or within their respective apartments, and six include bike parking.

Table 2 – Accommodation Schedule

Unit No.	Bedrooms / Bathrooms	Floor Areas	LHA Gold
Ground Floor			
1 (west)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	
2 (middle)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 4m^2 Store	✓
3 (middle)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	✓
First Floor			
4 (west)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	
5 (west)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	
6 (middle)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 4m^2 Store	✓
7 (middle)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 4m^2 Store	✓
8 (east)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	✓
9 (east)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	✓
Second Floor			
10 (west)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	
11 (west)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	
12 (middle)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 4m^2 Store	
13 (middle)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 4m^2 Store	✓
14 (east)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	✓
15 (east)	1 Bed + 1 Bath	50m^2 + 8m^2 Terrace + 3m^2 Store	✓

3.2 Common Site Features

The following common site features are proposed:

- A single staircase and lift providing access to apartments on upper levels;
- All apartments are accessed via a covered pedestrian walkway within the building;
- Internal and external communal space (45m^2 internal and 77m^2 external) at ground floor level and in the front setback;
- Seven car bays are located at the rear of the site (three undercroft resident bays and four visitor bays), accessed by a vehicle driveway along the northern boundary of the site;
- Two of the three resident bays are dimensioned to meet NDIS requirements;
- Covered parking for 11 bicycles;
- Gated pedestrian access along the southern site boundary with a canopy roof above;
- Soft landscaping including 3 trees and significant planting throughout deep soil areas in communal areas;
- A bin store located in the rear corner of the site adjacent to the car parking with capacity for nine 240 litre bins; and
- A visually permeable 1.8m front fence with a 600mm brick base and infill panels.

The development has taken a mostly passive sustainability approach, which is detailed further in section 4.7 and the attached Sustainability Statement.

Further details regarding colours, materials and landscaping are provided at Appendix 4.

3.3 Waste Management

Residents will be responsible for sorting their waste in their dwellings and disposing of it in the correct bins in the bin store. Residents will then present the bins to the street on the site's allocated bin day, with responsibilities to be determined at tenant meetings. The bin store has been located at the end of the pedestrian footpath through the site to be easily accessible while avoiding amenity impacts.

Waste volume projections and the number and size of bins of each type have been informed by a waste consultant, and the bin store has been designed to accommodate the recommended nine bins.

A Waste Management Plan has been provided confirming that the development will require 3 general waste bins, 3 recycling bins and 2 FOGO bins (all 240L). The bin store has sufficient space to accommodate 9 bins.

4.0 Planning Context and Assessment

The key planning instruments relevant to the site and to this proposal are:

1. The *Town of Victoria Park Town Planning Scheme No. 2* (the Scheme), which establishes a land use permissibility framework and R-Codes for residential development;
2. *State Planning Policy 7.0 – Design of the Built Environment*, which sets out ten design principles to guide development design throughout Western Australia;
3. *Residential Design Codes Volume 1*, which set out the key residential development standards for dwellings throughout Western Australia;
4. The *Town of Victoria Park Local Planning Policy 25 – Streetscape*, which seeks to ensure that new developments positively contribute to the existing streetscape;
5. The *Town of Victoria Park Local Planning Policy 29 – Public Art Private Developer Contribution*, which require public art or cash in lieu to be provided for developments valued over $2 million;
6. The *Town of Victoria Park Local Planning Policy 33 – Guide to Concessions on Planning Requirements for Mixed-Use, Multi Dwelling and Non-Residential Development*; and
7. The *Town of Victoria Park Local Planning Policy 42 – Vehicle Access for Residential Developments* which seeks to ensure vehicle access for residential development does not adversely affect neighbourhood safety and amenity.

4.1 Town of Victoria Park Town Planning Scheme No. 2

The Scheme identifies the site within the 'Residential' zone and prescribes an R-Code of R60.

The Scheme Zoning Table identifies that 'multiple dwellings' are a 'P' use in the 'Residential' zone, meaning that the land use is Permitted on this site.

4.2 State Planning Policy 7.0 – Design of the Built Environment

On 11 December 2024 the Town of Victoria Park Design Review Panel reviewed a preliminary design of this proposal. The Panel's comments were provided in meeting minutes and addressed how the Panel believed the preliminary design responded to the ten principles of good design set out in State Planning Policy 7.0 (SPP 7.0).

The project team has refined the design to take on board recommendations of the DRP where practical to do so. An updated DRP Book has been prepared by Harris-Jenkins Architects detailing how the revised proposal meets the ten principles of good design and is provided at Appendix 4. The response to the Panel's feedback is provided at Appendix 5 and details where the project has responded by either updating the plans, providing further information, or providing justification as to why some advice has not been actioned.

The project team has refined the design through the DA process to respond to the DRP advice.

4.3 Residential Design Codes Volume 1

The proposed development meets the deemed-to-comply requirements set out in Part C of the R-Codes Volume 1, except for the requirements set out in Table 3 overleaf details how the requirements of the design principles are met.

C1.1.7 of Part D of the R-Codes Volume 1 permits a 35% reduction to the average site area for dwellings within an R60 coded area that achieve LHA Gold Level. The sum of the reduced areas of the nine LHA Gold Level dwellings and the areas of the six typical dwellings total 1,007.25m^2, which is less than the site area of 1,013m^2. This means that the proposal meets deemed-to-comply requirement C1.1.7 and the proposed dwelling density is therefore compliant.

As per C2.7.2 of Part C, all proposed LHA Gold Level dwellings have internal floor areas of less than 90m^2 and are designed in accordance with the universal design requirements, as demonstrated in Appendix 6.

Cl.	Location	Deemed-to-comply not met	Design Principle	Design Principles Assessment
C1.1.3	Three ground floor apartment courtyards.	Private open space provided with 8m^2 sizes and minimum 2.5m dimensions in lieu of 15m^2 and 3m respectively.	P1.1.1 Dwellings are designed to have direct access to private open space which provides for entertaining, leisure and connection to the outdoors that is: i. of sufficient size and dimension to be functional and usable for the intended number of dwelling occupants; ii. is sited, oriented and designed for occupant amenity, including consideration of solar access and natural ventilation appropriate to the climatic region; and iii. capable of use in conjunction with a primary living space of the dwelling.	• The courtyard size and dimensions are suitable for the intended 1-2 aged users, noting that they are only intended for day-to-day personal use and the communal open space is available to meet all other outdoor needs. • The courtyards are north-facing and have large windows or open air on all sides. The unit 3 courtyard will be sufficiently screened from the adjacent car bay to address visual amenity and noise. • These dwellings have direct access to their courtyards from their primary living spaces.
			P1.1.4 Increasing the area of communal open space commensurate with a decrease in private open space may be appropriate where there is an explicit intent to facilitate communal living and it can be demonstrated that the communal open space: i. is of high amenity and provided with quality landscaping; ii. is easily accessible and equitable for all dwellings within the development; and iii. meets the needs of the occupants and provides opportunities for social interaction.	A large communal space (45m^2 internal and 78m^2 external) is located on the ground floor in very close proximity to these apartments. This is a fundamental part of Connect Victoria Park's 'Housing + Hub' model, which has an explicit intent to encourage communal living among the similar-aged residents living at the site. • 58m^2 of landscaping will be provided in the external communal open space including two trees, and faces the street, thereby achieving high amenity and quality landscaping. • It is it is located at the pedestrian entrance to the site on the ground floor in close proximity to the lift. • The indoor, semi-outdoor and outdoor spaces will ensure that all residents are encouraged to socially interact in the space.

C1.1.4	Two south-east corner apartments on 1st and 2nd floors.	Two balconies unscreened for 24.6% of the balcony perimeter in lieu of 25%. 6.5m^2 balcony sizes provided in lieu of 8m^2.	P1.1.1 Dwellings are designed to have direct access to private open space which provides for entertaining, leisure and connection to the outdoors that is: i. of sufficient size and dimension to be functional and usable for the intended number of dwelling occupants; ii. is sited, oriented and designed for occupant amenity, including consideration of solar access and natural ventilation appropriate to the climatic region; and iii. capable of use in conjunction with a primary living space of the dwelling. P1.1.3 Balconies balance the need for outlook, solar access and natural ventilation with: i. Visual privacy considerations; ii. Acoustic and noise impacts; and iii. Local climatic considerations such as high winds.	• The balcony dimensions are compliant and are suitable for the intended 1-2 users. The 1.5m^2 size reduction will accommodate a planter, thereby ensuring that the shortfall is functional. • The screening is on the southern side and will therefore not affect occupant amenity in terms of solar access, and will be partially open to maintain passive natural ventilation. • Direct access is provided between the primary living spaces and balconies for these dwellings. The east sides of the balconies have been left open to maintain outlook from the dwellings in a way that minimises visual privacy impacts on neighbours. • The two south-east facing apartments are screened on the side to protect the visual privacy of the neighbouring dwelling and thereby address this design principle. • This is unlikely to be an issue given the development will be occupied by over 55s and is a medium-density development in a medium-density area. • The partially open screens will reduce the impact of the strong south-westerly breezes in summer while maintaining passive ventilation benefits.

C1.3.1	Communal open space located to the front of the building.	Communal open space is provided in front of the primary street setback line. 77m^2 of communal open space is provided in lieu of 90m^2 and 20m^2 of hard landscaping is provided in lieu of 30m^2.	P1.3.1 Communal open space provides: i. Good quality landscaping trees and deep soil areas; ii. Safe accessible and high amenity spaces for social interaction; iii. Adequate space for intended use and function, proportionate to the number of dwellings and occupants; and iv. Adequate measures to mitigate against adverse amenity impacts including visual, noise and odour.	• 52m^2 of deep soil area is provided, including two prominent landscaping trees and additional planter area adjacent to the communal open space • The R-Codes definition of 'communal open space' does not include the proposed 45m^2 additional internal communal space, which will open out onto the alfresco and deep soil area in the front setback. This is a critical part of this development's 'Housing + Hub' model and will foster a sense of community amongst the residents of the development while promoting a connection to the street. The location in the front setback meets this design principle and is supported by the DRP. • The location of and balance of external and internal communal space is appropriate for the end users of the development and the space provided is proportionate to the number of apartments. • The design of the communal open space within the front setback minimises potential visual, noise and odour impacts on the apartments in the development.
C2.1.1	Six middle apartments and four eastern apartments.	Apartments provided with 3.65m (six middle) and 3.73m (four eastern) widths in lieu of 3.8m.	P2.1.1 Dwellings have a primary living space that is: i. proportionate to the type and size of the dwelling and intended number of occupants;	• The slightly reduced primary living space widths are very slightly under the deemed-to-comply requirement but compensate for this through increased length, and are proportionate to the needs of residents of 1-bedroom dwellings.

			ii. has a physical and visual relationship with the primary garden area, private open space and/or public open space; and iii. incorporates environmental design principles, including passive solar design and appropriate daylighting and shading, appropriate for the climate.	• All primary living spaces directly connect to and have strong visual relationships with the balconies. • These primary living spaces have been oriented with major openings facing north and/or east, and will be fitted with sun shade frames to minimise excess heating in summer.
			P2.1.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylighting.	Compliant (2.7m) floor-to-ceiling heights and provision of two to three external aspects for all apartments ensure appropriate proportions and good natural ventilation and daylighting. The south-east apartments are the permitted 15% with less winter solar access, however will still obtain solar access in the morning and late afternoon.
			P2.1.3 The size and layout of dwellings: i. is functional with the ability to flexibly accommodate furniture; ii. is appropriate to the intended number of occupants; and iii. ensures functional, high amenity spaces.	• The plans show a functional furniture layout. • The size and dimensions are appropriate to the intended 1-2 occupants per dwelling. • The open plan nature of the primary living spaces and connections to balconies maximise flexibility, functionality and amenity.
C2.1.8	Entire building.	All proposed dwellings have the same number of bedrooms in lieu of maximum 80%.	P2.1.4 Development provides a mix of dwelling types, sizes and configurations that cater for diverse household types and changing community demographics appropriate to the existing and/or future context of the locality.	1-bedroom apartments are suitable for the over 55s that are the exclusive target market for this development, who will be living on their own or as a couple and are unlikely to use any additional bedrooms. This development will provide dwelling diversity across the broader locality.

C2.1.12	Ground floor west apartment.	Bedroom external wall and window within 1m of communal open space.	P2.1.6 The siting and layout of dwellings minimises the potential impacts on amenity and provide appropriate visual and acoustic privacy to habitable rooms.	This major opening has been reduced in size to maintain privacy and has been located in a quieter landscaped part of the communal open space, which is not anticipated to impact the resident of this apartment and can be appropriately managed.
C3.2.1	North-facing gable walls of front and rear building portions.	10m wall height limit exceeded by up to 1.3m for a 6m section of the western north-facing gable and by up to 2.3m for the eastern north-facing gable.	P3.2.1 Building height, bulk and scale is appropriate for the existing and/or desired future streetscape and local character of the area and nearby development.	The maximum building height of 12.3m complies, and the gable is proposed to respond to the use of roof gables in nearby developments (such as the three-storey development across the road) and therefore contribute to the character of the area as required by the Town's Local Planning Policy 25.
			P3.2.2 Building height is considerate of the impact on the amenity of adjoining properties or the streetscape	The development will not impact the amenity of the adjacent property to the north (no matter how it is developed in the future) by limiting the additional wall height to the gables only.
C3.5.1	Front wall	Retaining wall and excavation to maximum 600mm proposed in front setback in lieu of 500mm.	P3.5.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	The development closely matches the natural slope of the land and requires minimal excavation and fill. 10cm beyond the maximum compliant retaining/excavation is minimal.
			P3.5.2 Where excavation/fill is necessary, all finished levels respect the natural ground level at the lot boundary of the site and as viewed from the street.	The finished levels reflect the NGL at the southern side of the lot and as only minor additional excavation (not fill) is proposed, there will be a negligible level difference visible from the street.
			P3.5.3 Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the amenity of adjoining properties in the opinion of the decision-maker, and are designed, engineered and landscaped having due regard to the provisions of element 3.10 Visual privacy.	The front setback is set at the level of the southern side of the lot where the pedestrian footpath is located, to ensure flat levels. This will enable the communal open space to be effectively used for the benefit of the residents. This noncompliance will not impact the amenity of the adjoining properties and the front setback meets the deemed-to-comply visual privacy requirements.

C3.6.4	Ground floor front apartment.	No direct access proposed from the street.	P3.6.1 The design of dwelling façades, street walls and fences in the street setback area contributes positively to streetscape, context and local character.	The DRP is supportive of the front façade, which contributes positively to the streetscape and local character.
			P3.6.2 The building design addresses street frontages and provides opportunity for passive surveillance and social interaction.	Visual connectivity to the streetscape is provided via the communal open space at ground level, balconies at upper levels, which provide an active frontage and opportunities for social interaction.
			P3.6.3 Dwelling and building entries are: i. accessible and protected from the weather; and ii. well-lit for safety and amenity, without opportunity for concealment, and designed to enable passive surveillance of the entry from within the lot.	• An entry canopy has been provided over the communal pedestrian accessway and the footpath has been designed to be accessible. • Lighting will be confirmed at detailed design stage, and the access has been designed to ensure visibility, maximise passive surveillance and minimise concealment opportunities.
			P3.6.4 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage on the streetscape should be minimised whereby the streetscape is not dominated by garages.	Visual connectivity has been maintained between this dwelling and the streetscape by orienting a major opening and the courtyard so they are visible from the street. Provision of direct access to the street is undesirable as it would compromise the security of the communal open space.
C3.7.5	Driveway.	The driveway is 37m in length and is not of sufficient width to allow vehicles to pass.	P3.7.1 Access for each development site is to: i. balance pedestrian and cyclist safety while providing safe vehicle access; ii. minimise the extent of impervious surfaces; iii. provide legible access; and	• Vehicle and pedestrian/cyclist entries have been separated. • Landscaping has been provided along the driveway and its width has been minimised. • The driveway is highly visible to drivers entering or exiting from both ends. A convex

				mirror is provided at the corner entering the car park to maximise visibility and safety.
			iv. include high quality landscaping features.	• Planting is proposed along the driveway where sufficient width is available.
			P3.7.4 Unobstructed sightlines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.	The truncated and visually permeable fence above 600mm (as per the Town's Local Planning Policy 25) at the front of the driveway, along with the convex mirror at the rear, will ensure safety and visibility. The footpath has been designed to meet CPTED principles.
			P3.7.5 Legible, safe, and direct access for residents and their visitors to move between communal car parking areas or public streets and individual dwellings.	A dedicated footpath with good sightlines has been provided between the street, communal carpark and the lift and stairs to the apartments.
C3.10.1 C3.10.5	All balconies facing north-east (side) and south-east (rear) boundaries on 1st and 2nd storeys. North-east facing major openings for units 6, 7, 12 and 13.	Unit 6, 7, 12 and 13 balconies have cone of vision protruding 2.3m into the vacant lot to the north. Unit 5, 8, 11 and 14 balconies have cone of vision protruding 1.29m into the vacant lot to the north. Note: Two small cone of vision intrusions to the lots to the rear and south-west (rear	P3.10.1 Direct overlooking of major openings and active habitable spaces of adjacent dwellings and adjoining properties minimised through: i. Building siting, layout and design; ii. Design and location of major openings; iii. Landscape screening of outdoor active habitable spaces; and/or	A DA has been lodged for the adjacent vacant site with a driveway along the common boundary, meaning that no major openings or active habitable spaces will be impacted by cones of vision in this direction. The DRP, Town and applicant team have agreed that in this circumstance, open views are on balance the best outcome. • The development has been positioned in the centre of the site with most dwellings facing the driveway of the vacant lot to the north. • The development form has been designed to maximise setbacks between windows/ balconies and the vacant lot. • N/A. The roof arbour over the driveway to the north and the car bays at the rear of the site will soften but not restrict views.

dwelling only) comply as no major openings or active habitable spaces will be impacted.	iv. Design and location of screening devices.	• Screens are provided on the south-west side of the development to protect the privacy of the major openings and active habitable spaces of the adjoining dwellings.
	P3.10.2 Adequate visual privacy achieved through appropriate interfaces between dwellings and adjoining properties including measures such as: i. offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; ii. building boundary walls where appropriate; iii. setting back the upper storeys from the lot boundary; iv. providing higher or lower windows, or windows with obscure glazing; and/or v. screening (including landscaping, fencing, timber screens, external blinds, window hoods and shutters).	• N/A as no major openings or active habitable spaces will be overlooked. • N/A. • The entire development has been set back from the lot boundaries as much as possible. • N/A. • Screening has been provided where necessary to the south-west (side) boundary.
	P3.10.3 Visual privacy strategies maintain amenity of habitable rooms and active habitable space with regard to solar access, natural ventilation and external outlook both within the development and for adjoining properties.	Compliant solar access, sufficient natural ventilation and an open outlook are provided across the development.

4.4 Local Planning Policy 25 - Streetscape

The Town's Local Planning Policy 25 – Streetscape provides performance criteria for residential development within certain areas of the Town of Victoria Park. The site is located within the Residential Character Study Area identified by this Policy, and therefore only the General Provisions and Residential Character Study Area provisions apply to this site.

Those clauses relevant to this development are considered and justified below.

Clause 1 – Setback of Buildings Generally

The building is proposed to be set back 4.83-5.01m from the street boundary, however the driveway and entrance footpath in the side setbacks provide sufficient compensating area to ensure that the average setback from the street boundary is over 6m.

Walls and major openings to the primary living spaces of the three ground floor apartments are proposed between 0.3m to 0.5m from the formed driveway, in lieu of 1.5m and 1.0m respectively. The driveway is proposed to be 3m-3.6m wide with 0.3m landscaping strips provided either side (ie. 3.6m-4.41m total) as per the R-Codes, in lieu of 4m and 0.5m (5m total) required by Note 5.

The development meets the associated Performance Criteria by delivering a building that compliments the streetscape in a way that is consistent with the rhythm and scale of Leonard Street whilst also providing adequate privacy for the dwellings and open space across the site.

It is also important to note that due to the convenient and walkable location of the site, minimal residential parking is proposed. This will significantly reduce usage of the driveway, thereby reducing any impacts of the proximity of the walls and major openings to the driveway. The reduced width will also encourage reduced vehicle speeds, thereby improving safety and maintaining amenity.

Clause 5 – Surveillance of the Street

Habitable rooms facing the front of the site have been provided with windows facing towards the street and the approach to the site. Windows are also provided from habitable rooms facing onto the driveway to ensure sufficient passive surveillance.

Clause 6 – Street Walls and Fences

The front fence is 1.8m tall (solid to 0.6m) and meets the height and visual permeability specifications. The fence has been designed to complement the building façade.

Clause 7 – Sightlines at Vehicle Access Points and Street Corners

Appropriate vehicle sight lines are provided for the driveway so that vehicles can safely enter and exit the road. The fence truncation dimension is 1.5m, thereby meeting the Policy requirement.

Clause 12 – Building Design

1) Form, mass and proportion

The proposed wall and overall building height is complementary to the streetscape, with roof gables provided to reflect nearby buildings. Balconies are recessed to add visual interest to the building and have been provided with vertical balustrading. Windows are framed to better articulate the façade and are of a traditional shape and size. The roof pitch is proposed to be 20 degrees, which has been accepted by the Town's Design Review Panel.

2) Siting and orientation

The building fronts onto Leonard Street with communal open space within the front setback providing an active frontage. The main form of the building is perpendicular to the street. There is no single front door to the building as it is for multiple dwellings but a clear entrance path that is obvious from the street has been provided for pedestrians.

3) Materials and Colours

Buildings along this section of Leonard Street are either cladded in light/neutral corrugated metal sheets or red clay tiles (or in combination). The proposed apartment building will be of a contemporary design in keeping with this character. The proposed materials palette is as follows:

- The majority of the elevations will be a combination of red brick and white textured cladding, with darker textured cladding in recessed areas;
- The roof will be non-reflective Colorbond sheeting;
- Balconies will be provided with aluminium balustrades and vertical aluminium privacy screens for some; and
- Vehicle and pedestrian accesses will be paved with 'Flagstone' Midland Brick pavers.

4) Planting

The existing street tree to the front of the site is to be retained and trees and shrubs will be planted across the site in soft landscaped areas. This will include two medium trees in the front setback with smaller species of plants across the rest of the site. A feature grass tree will be planted at the end of the driveway. The front setback is proposed to be delivered as a soft landscaped garden. The eastern portion of the rear car park and parts of the driveway are covered with an arbour structure where it is envisioned that vines will grow up, providing shade and visual amenity.

A 0.3m landscaping strip is proposed along the driveway and will be used for vertical planting up the fence and the sides of the arbours to soften the driveway.

4.5 Local Planning Policy 29 – Public Art Private Developer Contribution

The Local Planning Policy provides that development approvals are subject to a requirement for the provision of public art to the value of 1% of the estimated value of building work of the approved development. This applies to residential developments where there are more than ten dwellings and a build cost of over $2,000,000, such as this proposal.

This application seeks for the Town to only apply a 0.5% requirement to this project in recognition that it is a community housing project with significant budget limitations, and will provide social benefits to the community over and above typical residential developments. The Town is able to reduce the contribution requirement given the discretionary nature of this Local Planning Policy.

It is important to note that at the Council meeting held on 20 August 2024, the Council opted to reduce the public art contribution to a social housing development with 24 multiple dwellings in Carlisle to 0.5% and moved to:

"*Request the Administration to consider a reduction in the public art contribution to less than 1% of the total construction value for social housing projects in the Town, both in its assessment of applicable development applications and as part of a future review of Local Planning Policy 29.*"

Public art is intended to be delivered using the pedestrian entrance to the site as a canvas, with details to be provided at detailed design stage.

4.6 Local Planning Policy 33 – Guide to Concessions on Planning Requirements for Mixed-Use, Multi-Dwelling and Non-Residential Development

This Local Planning Policy provides additional requirements that a development proposal must satisfy to be considered favourably in terms of building envelope concessions. The only building envelope concession sought is minor additional wall height for two gables. As detailed previously, this achieves a better outcome for the site, is in accordance with Local Planning Policy 25 – Streetscape and has been supported by the Town's DRP. On this basis, this application seeks for the Town not to apply this Policy to this development.

4.7 Local Planning Policy 36 – Climate Control (Energy Efficiency)

This Local Planning Policy strives to achieve a higher degree of sustainability through energy conscious site design, building design and material choice. In line with the relevant recommendations of this policy:

- The proposed building makes a positive contribution to the streetscape by reflecting the typical development forms of the locality;
- All apartments except two have a northern or partially northern aspect and sun shade frames to optimise solar access while minimising excessive heat gain;
- As a modern apartment building, best-practice materials, planting (across all three axes) and heating and cooling will be provided;
- The development meets the deemed-to-comply overshadowing requirements of the R-Codes with respect to the outdoor living areas on the neighbouring lots;
- Paving is predominantly limited to the driveway and footpaths and is of a light/neutral colour that will not result in excessive glare and reflectivity;
- The development meets the R-Code deemed-to-comply overshadowing requirements;
- All dwellings have two to three open aspects to optimise cross-ventilation and passive cooling; and
- 18% of the site is soft landscaped (only including areas with a minimum dimension of 1m), and other landscaping opportunities have been provided (such as along the driveway), thereby ensuring that permeable areas and greenery are maximised.

The following additional sustainability initiatives are proposed:

- The project will achieve a 7 star NatHERS rating;
- Rooftop solar panels will be provided to power communal lighting and future EV charging;
- The development will be all electric (no gas);
- Kitchens are designed to accommodate a 3 bin system in anticipation of the Town commencing FOGO waste collection.

Further details are provided in the attached Sustainability Statement.

4.8 Local Planning Policy 42 – Vehicle Access for Residential Developments

Relevant to this proposal are the provisions of this Policy relating to crossover design and on-site manoeuvring. In this regard, this application proposes to remove the existing vehicle crossover from the southern end of the site and proposes a new one at the northern end. In line with this Policy the redundant crossover will be removed and the verge and kerbing will be reinstated. The new crossover avoids any utilities, maintains the pedestrian footpath and ensures that the existing street tree is retained.

In terms of on-site manoeuvring, all vehicles are capable of entering and exiting the site in forward gear and the access way and parking bays are sized as per the R-Codes and relevant Australian Standards.

5.0 Conclusion

This development application proposes fifteen build-to-rent apartments for over 55s who require accommodation support. The development and site will be managed by Connect Victoria Park, a local Community Housing Provider that focuses on providing stable, long-term rental accommodation to over 55s of limited financial means.

The development has been designed to deliver sufficient density to ensure its long-term viability, while delivering bulk and scale that complements the local built form context and common architectural expressions. The building itself has been situated in the middle of the site to maintain the amenity of the adjoining residences as much as possible, while also acknowledging that the site is coded R60 and it is therefore reasonable to expect developments of greater increased intensity than the adjacent grouped dwellings.

This development will deliver significant and meaningful social benefits and has been designed to use Connect Victoria Park's 'Housing + Hub' model to great effect to meet the needs of its future residents. In this regard, the proposed communal space at the front of the site will encourage social activity and connections to the street while improving the quality of life of the residents.

The proposal satisfies the relevant planning requirements, including the deemed-to-comply and design principle / performance criteria requirements (where relevant) of the R-Codes and applicable Local Planning Policies. This development application does not seek any major concessions and remains within the permitted building envelope, with two minor exceptions (gables) that are specifically proposed to better respond to the architectural character of the immediate locality.

The Town's Design Review Panel has supported some elements of the proposal and provided advice to improve other elements over the three meetings that this project has been to. That advice has been taken on board in many cases, and the project team believes the design quality of the development is at a standard that warrants approval.

The justification provided in this report and the supporting appendices demonstrates that this development application is worthy of approval by the Development Assessment Panel. In this regard, we look forward to working with the Town of Victoria Park to progress this application through the referral, advertising and planning assessment phases towards a favourable recommendation to the DAP and subsequent approval.

Rise Urban.

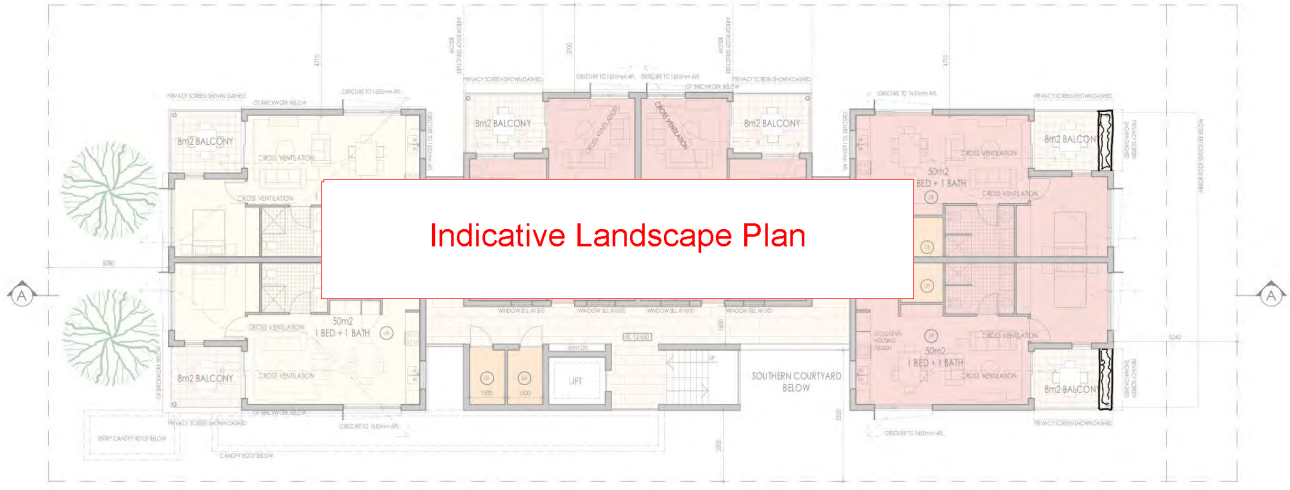
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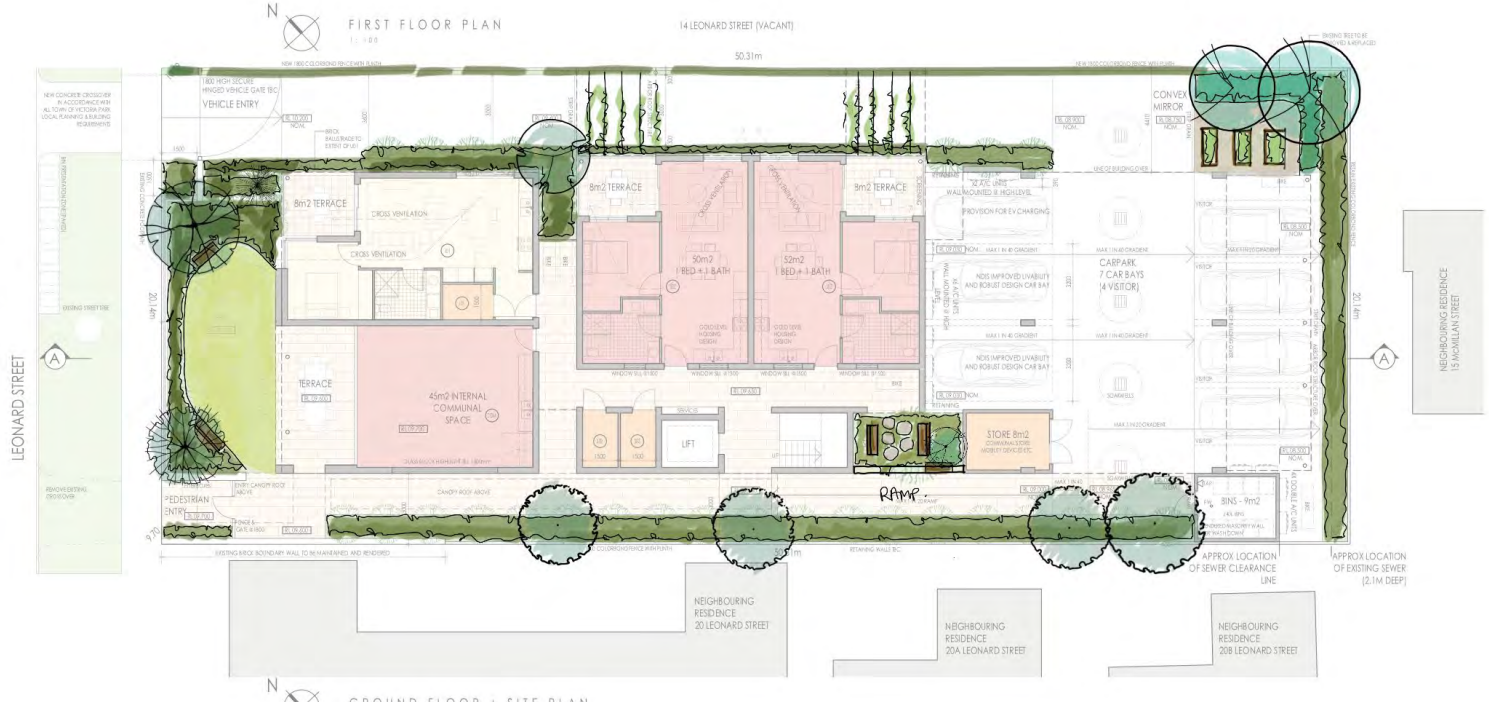
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TOWN OF VICTORIA PARK
Received: 30/05/2025





No.	REVISION	DATE
A-23	RE-ISSUED FOR DA	30.04.25
A-22	RE-ISSUED FOR DA	29.04.25
A-21	ISSUED FOR CLIENT REVIEW	24.04.25
A-20	EXISTING CONTOURS ADDED TO SITE PLAN	14.03.25

Harris — Jenkins Architects
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Fremantle WA 6160
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DALE ALCOCK PROJECTS

CONNECT Victoria Park

PROPOSED APARTMENT
DEVELOPMENT
LOT 700 (16) LEONARD ST
VICTORIA PARK

JOB NO.	2402	ISSUE	REVISION	DRAWING
DRAWN	HJA	A	23	SK01
SCALE	1:100@A1			
DATE	11.02.24			

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TOWN OF VICTORIA PARK
Received: 3/06/2025

Indicative Lighting Plan

PROJECT NOTES:

G1. REFER TO DRAWING DWG-001 FOR LEGEND OF SYMBOLS AND GENERAL NOTES.

G2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET.

G3. REFER TO ARCHITECTURAL LAYOUTS FOR ALL SET-OUTS.

G4. COORDINATE ON SITE WITH ALL OTHER TRADES PRIOR TO INSTALLATION OF FITTINGS.

NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SECTIONS AND REFLECTED CEILING PLANS FOR ARRANGEMENT OF CEILINGS AND LEVELS FOR COORDINATION OF SERVICES DEVICES AND HEIGHTS.
2. REFER TO MECHANICAL SERVICES DOCUMENTATION FOR THE EXACT LOCATION AND TERMINATION REQUIREMENT OF ALL EQUIPMENT AND SHALL BE CONFIRMED FURTHER ON SITE PRIOR TO INSTALLATION.
3. LIGHT SWITCHES TO BE INSTALLED AT 1300mm AFL AND 100mm HORIZONTALLY FROM THE EDGE OF DOOR FRAME UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO ENSURE ALL LANDSCAPE AND COMMON SERVICE LIGHTINGS ARE IN COMPLIANCE WITH NCC PART J6 REGULATIONS. LUMINAIRES TO BE INSTALLED AND ANGLED IN A WAY TO AVOID SPILLAGE TO NEIGHBORHOOD LOTS.
5. THE SMOKE ALARM WITHIN THE UNIT SHALL BE INTERLINKED AS PER AS3786.
6. DRY FIRE SERVICES LOCATION TO COMPLY WITH FIRE ENGINEERING REPORTAND IN COMPLIANCE WITH BCA CODES.

REV	DATE	REVISION DESCRIPTION	DRN	CKD
A	28.05.25	ISSUED FOR BUILDING PERMIT	PS	DF

PROJECT:
LEONARD STREET DEVELOPMENT
LOT 300 (16) LEONARD ST.
VICTORIA PARK, WA 6100

DALE ALCOCK PROJECTS

CONNECT Victoria Park

CONSULTANT:
Decobu.
Level 28, 140
St Georges Terrace,
Perth, WA 6000
T: 1300 083 238
ABN: 43 608 399 971
www.decobu.com.au

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
ELECTRICAL SERVICES
LIGHTING & FIRE DETECTION LAYOUT
GROUND FLOOR PLAN

SHT. SIZE:	SCALE:	DATE:	DRAWN:	CHECKED:
A1	1:100	May 2025	PS	DF

DRAWING NO.
25-120-EL-DWG-100

REV.
A

575
820

kelsie davies
landscape architecture

14th April 2025

Town of Victoria Park
99 Shepperton Road
Victoria Park WA 6100

Re: Proposed Multiple Dwellings @ No. 16 Leonard Street, Victoria Park
Landscape Review

To whom it may concern,

Further to the recent Design Review Panel Assessment of the above-mentioned project, I have reviewed the proposed development and am satisfied that it has the ability to deliver a strong landscape outcome.

The site is 1013m2 and has a total proposed landscape area of 185m2 (18.3%) with 140m2 of this being suitable for Deep Soil Area planting (13.8% DSA). We will also be proposing to continue the landscape treatment into the verge.

It is acknowledged that the current planting palette shown in the DRP Presentation Is indicative only and a starting point only which will be reviewed and developed for the building permit submission.

KDLA has now been engaged on behalf on Dale Alcock Projects to develop the landscape design post DA Approval and we feel confident given the generous landscape areas provided, that we can resolve the 'areas for improvement' as noted in the DRP Comments dated Tuesday 25th March 2024 in order to produce a high-quality and sustainable landscape amenity to accompany the built form of the proposal.

Yours sincerely,



kelsie davies BLArch
Director | Principal Landscape Architect
M: 0450 965 569
E: kelsie@kdla.com.au

Rise Urban.

Sustainability Statement – 15 Multiple Dwellings – 16 Leonard Street, Victoria Park – May 2025

The sustainability characteristics and initiatives that will be delivered by this development are listed below:

1. Whole-of-Development Efficiency

- **Development and Apartment Size:** Delivery of fifteen 50m^2 apartments and a communal area over 3 storeys within a 520m^2 building footprint represents an efficient development outcome. This means less materials need to be used to construct the entire development and a reduced operational footprint over the life of the development.

2. Energy Efficiency

- **Solar Power:** Install a rooftop solar panel system with nominal 5kW capacity.
- **Energy-Efficient Appliances:** Use energy-efficient appliances, including LED lighting, instantaneous electric HWS and dryers with high star ratings.
- **Scope Two Sustainability:** The development will be all electric (no gas).
- **Insulation:** Ensure high-performance insulation in walls, ceilings and floors to minimise heating and cooling costs.
- **Glazing:** High-performance glass will be provided for all windows.

3. Water Efficiency

- **Water-Efficient Fixtures:** Install low-flow taps and 4 star WELS rated toilets.
- **Water-Efficient Landscaping:** Use drought-tolerant plants and a water-efficient irrigation system.

4. Waste Management

- **Recycling Facilities:** Kitchens will have sufficient space to accommodate separate bins for general waste, recycling and FOGO.

5. Sustainable Materials

- **Locally Sourced Building Materials:** Use locally sourced materials to reduce carbon emissions associated with transportation.
- **Sustainable Materials:** Choose sustainable materials as far as practical.
- **Durable Materials**: Use durable materials that will withstand wear and tear over a long period of time and are unlikely to require replacement.

6. Transportation & Mobility

- **Electric Vehicle (EV) Charging Points:** Include provision for electric vehicle charging infrastructure to support future growth in electric vehicle adoption.
- **Bike Storage and Facilities:** Provide secure bike storage within the site and in store rooms to encourage residents to use sustainable transport options.
- **Public Transport Access:** The project is located near public transport options to reduce dependence on cars.
- **Minimise Car Parking:** Provide minimal car parking on the site to restrict the number of vehicles that residents can collectively own, thereby encouraging use of alternative modes of transport.

7. Green Spaces & Biodiversity

- **Native Landscaping:** Use native and drought-tolerant plants to create an attractive, low-maintenance landscape that is well suited to Perth's climate.
- **Deep Soil Areas:** 18% of the site is soft landscaped (only including areas with a minimum dimension of 1m), and vertical and overhead landscaping is also proposed, thereby ensuring that permeable areas and greenery are maximised.

- **Community Garden:** Create a shared garden space where residents can grow their own food, encouraging local food production.

8. Passive Design Principles

- **Orientation:** Orient the building (and major openings to habitable rooms in particular) to take advantage of natural light and ventilation, reducing the need for artificial lighting and air conditioning.
- **Cross-Ventilation:** Use openable windows to promote cross-ventilation for cooling and air quality.
- **Shading:** Use architectural shading elements to reduce heat gain during summer months.

9. Indoor Air Quality & Comfort

- **Low-VOC Products:** Use low-VOC paints, sealants and materials to improve indoor air quality.

10. Community and Social Sustainability

- **Accessible Design:** Ensure that apartments are designed to be accessible to all, including people with disabilities, by providing ramps, wide doorways and accessibility via lift. Nine apartments will meet gold level universal design requirements.
- **Shared Spaces:** Create community spaces to promote social interaction and engagement.
- **User-Centric Design:** Connect Victoria Park's 'Housing + Hub' model, based on learnings from existing residents in other community housing sites, has been applied to this proposal. This model enables this development to better address social isolation and health needs of low-income older people.

11. Environmental Impact Monitoring

- **NatHERS:** The project will achieve a 7 star NatHERS rating.
- **Post-Occupancy Evaluation:** Conduct a post-occupancy evaluation to assess how the building performs in terms of energy efficiency, comfort and overall sustainability.

12. Climate Resilience

- **Heat Resilience:** Use design strategies that help the building cope with heatwaves and increasing temperatures, such as heat-reflective materials, shading devices and natural ventilation.
- **Flood Mitigation:** Design the site to manage stormwater effectively, to reduce flood risk, with substantial soakwells provided at the low point of the site within the car park.

13. Economic Sustainability

- **Operating Costs:** Reduced operating costs over the life of the development (resulting from some of the above-mentioned sustainability measures) will increase the capacity of Connect Victoria Park to invest its limited funds in projects or initiatives that benefit the community and residents.

Urbii

Reduce. Reuse. Recycle

Lot 700 (16) Leonard St, Victoria Park

Proposed Residential Development

Waste Management Plan



Prepared for:

Dale Alcock Projects

May 2025

Lot 700 (16) Leonard St, Victoria Park

Prepared for: Dale Alcock Projects
Prepared by: Paul Ghantous
Date: 28 May 2025
Project number: U24.016

Version control

Version No.	Date	Prepared by	Revision description	Issued to
U24.016.r01	22/03/24	PG	DRAFT	Dale Alcock Projects
U24.016.r01a	10/04/24	PG	DRAFT	Dale Alcock Projects
U24.016.r01b	12/04/24	PG	FINAL	Dale Alcock Projects
U24.016.r01c	28/05/25	PG	UPDATED FINAL	Dale Alcock Projects

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1 Introduction

This Waste Management Plan has been prepared by Urbii on behalf of Dale Alcock Projects with regards to the proposed residential development, located at Lot 700 (16) Leonard St, Victoria Park.

The subject site is situated on the eastern side of Leonard Street, as shown in Figure 1. The site is presently vacant and is surrounded by a mix of commercial, community and residential land uses.

It is proposed to develop the site into a residential development, delivering 15 apartment units.

The key issues that will be addressed in this WMP include calculation of the waste generation of the site, assessment of waste storage provisions and documentation of the waste collection arrangements.

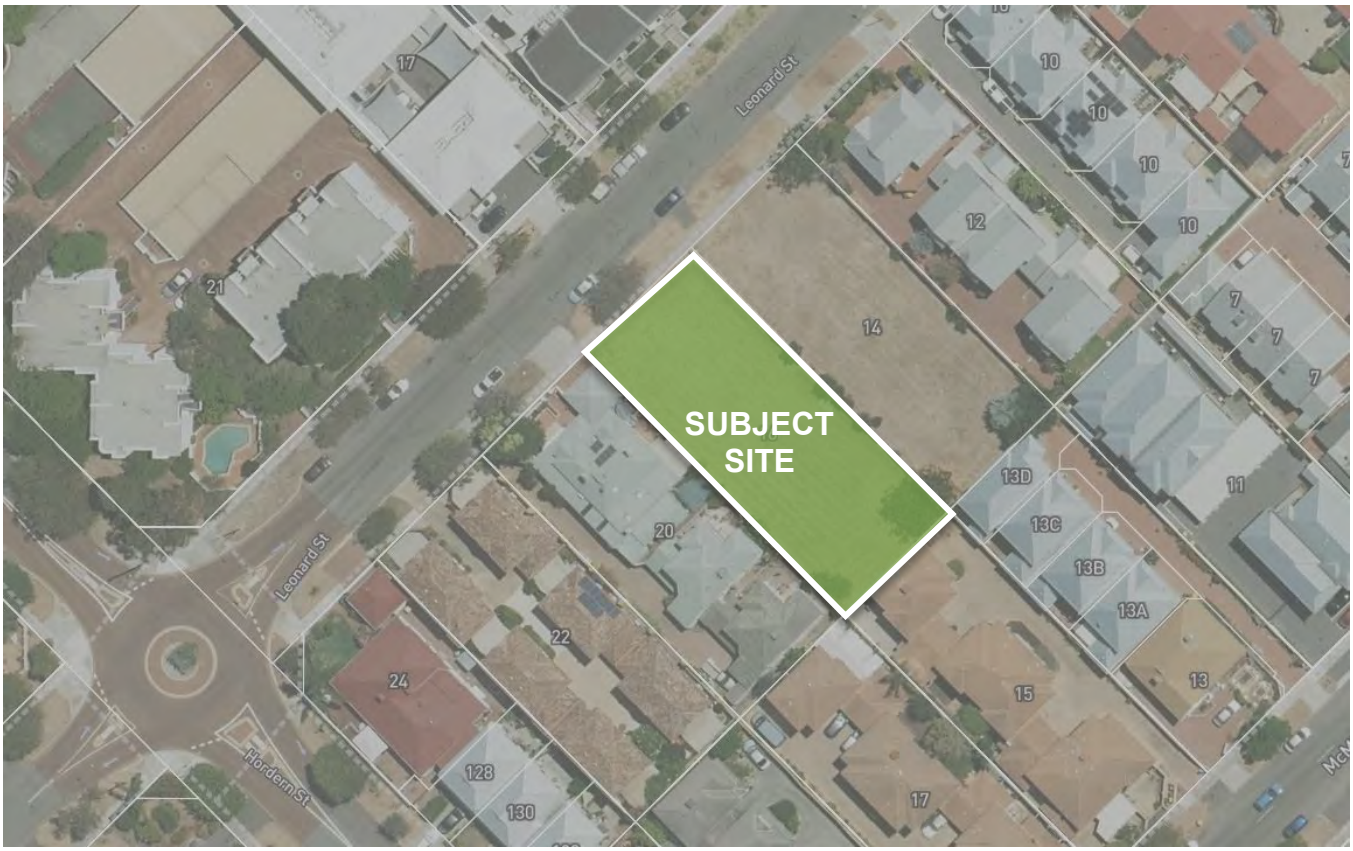


Figure 1: Subject site

2 Objectives

The objectives of this WMP are adapted from WALGA:

- Ensure that the long-term waste management needs for the development are met in an efficient and sustainable manner.
- Minimise the impact of waste services and facilities on the streetscape and surrounds, in relation to both the footpath/public realm and the frontage of the development.
- Reduce the impact of waste collection services and facilities on the amenity of the locality particularly in terms of noise and odour.
- Maximise safety for both waste collection staff and the public.
- Minimise traffic and footpath obstruction.

3 Referenced documents

The documents referenced in preparing this WMP may include, but are not limited to:

- City of Melbourne *Guidelines for Waste Management Plans* 2021;
- City of Perth *Waste Guidelines for all Developments* 2019;
- WALGA *Multiple Dwelling Waste Management Plan Guidelines*;
- WALGA *Subdivision Waste Management Plan Guidelines*; and,
- Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030*.

4 Guiding concepts

Urbii adopts the guiding concepts of the State's Waste Strategy and encourages these concepts to be considered in all developments to the furthest extent feasible.

4.1 Waste hierarchy

The *Waste Avoidance and Resource Recovery Strategy 2030* applies the waste hierarchy (Figure 2), which is a widely accepted decision-making tool. The waste hierarchy ranks waste management options in order of their general environmental desirability. Waste avoidance is the most preferred option in the hierarchy.

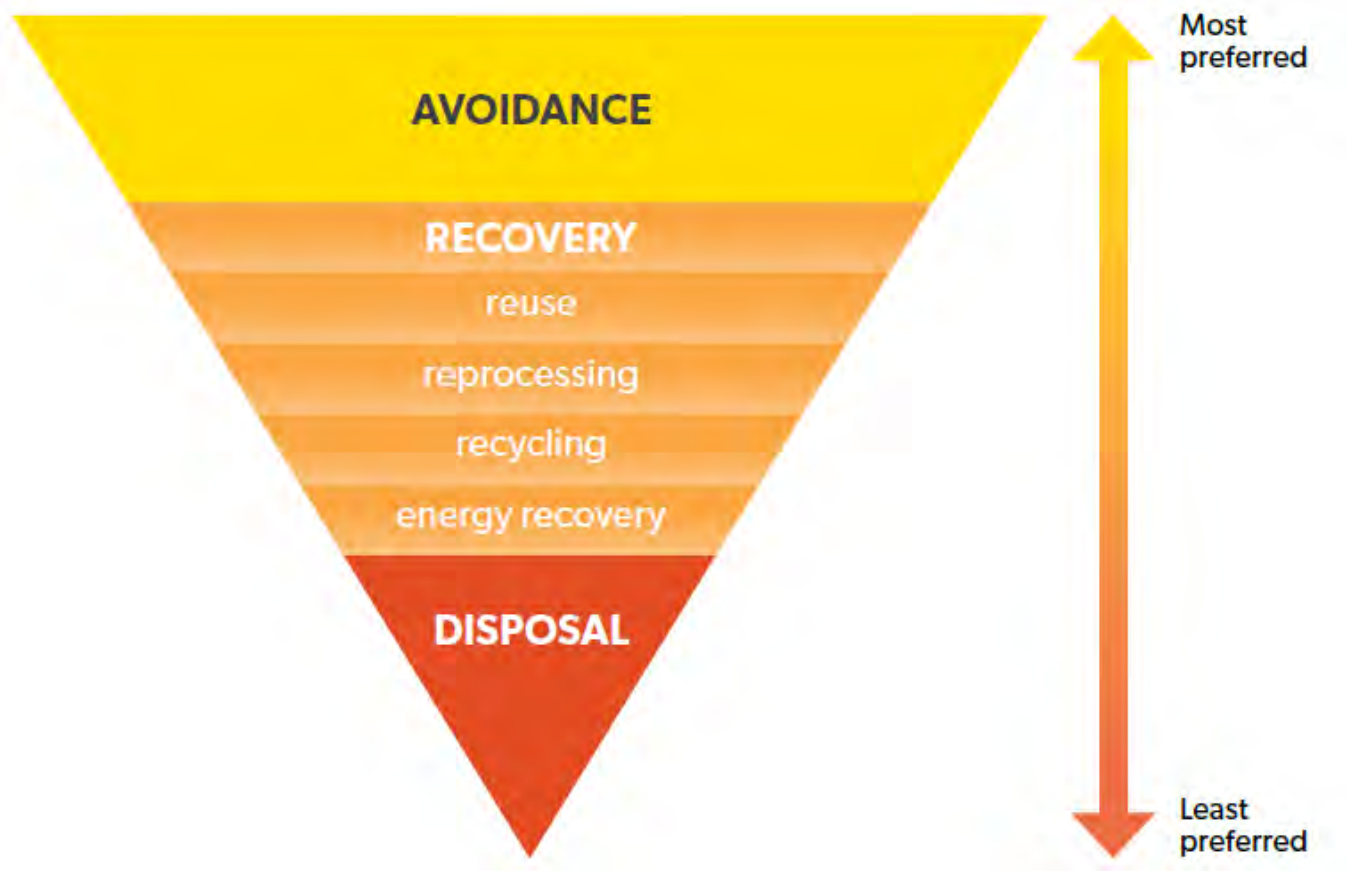


Figure 2: Waste hierarchy

Source: Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030.*

Resource recovery options recover value from materials, thereby offsetting the environmental impacts of extracting and processing raw materials. Energy recovery is the least preferred recovery option. Disposal is the least preferred option. Disposal generally recovers the least value from materials and delivers the least environmental benefit.

4.2 Circular economy

A circular economy (Figure 3) makes use of established sustainability concepts, including life cycle thinking and resource efficiency. A circular economy should consider the flow of both materials and energy. It moves away from the linear 'take, make, use and dispose' model, to one which keeps materials and energy circulating in the economy for as long as possible.

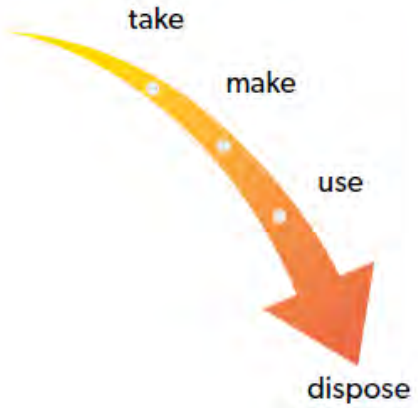
Current approach	Circular economy
	
Linear flow of materials – 'take, make, use and dispose' model.	Circular flow of materials – materials sorted and retained in the economy for as long as possible.
Limited use of renewable materials and energy.	Preference for renewable materials and energy.
Significant volumes of materials disposed of and lost to the economy. Loss of embodied materials, energy and water.	Materials recovered as high up the waste hierarchy as possible. Embodied materials, energy and water retained in the economy. Organic materials re-enter and regenerate the environment safely (for example, as compost).
Materials managed locally and globally.	Preference to manage materials locally to reduce the costs and impacts of transport, and to provide local employment and investment opportunities.
Economic value of materials, employment and investment not fully accounted for.	Economic value of materials, employment and investment accounted for.
Limited focus on life cycle thinking.	Products designed and manufactured to minimise environmental impact through whole of life.

Figure 3: Transitioning to a circular economy

5 Proposed development

The proposal for the subject site is for a multiple dwelling residential development, comprising:

- A total of 15 residential dwellings configured as apartment units;
- 7 car parking bays;
- Internal access path for walking and cycling;
- Bicycle parking for residents and visitors on the ground level; and,
- Communal bin store on the ground level at the rear of the site.

Vehicle access to the site is proposed via one crossover on Leonard Street. Bins will be wheeled out from the communal bin store for kerbside waste collection from Leonard Street.

People walking and cycling will access the development from the external path network abutting the site.

The proposed development plans are included for reference in Appendix A.

6 Waste generation

6.1 Waste generation rates

The waste generation rates for general waste and recyclables are sourced from the WALGA Guidelines. Residential waste generation rates for different multiple dwelling sizes are detailed in Table 1.

Table 1: Residential waste generation rates

Waste Stream	Dwelling Size	Waste Generation Rate/ Storage Requirement <12 dwellings	Waste Generation Rate/ Storage Requirement >12 dwellings
General Waste (on FOGO system)	1 bedroom	30L/week	40L/week
	2 bedroom	50L/week	60L/week
	3+ bedroom	70L/week	80L/week
Recycling	1 bedroom	40L/week	20L/week
	2 bedroom	60L/week	40L/week
	3+ bedroom	120L/week	90L/week
FOGO	1 bedroom	40L/week	20L/week
	2 bedroom	80L/week	40L/week
	3+ bedroom	140L/week	60L/week

6.2 Waste generation calculations

The waste generation calculations are detailed in Appendix C. The estimated waste generation for the development is:

- General Waste: around 600L per week.
- Recyclables: around 300L per week.
- FOGO: around 300L per week.

7 Waste systems

7.1 Internal waste storage

Designers should aim to incorporate sufficient space within the kitchen, laundry room or other convenient location within each dwelling for the temporary storage of accumulated waste and recycling. Space should be sufficient to allow for the separate storage of recyclables and general waste. Possible ways to encourage recycling and minimise contamination include:

- Provision of adequate internal storage space within dwellings (kitchen or laundry) to accommodate the temporary storage of at least 2 days' worth of general waste, organics (where applicable) and recycling. This should comprise:
  - A minimum 30L general waste bin
  - A minimum 30L comingled recyclables bin
- Provision of reusable, robust containers to residents to assist them in transporting recyclable materials from their dwelling to recycling bins without resorting to plastic garbage bags e.g., reusable, washable tote-bags.
- Posting signage in public areas of the building (including the bin store) to educate residents/tenants about the location and use of the waste management system, including what materials are suitable for recycling and composting.
- Providing information in Strata and/or sales documents, to educate residents/tenants about the location and use of the waste management system, including what materials are suitable for recycling and general waste.

7.2 External bin storage areas

Bin storage areas at this development must be adequate to contain all waste and recycled material generated on the premises for the proposed waste collection frequency.

7.2.1 Bin size, quantity and colour

It is proposed to provide the following bins in a centralised bin store:

- 3 x 240L General waste (red lid bin).
- 3 x 240L Co-mingled recycling (yellow lid bin).
- 2 x 240L FOGO (green lid bin).

The number of bins required for the development is detailed in Appendix C.

7.2.2 Bin storage area size

As detailed in Table 2, each 240L bin has a footprint area of 0.43m^2. A 50mm gap is allowed between the bins to allow easy pull movement, and suitable clearance allowed between opposite bins and in walkways to maintain convenient walking access. The proposed bin storage area size is sufficient to accommodate the required bins. An indicative bin layout plan is shown in Appendix B.

Table 2: Standard Mobile Garbage Bin (MGB) dimensions

Bin capacity	80L	120L	140L	240L	360L
Height (mm)	870	940	1065	1080	1100
Depth (mm)	530	560	540	735	885
Width (mm)	450	485	500	580	600
Approximate footprint (m^2)	0.24	0.27	0.27	0.43	0.53

Source: WALGA

7.2.3 Bin storage area design

Urbii has checked the proposed bin storage location and confirmed that required clearances are provided. A bin storage plan is included in Appendix B. The bin store will provide the following features:

- **Ventilation and odour:** For enclosed storage and service areas, the air flowing from any storage areas should not exit close to residences. Ventilation openings should be protected against flies and vermin and located as near the ceiling and floor as possible, but away from the windows of dwellings. If a forced ventilation or air conditioning system is used (for enclosed storage areas), It should be in accordance with the ventilation requirements of the Building Code of Australia and *Australian Standard AS 1668.2 The use of Ventilation and Air Conditioning in Buildings.* It should not be connected to the same ventilation system supplying air to the units.
- **Lighting:** Artificial light controlled by switches will be located near the bin store entrance.
- **Noise:** Bins will be collected from the waste collection presentation point on the road.
- **Aesthetics:** The bin store is consistent with the overall aesthetics of the development.
- **Vermin:** Self-closing doors will be provided to eliminate access to vermin. Doors will be able to be locked open when required.
- **Washing bins and waste storage area:** The internal bin store will have bin-washing facilities including an adequate supply water with hose cock and have floor drainage installed. The building caretaker will be responsible for washing bins (or contracting a provider to wash bins) and for maintenance of the bin store.

7.3 Access to bins

Residents will access the bin store through an access door from the car park. The site caretaker or responsible resident(s) will access the bin store to wheel bins to the Leonard Street verge on waste collection days.

8 Waste collection

8.1 Waste vehicle types

Waste collection will be serviced by the Town of Victoria Park. A side loader waste truck will be used to collect waste from the Leonard Street verge on scheduled waste collection days.

8.2 Waste collection frequency

It is recommended that the following waste frequency schedule be adopted, due to the waste generation profile of the development:

- General waste: Request that the Town supplies 240L bins collected weekly.
- Recycling: Standard 240L bin service collected fortnightly.
- FOGO: Standard 240L service collected weekly.

8.3 Waste collection method and presentation points

Bins are proposed to be wheeled out from the bin store to a bin presentation pad adjacent to the Leonard Street verge, on scheduled collection days.

A bin presentation plan is included in Appendix B.

8.4 Vehicle access and maneuvering

Waste collection will be facilitated on-street from the Leonard Street verge. Therefore, no internal waste truck access or circulation needs to be allowed for.

9 Additional waste requirements

9.1 Bulk waste

Bulk waste can be temporarily stored in the bin store, or individual store rooms until it is removed by either private service or the Town of Victoria Park.

The Town provides kerbside waste collections throughout the year for residential and multi-residential properties only. Both green waste and white goods are recycled where possible. Bulk waste can be placed on the verge on nominated bulk waste days.

9.2 E-Waste

Storage space for E-waste will be accommodated in storage areas or individual dwellings. E-waste will be disposed of in a suitable manner, such as bulk drop-off to the tip or using public battery recycling boxes.

9.3 Garden organics

The site caretaker will manage garden organic waste associated with landscape maintenance. Garden waste can be placed in bins if there is space or can be removed by trailer to be disposed of offsite in a suitable location.

10 Waste management

The building caretakers or contracted staff will be responsible for:

- Arranging for the bins to be cleaned and sanitised;
- Coordinating the cleaning of the bins and bin storage areas every two (2) to three (3) weeks;
- Dealing promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience; and,
- Providing adequate training for relevant staff regarding waste management.

Residents should comply with the City's waste sorting requirements and only place permitted waste in each respective bin type. Waste that does not belong in any bin should be disposed of through on-demand services or another appropriate method.

A copy of the Waste Management Plan will be maintained within the premises and strata plan for reference and records.

11 Signage and education

Ongoing education, to support the waste management service, is one of the most important factors in encouraging residents to continue to utilise services and systems as originally intended. The following recommendations have been adapted from the WALGA Guidelines.

"Educational signage should:

- *Clearly identify what items are and are not accepted in the general waste and recycling systems. If signage within the bin store is not possible due to space or other restrictions, bin stickers may be appropriate.*
- *Outline appropriate waste management behaviour i.e. placing refuse/recyclables inside as opposed to adjacent to bins, placing mixed recyclables into the bin loose (not in a plastic bag), closing bin lids etc.*
- *Where the strata body/building management holds tenants' induction schemes, these should include the use of waste and recycling facilities. The strata body/building management, in conjunction with the Local Government, should issue a leaflet on the correct use of the waste and recycling facilities and the materials recycled. Tenants' handbooks should include a section on the correct use of general waste and recycling facilities.*
- *Ensuring education is 'ongoing' is beneficial because it tackles the transient nature of residents and differences between different Local Government services. All waste and recycling bins or receptacles should be clearly and correctly labelled and signage should be erected in bin storage areas to instructing residents as to the correct separation of recyclables from general waste.*
- *Any hazards or potential dangers associated with the waste facilities, including those from the use of any waste handling equipment, should also be clearly identified. It is recommended that building managers post information in communal areas which clearly identified the relevant points of contact regarding recycling and/or other services within the development. As part of the ongoing education program, welcome packs should be produced and provided to all new residents. These packs should contain information outlining the developments waste management system, required actions and appropriate waste management behaviours."*

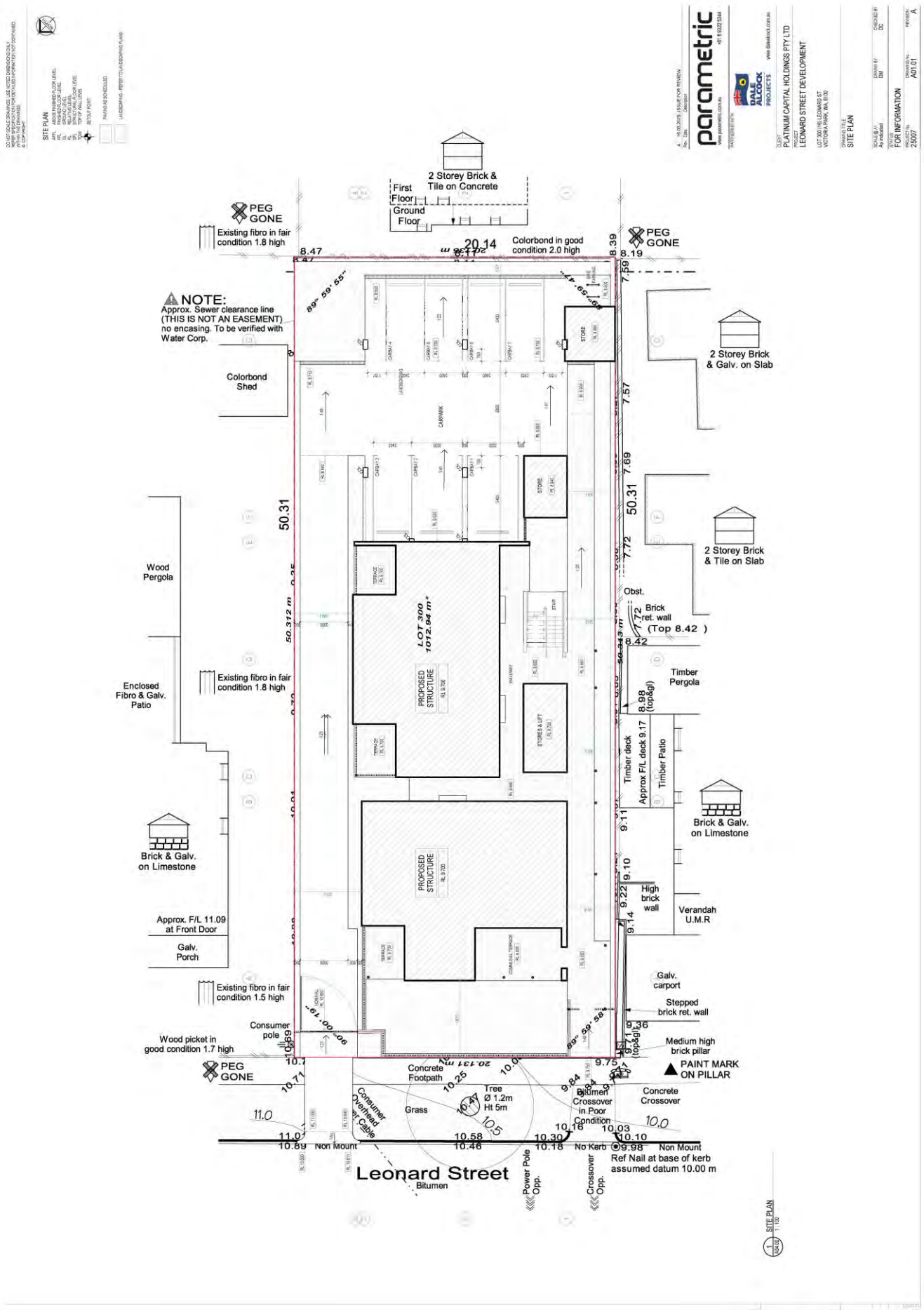
12 Conclusion

As demonstrated within this Waste Management Plan, the proposed residential development provides sufficient bin storage and adequate bins to service the site for general waste and recyclables.

Furthermore, the servicing of the bins by the Town of Victoria Park can be adequately achieved without having an adverse impact on the site and the local street network.

Appendices

Appendix A: Proposed development plans


2 Storey Brick & Tile on Concrete
First Floor
Ground Floor
PEG GONE
Existing fibro in fair condition 1.8 high
Colorbond in good condition 2.0 high
PEG GONE
NOTE:
Approx. Sewer clearance line (THIS IS NOT AN EASEMENT) no encasing. To be verified with Water Corp.
Colorbond Shed
2 Storey Brick & Galv. on Slab
2 Storey Brick & Tile on Slab
Wood Pergola
Enclosed Fibro & Galv. Patio
Existing fibro in fair condition 1.8 high
LOT 300
1012.94 m²
PROPOSED STRUCTURE
Obst. Brick ret. wall (Top 8.42)
Timber Pergola
Timber deck
Approx F/L deck 8.17
Timber Patio
Brick & Galv. on Limestone
High brick wall
Verandah U.M.R
Brick & Galv. on Limestone
Approx. F/L 11.09 at Front Door
Galv. Porch
Existing fibro in fair condition 1.5 high
Galv. carport
Stepped brick ret. wall
Medium high brick pillar
PAINT MARK ON PILLAR
Consumer pole
Wood picket in good condition 1.7 high
PEG GONE
Concrete Footpath
Tree Ø 1.2m Ht 5m
Grass
Consumer Overhead Cable
Bitumen Crossover in Poor Condition
Concrete Crossover
Non Mount
No Kerb
Non Mount
Ref Nail at base of kerb assumed datum 10.00 m
Leonard Street
Bitumen
Power Pole Opp.
Crossover Opp.
SITE PLAN
1 : 100



2 GA PLAN - FIRST FLOOR
1 : 100



1 GA PLAN - GROUND FLOOR
1 : 100

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FLOOR PLAN LEGEND

AFFL ABOVE FINISHED FLOOR LEVEL
FFL FINISHED FLOOR LEVEL
GL GROUND LEVEL
RL RELATIVE LEVEL
SFL STRUCTURAL FLOOR LEVEL
TOW TOP OF WALL LEVEL
SETOUT POINT
A/C AIR CONDITIONING UNIT
BH BULKHEAD OVER
COS CHECK ON SITE
COL COLUMN
CJ CONSTRUCTION JOINT
CS CLEANERS SINK
BOL BOLLARD
BPM BROOM CUPBOARD
DB DISTRIBUTION BOARD
DR DRAWER
DR-B DRAWER BANK
DRY CLOTHES DRYER
DW DISHWASHER
DP-C DOWNPIPE - COLORBOND
DP-U DOWNPIPE - UPVC
EJ EXPANSION JOINT
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FIP FIRE INDICATOR PANEL
FR FRIDGE
FRZ FREEZER
FW FLOOR WASTE
FX FIRE EXT INGUISHER
HB HAND BASIN
HC HOSE COCK
HD HAND DRYER
HP HOT PLATE
HL HIGHLIGHT WINDOW OVER
HWU HOT WATER UNIT
LC LOAD CENTRE
LN LINEN CUPBOARD
MB METER BOX
MDB MAIN DISTRIBUTION BOARD
MW MICROWAVE OVEN
NBN NBN BOX
OV OVEN
OH OVERHEAD CUPBOARD
PTY PANTRY
RWH RAINWATER HEAD
SB SWITCHBOARD
SHR SHOWER
SWB SITE WALL SWITCHBOARD
SS STAINLESS STEEL SINK
ST STOVE
TRO TROUGH IN METAL CABINET
TRU TROUGH INSET TYPE
UR URINAL
VB VANITY BASIN
WC TOILET SUITE
WM WASHING MACHINE
DOOR TYPE / OPENING NUMBER
WINDOW TYPE / OPENING NUMBER
PAVING AS SCHEDULED
TILING AS SCHEDULED
VINYL AS SCHEDULED
LANDSCAPING

WALL LEGEND

AFB WALL PANEL WITH TEXTURED PAINT FINISH
BRICKWORK
STUD FRAMED WALL
FIRE RATED WALL

GENERAL NOTES

ALL FLOOR FINISHES TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SCHEDULES AND SPECIFICATION

TO ACHIEVE FLUSH DOOR THRESHOLDS, FEATHER CONCRETE PAVING LOCALLY AT A MAX. GRADE OF 1:8 AS PER AS1428.1-2009

PAVING FALLS TO A MIN 1:100 UNLESS OTHERWISE NOTED

SEEK CLARIFICATION FOR ANY DISCREPANCIES BETWEEN DOCUMENTS

REFER TO ALL SPECIALIST CONSULTANTS' SPECIFICATIONS, SCHEDULES, DRAWINGS AND SPECIALTY DOCUMENTS FOR ALL SERVICES REQUIRED.

Rev.	Date	Description
A	16.05.2025	ISSUE FOR REVIEW

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PROJECT
LEONARD STREET DEVELOPMENT

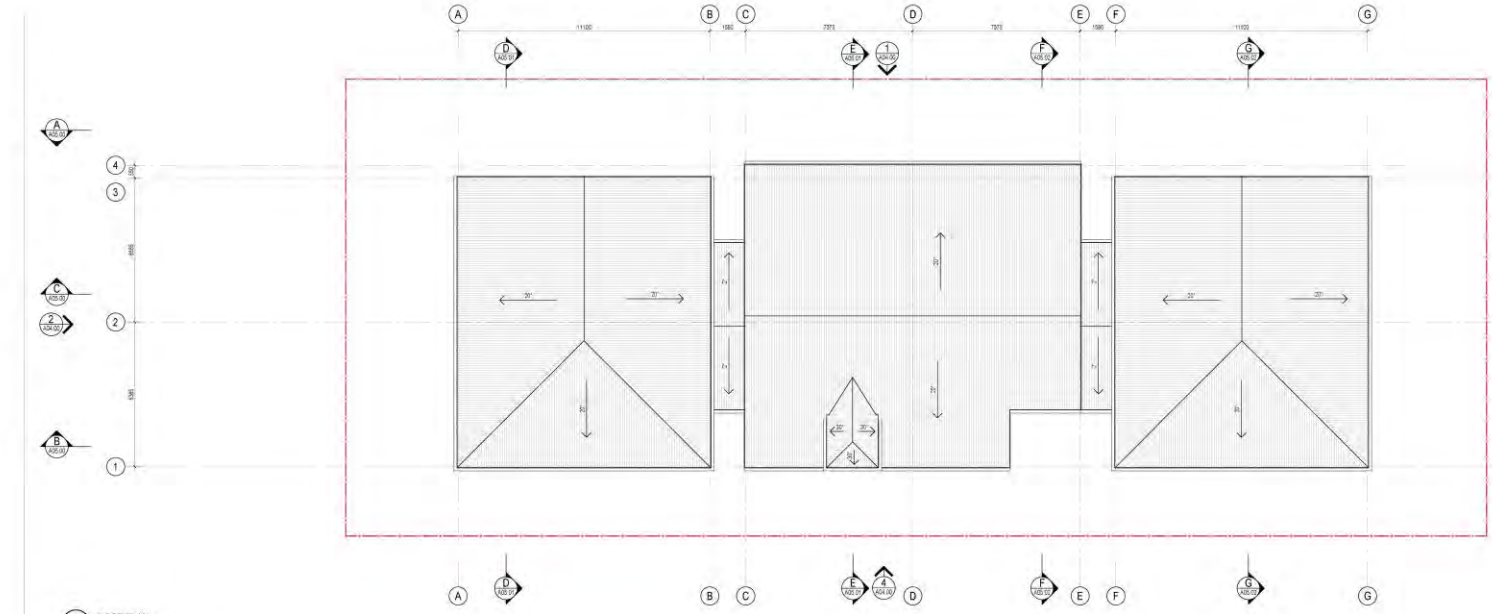
LOT 300 (16) LEONARD ST
VICTORIA PARK, WA, 6100

DRAWING TITLE
GA PLANS - GROUND FLOOR & FIRST FLOOR

SCALE @ A1	DRAWN BY	CHECKED BY
1 : 100	SM	DC

STATUS
FOR INFORMATION

PROJECT No.	DRAWING No.	REVISION
25007	A02.00	A



2 ROOF PLAN
1 : 100



1 GA PLAN - SECOND FLOOR
1 : 100

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FLOOR PLAN LEGEND

AFFL	ABOVE FINISHED FLOOR LEVEL
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
RL	RELATIVE LEVEL
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL LEVEL
	SETOUT POINT
A/C	AIR CONDITIONING UNIT
BH	BULKHEAD OVER
COS	CHECK ON SITE
COL	COLUMN
CJ	CONSTRUCTION JOINT
CS	CLEANERS SINK
BOL	BOLLARD
BPM	BPCOM CUPBOARD
DB	DISTRIBUTION BOARD
DR	DRAWER
DR-B	DRAWER BANK
DRY	CLOTHES DRYER
DW	DISHWASHER
DP-C	DOWNPIPE - COLORBOND
DP-U	DOWNPIPE - UPVC
EJ	EXPANSION JOINT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FR	FRIDGE
FRZ	FREEZER
FW	FLOOR WASTE
FX	FIRE EXT INGUISHER
HB	HAND BASIN
HC	HOSE COCK
HD	HAND DRYER
HP	HOT PLATE
HL	HIGHLIGHT WINDOW OVER
HWU	HOT WATER UNIT
JC	LOAD CENTRE
LN	LINEN CUPBOARD
MB	METER BOX
MDB	MAIN DISTRIBUTION BOARD
MW	MICROWAVE OVEN
NBH	NBN BOX
OV	OVEN
OH	OVERHEAD CUPBOARD
PTY	PANTRY
RWH	RAINWATER HEAD
SB	SWITCHBOARD
SHR	SHOWER
SWB	SITE MAIN SWITCHBOARD
SS	STAINLESS STEEL SINK
ST	STOVE
TRC	TROUGH IN METAL CABINET
TRI	TROUGH INSET TYPE
UR	URINAL
VB	VANITY BASIN
WC	TOILET SUITE
WM	WASHING MACHINE
D01 / SD01	DOOR TYPE / OPENING NUMBER
W01 / SW01	WINDOW TYPE / OPENING NUMBER

PAVING AS SCHEDULED
TILING AS SCHEDULED
VINYL AS SCHEDULED
LANDSCAPING

WALL LEGEND

AFB WALL PANEL WITH TEXTURED PAINT FINISH
BRICKWORK
STUD FRAMED WALL
FIRE RATED WALL

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PROJECT
LEONARD STREET DEVELOPMENT

LOT 300 (16) LEONARD ST
VICTORIA PARK, WA, 6100

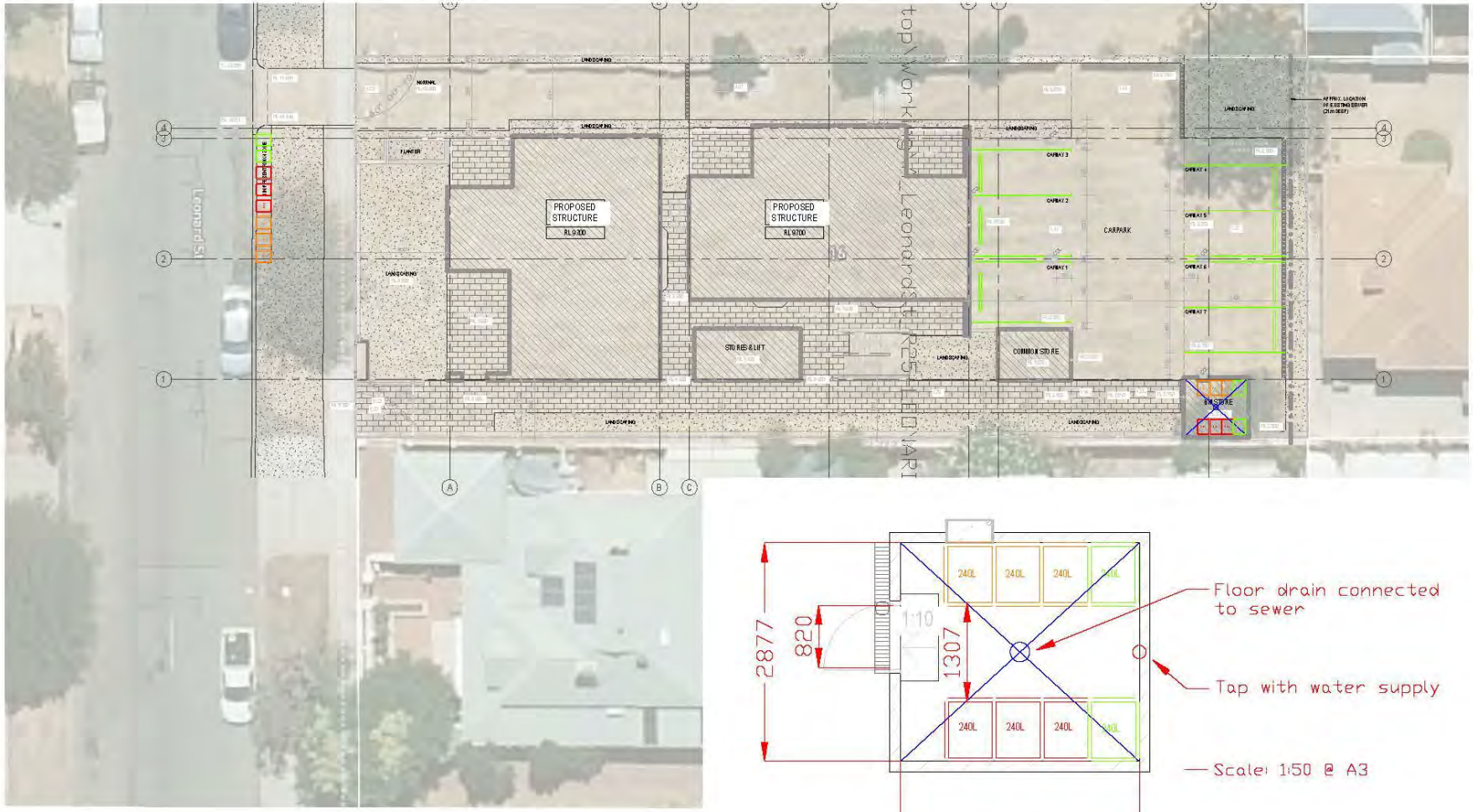
DRAWING TITLE
GA PLANS - SECOND FLOOR & ROOF PLAN

SCALE @ A1	DRAWN BY	CHECKED BY
1 : 100	SM	DC

STATUS
FOR INFORMATION

PROJECT No.	DRAWING No.	REVISION
25007	A02.01	A

Appendix B: Bin storage and presentation plans



Revision notes:

Rev:	Date:	Notes:
1	24/05/2025	3 x 240L General Waste collected once per week. 3 x 240L Recycling Bins collected once per fortnight. 2 x 240L FOGO Bins collected once per week.

Drawn by: Paul Ghantous

Client: Dale Alcock Projects

Project: U24.016 - Lot 700 (16) Leonard St, Victoria Park
Proposed Residential Development

Drawing Title: Bin storage and presentation plan

Date: 28/05/2025

Scale @A3: 1:200

Revision: sk01c

urbii
Sustainable Transport. Safe Solutions

Appendix C: Waste calculations

Table 3: Weekly waste generation and collection – Residential 3 bin system

2 Bin System
3 Bin System

Clear Form

Recalculate

Residential Less Than 12 Dwellings

Number of 1 Bedroom Apartments	0
Number of 2 Bedroom Apartments	0
Number of 3 or more Bedroom Apartments	0

Residential Greater Than 12 Dwellings

Number of 1 Bedroom Apartments	15
Number of 2 Bedroom Apartments	0
Number of 3 or more Bedroom Apartments	0

Results - Weekly Waste Generation

Residential Dwellings

General Waste	Food & Garden Organics	Comingled Recyclables	Total
600L	300L	300L	1200L

Commercial Food & Beverage

General Waste	Food & Garden Organics	Comingled Recyclables	Total
0L	0L	0L	0L

Retail

General Waste	Food & Garden Organics	Comingled Recyclables	Total
0L	0L	0L	0L

Other Commercial

General Waste	Food & Garden Organics	Comingled Recyclables	Total
0L	0L	0L	0L

Totals

General Waste	Food & Garden Organics	Comingled Recyclables	Total
600L	300L	300L	1200L

General Waste

Weekly generation (L)	Bin size (L)	Number of bins	Weekly collection frequency	Weekly capacity (L)
600	240	3	1	720

Recycling

Weekly generation (L)	Bin size (L)	Number of bins	Weekly collection frequency	Weekly capacity (L)
300	240	3	0.5	360

FOGO

Weekly generation (L)	Bin size (L)	Number of bins	Weekly collection frequency	Weekly capacity (L)
300	240	2	1	480

Total = 8 x 240L Bins

Schedule of Submissions

Application for Development Approval – 15 Multiple Dwellings –

- Lot 700 on Plan 4377 - 16 Leonard Street VICTORIA PARK

No.	Description of Affected Property	Owner and/or Occupier	Submission Position	Summary of Submission Comments	Officer's Comments/ Recommendation
1.	11/17 Leonard Street VICTORIA PARK (Lot 11 SP67872) *(Town CM9 ref: D25/19130)*	Occupier	Support, with comments	a) Context and character – The development fits the residential character along this section of the street. It will continue to add more character and liveliness to this part of the street instead of an empty barren looking lot. b) Built form and scale – The development building height is suitable given the site's proximity to the Victoria Park commercial area. c) Development potential – Amalgamation of this site with the adjoining vacant lot (at 14 Leonard Street) would have resulted in an improved cohesive development. d) Availability of long-term rental accommodation - Rents and prices are so high in Vic Park and any new stock is a good thing.	a) Context and character – The development incorporates design elements that complement the existing and desired traditional residential characteristics for dwellings within the Town's Raphael Precinct, as designated under the Town's Local Planning Policy 25 – Streetscape. b) Built form and scale – The building height is suitable for the subject site, and the scale, massing and height responds sympathetically to local building forms and patterns of development along the street including adjoining one and two storey dwellings and interfacing three-storey apartment developments. c) Development potential – The development proposal does not negatively impact on the future development potential of the adjoining site. d) Availability of long-term rental accommodation – The proposed multiple dwelling development, which is intended to provide permanent (long-term) social housing accommodation, has been

No.	Description of Affected Property	Owner and/or Occupier	Submission Position	Summary of Submission Comments	Officer's Comments/ Recommendation
					assessed with regard to the relevant planning framework.
2.	5/17 McMillan Street VICTORIA PARK (Lot 5 SP19819) *(Town CM9 ref: D25/19181)*	Owner	Objection, with reasons	a) Visual privacy – The rear balconies will have direct views into habitable rooms. b) Noise emissions – The use of multiple balconies adjacent to and at the same level as adjoining bedrooms result in noise emissions negatively impacting on the amenity of the existing adjoining dwelling. c) Property valuation – This development will result in privacy and noise issues which will negatively impact the value of our property.	a) Visual privacy – The development meets the deemed-to-comply requirements associated to this property. b) Noise emissions – Noise from the use of residential properties will be required to comply with the *Environmental Protection (Noise) Regulations 1997*. In additoin, the building, including balconies, meets the deemed-to-comply lot boundary setback requirements the Residential Design Codes Volume 1 ('R-Codes'). c) Property valuation - The concern regarding property values is noted; however, the effect of land use planning and development decisions, both positive and negative, on the value of land is not considered to be a valid land use planning consideration when assessing and approving applications for development approval for a permissible use.
3.	5/59 Albany Highway VICTORIA PARK (Lot 88 PL57423) *(Town CM9 ref: D25/20100)*	Occupier	Support, with comments	Looks great.	a) Refer to the Officer Comments in relation to Item 1.a) above.

No.	Description of Affected Property	Owner and/or Occupier	Submission Position	Summary of Submission Comments	Officer's Comments/ Recommendation
4.	11-13 Leonard Street VICTORIA PARK (Lot 9 DIA9903) *(Town CM9 ref: D25/22922)*	Owner and Occupier	Objection, with reasons	Parking - There is insufficient car parking within the proposed development, which will impact on the availability of street embayment. At the very minimum, there should be one car park per unit, in addition to visitor car parking spaces.	Parking – The development meets the relevant deemed-to-comply parking requirements of the Residential Design Codes Volume 1 ('R-Codes'). Of note, the development proposes the provision of three resident spaces and four visitor spaces at the rear of the property. In accordance with Clause 2.3 of Part C of the R-Codes the site is within a 'Location A' proximity to a bus stop on a high frequency bus route, which requires a minimum of nil (zero) on-site for residents and four visitor spaces.
5.	14 Leonard Street VICTORIA PARK (Lot 701 PL4377) *(Town CM9 ref: D25/21610)*	Owner	Objection, with reasons	Visual privacy – All overlooking issues will impact on future development of this property. It is recommended that privacy screening be provided.	Visual privacy – The application proposes overlooking from the balconies and primary living space windows of Units 4, 6, 7, 8, 10, 12, 13 and 14 to the north-eastern lot boundary adjoining vacant Lot 701 (No. 14 Leonard Street). The Planning Assessment section of the Town's Responsible Authority Report contains against the relevant design principle.
6.	8/15 Leonard Street VICTORIA PARK (Lot 8 SP69654) *(Town CM9 ref: D25/24131)*	Owner and Occupier	Objection, with reasons	a) Parking – Seven parking spaces is insufficient for 15 dwellings. Each unit should have an on-site parking space. The area already has major problems with parking, and it's rare to find anyone who doesn't have their own car. It is already difficult for visitors to find parking conveniently nearby. b) Traffic congestion and safety – i. Congestion - Additional competition for	a) Parking - Refer to the Officer Comments in relation to Item 4. above. c) Traffic congestion and safety – i. Congestion - Refer to the Officer Comments in relation to Item 4. above. ii. Safety - No parking zone – This concern has been referred to the Town's Street Improvement team for

No.	Description of Affected Property	Owner and/or Occupier	Submission Position	Summary of Submission Comments	Officer's Comments/ Recommendation
				street parking spaces will result in more traffic congestion. ii. There is a no parking zone directly in front of 15 Leonard St which is already mostly ignored, making exiting from our underground carpark quite dangerous. More vehicles competing for street parking will exacerbate this situation.	investigation as a separate matter to the determination of the subject development application.

Design Review Report

Location/Venue: **Town of Victoria Park Offices**

Meeting Date: **Wednesday 28 May 2025**

Meeting Time: **9.30am**

Item No. 1: **Proposed Multiple Dwellings @ No. 16 Leonard Street, Victoria Park**

Design Review Report		
Subject	Proposed Multiple Dwellings @ No. 16 Leonard Street, Victoria Park	
DRP Members	Robin Burnage	Panel member
	Annelise Safstrom	Panel member
	Rob Mulcahy	Panel member
	David Barr	Panel member
Proponent & Project Team	Nick Grindrod Luke Garswood	Rise Urban Connect Victoria Park
Council Officers	Robert Cruickshank Kelly Vilkson	
Declarations	None	

Design quality evaluation		
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
Comments and Recommendation		**Strengths** a) Generally, a positive response to the local context. b) Provision of contextual information. c) Logical presentation to the street unencumbered with car parking and blank walls. d) Forms and materials echo the residential characteristics of the place. **Areas for improvement** e) None. ***Recommendations*** ***1. None.***
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

Comments and Recommendation		**Strengths** a) The general landscape intent shows promise but needs to be backed up with professional landscape input. b) The bias of landscaping towards the front is beneficial to the streetscape. c) The use of pavers rather than in-situ concrete for paving is supported. d) The inclusion of the pergola over the driveway is supported. **Areas for improvement** a) There is still a lack of detail and depth of landscape information. b) Whilst there may be a shortfall in deep soil area, a commitment to landscape quality can be an offset against landscape quantity. However, landscape quality is dependent on professional landscape input (noted that a landscape architect has now been engaged). c) While understanding that the preparation of a landscape concept plan requires the expenditure of funds, it is not acceptable to leave proper consideration of landscape as an afterthought in the design process. d) The lack of landscape at the entry is hostile and un-entrancing – use plants to create a more welcoming entrance. e) Continue to evolve the plant palette with professional landscape input. f) There appears to be capacity to retain the existing tree in the rear corner, which provides canopy coverage and shade. g) The indicative landscape intent provides little insight into the intent for the communal area experience, or how landscape can contribute to the residential/communal interface. h) A small reduction of the driveway width would enable more robust planting conditions along the side boundary edge. i) Ensure retention of the existing tree located on the north east boundary. ***Recommendations*** ***That a DA condition include the need for the preparation of a detailed landscaping plan for the Town's approval, which amongst other things should -*** ***1. Include the verge in the landscape scope of works.*** ***2. Use plants to create a more welcoming entrance.*** ***3. Provide more detail on the landscape intent, including evolution of the landscape palette.*** ***4. Retain the existing tree at the rear of the site.***

		5. Provide more detail on the landscape to the communal spaces to the front and side adjacent to the lift lobby. This is to include surface finishes, fixed furniture and seating and other landscape features. ***6. Adequately address privacy between the street front communal area and the adjacent unit.*** ***7. Widen the planting strip along the boundary adjacent to the driveway.*** ***8. Details of deep soil and tree root zone provision.***
Principle 3 **Built form and scale**		*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.*
Comments and Recommendation		**Strengths** a) The height, scale and traditional forms are appropriate to the locality and the planning framework and echo the recent development across the road. b) The grouping of three linked buildings is appealing breaking down the overall perceived bulk. c) The forms are well articulated. d) The use of the driveway as a separator to the neighbour is good. e) The avoidance of major openings on the SW side is a neighbourly gesture. f) Car parking is inherently screened from the street. g) The removal of upper floor stores has improved the articulation of the main building elements. h) The quality of the common corridor spaces has improved. **Areas for improvement** i) Both sides of the rear balconies are less than the minimum privacy distances in the R-Codes – fully enclosed balconies will not be supported. Note: this issue is also relevant to 'Amenity', where it is covered in more detail. ***Recommendations*** ***1. Modify the rear and side balconies to ensure there is some outlook rather than relying on 1.6m obscure screens on all sides (see further comments below under 'Amenity').***
Principle 4 **Functionality and build quality**		*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.*
Comments and Recommendation		**Strengths** a) The design appears to be generally functional and fit for purpose.

		b) The internal planning of the apartments is generally good. c) The single-width driveway is supported in principle, noting that it can be managed using mirrors, etc. d) The location of AC condensers in the car park is fine in principle but consider the impact of heat and noise. e) The provision of a communal store is positive. **Areas for improvement** f) Other than the official store required by the R-Codes, the provision for general storage in the apartments is limited. g) Whilst visually appealing, the design of the window hoods does not appear to be functionally optimised to reduce shade, especially from western sun. h) The two AC units on the NE end of the car park appear to potentially compromise the functionality of the adjacent car park bay if not mounted high enough. ***Recommendations*** ***1. Review the internal apartment planning for additional efficiency gains that can deliver more storage.*** ***2. Review the functionality of the window hoods.***
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
Comments and Recommendation		**Strengths** a) The dwelling types contribute to the overall diversity of the place. b) The apartments look to be relatively affordable, which along with gold liveability, will engender inclusivity. c) All units have capacity for cross-ventilation. d) Solar access looks to be achievable but needs to be confirmed with accurate diagrams. e) The design has the potential to develop a good sustainability narrative. f) The intent for “Carbon Fuel Free” (no gas) is applauded. g) Noted that preliminary modelling suggests an average 7.9 stars NatHERS rating which would be an improved sustainability outcome above and beyond normal practice. h) Noted that the intent is to provide solar PV shared across the apartments. **Areas for improvement** i) Sustainability strategy outlines initiatives but needs commitments.

		j) Confirm that the bin storage area is designed to accommodate a 3-bin system ("future allowance" noted). k) Confirm (with diagrams) solar access to apartments. ***Recommendations*** ***l) Update Sustainability Strategy to include the revised NatHERS rating and the shared Solar PV arrangement and then provide a commitment to delivering the initiatives outlined in the sustainability strategy.*** m) ***Provide Diagrams to confirm solar access to units. Refer to SPP 7.3 Apartment Code for the explanation of the sun diagram requirements.***
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
Comments and Recommendation		**Strengths** 1. Generally good internal amenity in well planned apartments, but with scope for improvement. 2. Potential for good cross ventilation but the high-level windows need to be confirmed in writing by a fire engineer. 3. The covered link to the street is supported in principle. **Areas for improvement** 4. Both sides of the rear balconies are less than the minimum privacy distances in the R-Codes – fully enclosed balconies will not be supported. At least one side of a balcony must provide an outlook without screening to 1600mm height. 5. Internal living areas should have an outlook and not be dependent on high-level windows or obscure glazing. Given privacy distances, an outlook via the balcony becomes essential for the centre apartments. 6. It is now noted that a DA has been received for the adjoining lot to the north, which locates its driveway on the south side adjacent to the subject development site, with the closest habitable rooms on that lot being approximately 6m from the shared boundary. While noting this DA is yet to be assessed and even if approved may not proceed, it does indicate the likely form of any development of the adjoining site to be with north facing courtyards and a driveway along the southern edge. Accordingly, this presents opportunity for all of the north-eastern facing sides of the balconies addressing the

		driveway to be opened up by removing the proposed screening and in turn significantly improve the amenity of the balconies and units, while not unduly compromising the privacy of future development on the adjacent lot. 7. Similarly windows and other openings on the north-eastern elevation that are proposed to be obscured or have highlight windows can be modified to take advantage of the northern orientation. 8. The full enclosure of the balcony to Units 9 and 15, so as to satisfy visual privacy requirements, remains an issue. A new solution for this balcony is required. 9. The inclusion of an additional window to the kitchens of units 3, 8, 11 and 14 is problematic given the proximity to balconies of adjacent units. Consider their removal to improve the visual and acoustic privacy and amenity of the adjoining apartment balconies. 10. Whist the window hoods are supported in principle, they are applied inconsistently and do not appear to optimise shade in the context of their orientation. 11. The condensers in the car park are supported in principle but need to be assessed for noise impacts. 12. Provide adequate screening between unit 3 balcony and the car park. ***Recommendations*** ***13. Provide balconies without screens to all sides.*** ***14. Provide natural light into apartments that is not restricted by obscure glazing.*** ***15. Improve kitchen interface with adjoining apartments (see windows to units 3, 8, 11 and 14).*** ***16. Check the acoustic impacts of the AC condensers in the car park.*** ***17. Provide solid screening between unit 3 balcony and the adjacent car bay.*** ***18. Optimise the use and design of the window hoods.***
<u>Principle 7</u> **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
Comments and Recommendation		**Strengths** a) Pedestrian and vehicle entrances are clearly identifiable. b) The detail of the entrance canopy has improved.

		Areas for improvement c) None. ***Recommendations*** ***1. None.***
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
Comments and Recommendation		**Strengths** a) Good passive surveillance of the street. b) Separate pedestrian and vehicular routes. c) No other significant safety concerns. d) The inclusion of a gate is positive. **Areas for improvement** e) Include a general overview of the lighting strategy for pedestrian areas. f) Determine with input from a fire engineer, any issues associated with a single stair. g) Review sightlines at the driveway entrance. h) Move gate back to ensure an incoming vehicle does not foul the footpath when waiting for the gate to open. ***Recommendations*** ***1. Include an overview of the lighting strategy for pedestrian areas.*** ***2. Fire engineer to confirm any issues associated with a single staircase.*** ***3. Review sightlines and gate location.*** ***4. Ensure vehicles do not straddle the footpath when waiting for the vehicular gate to open.***
Principle 9 **Community**		*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.*
Comments and Recommendation		**Strengths** a) The communal space is generous. b) The dwelling types contribute to the overall diversity of the place. c) The intent for public art associated with the entrance is supported. d) Confirmation of how the apartments achieve gold/silver liveability is positive. **Areas for improvement** e) None. ***Recommendations*** ***1. None.***

Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
Comments and Recommendation		**Strengths** a) The use of interpretated traditional forms and materials is supported. b) The use of brickwork and fencing provides visual richness to the street. c) The relationship between the brick base and the upper-level cladding works well. d) The overall appearance is light, bright, and contemporary. e) The window hoods add interest as well as shade (although their functionality is questionable). **Areas for improvement** f) The architecture still lacks vibrancy at the upper level and to the southern elevation – the colour palette is overly muted and would benefit from more richness. However, this is a matter that could be refined further at the detailed design stage. ***Recommendations*** ***1. Review the cladding and other details at the upper level at the detailed design stage to create more vibrancy (colour, texture, etc).***

Design Review progress	
	Supported
	Pending further attention
	Not yet supported
	Yet to be addressed

	DRP meeting 1	***DRP meeting 2***	***DRP meeting 3***	***DRP meeting 4***
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				

Concluding remarks

The Panel is supportive of the overall design intent and acknowledges that the project is a good one and doing many good things, principally the delivery of good social and affordable housing.

The provision of smaller apartments geared towards people with special needs who might otherwise not qualify for NDIS support is a good initiative and improves inclusivity within the locality. The design generally sits well within the existing and future planned context.

However, whilst the intent is supported, there are areas where the detail is yet to be provided and improved amenity outcomes can be achieved. A fundamental concern remains the proposed full enclosure of some balconies, which the Panel do not support. Fortuitously for the applicant, a DA has recently been received for the adjoining site to the north-east, which indicates a proposed driveway adjacent to the shared boundary and accordingly provides the Panel with comfort that opportunity exists for all balconies and other windows within the development to be opened up on the north-eastern side to significantly improve the amenity of the proposed balconies and living spaces to the proposed units, without unduly compromising future development on the adjacent lot. If not for the receipt of the DA for the adjoining lot and an understanding of the likely development form, then the applicant would have needed to go back to the drawing board and revisit the balcony locations and design.

The lack of resolution of the landscaping detail remains disappointing, and the Panel do not accept that budget limitations prevent this from being considered at the DA stage. This being said, the Panel note that a landscape architect has now been engaged and that a suitable landscaping outcome can be achieved.

The Applicant is urged to:

- Work with the landscape architect on a suitable landscape outcome.
- Improve the amenity outcomes for units by removing screening and other privacy treatments to the north-eastern elevation, and modify the balcony design to Units 9 and 15.
- Obtain relevant consultant input as the design develops.

Subject to these further improvements, the Panel support the development.

Is the proposal required to go back to a future Design Review Panel Meeting?
Please tick one of the following:

☐ **Yes – future full panel design review**
☐ **No – future chair review only**
√ **No – supported – no further review required**

Is the proposal supported?
Please tick one of the following:

☐ **Yes - Supported**
√ **Yes - Supported – pending further attention and/or conditions to be imposed**

☐ **No – Not supported**	
Design Review Report endorsement & DRP Recommendation	**Support** Date: 28 May 2025

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

2. Meeting Closure