

UNITING WA – ASPIRATIONS HOUSING

LOT 2 (NO. 65) SALCOTT ROAD, GIRRAWHEEN

PROJECT REF: 1840



Prepared for
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1.0 Introduction

Dynamic Planning and Developments acts on behalf of Uniting WA, the proponent of Lot 2 (No. 65) Salcott Road, Girrawheen (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Planning Approval for a proposed 'Residential Building' at the subject site. The planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Details of the proposal;
- Detailed assessment of the proposal against the relevant planning provisions applicable under the City of Wanneroo District Planning Scheme No. 2 and any relevant Local Planning Policies; and
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the City of Wanneroo in determining the proposed application:

- Relevant development plans (**Appendix 1**).
- Operational Management Plan (**Appendix 2**).
- State Planning Policy 7.0 – Design of the Built Environment Assessment (**Appendix 3**).

It will be demonstrated in subsequent sections of this submission that the proposed development is entirely appropriate for approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
2	D051386	1459	463	65 Salcott Road, Girrawheen

The area of the subject site is 2,025m².

A copy of the Certificate of Title pertinent to the subject site is provided as part of the application package.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the City of Wanneroo municipal area within the suburb of Girrawheen. The subject site has frontage onto Salcott Road and is in close proximity to Beach Road which ultimately provides connections to the wider Perth Metropolitan Area. The block currently operates as a Uniting Church with an associated car park, both of which will be demolished for this development.

The subject site adjoins a park on the western boundary and to the south and east is existing single house residential development.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

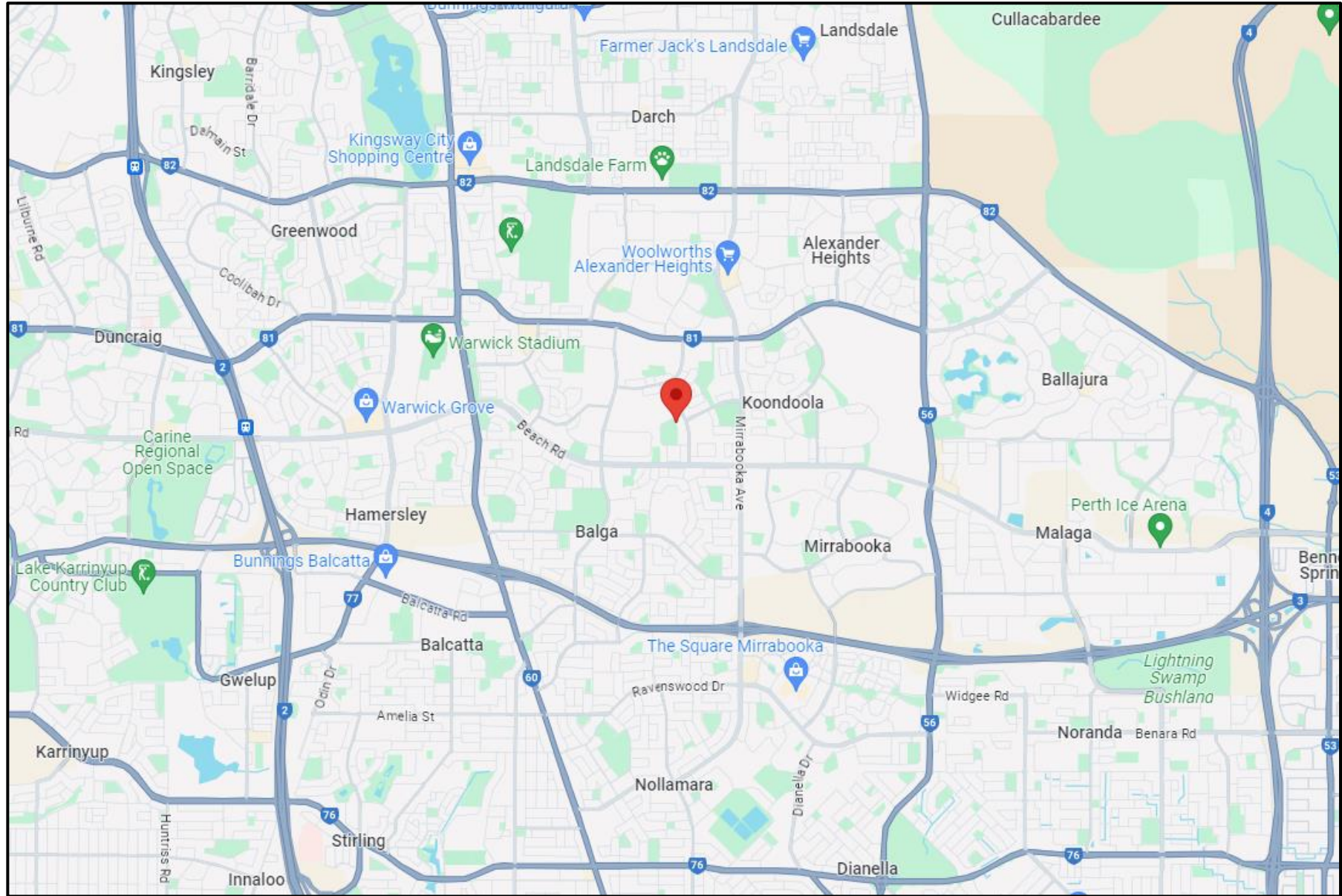


Figure 1 – Regional Context

3.0 Planning Framework

3.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS).

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Urban' MRS zoning applicable to the subject site.

3.2 City of Wanneroo District Planning Scheme No. 2

The subject site is zoned 'Residential' under the provisions of DPS No. 2 with an applicable density coding of R20/40. The objectives of the 'Residential' zone are as follows:

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

Land use permissibility in the 'Residential' zone is determined having regard to Table 1 in DPS No. 2. An assessment against the zone objectives, land use permissibility and other relevant scheme provisions has been provided in Section 5 of this report.

Figure 3 depicts the subject site as it sits within DPS 2.

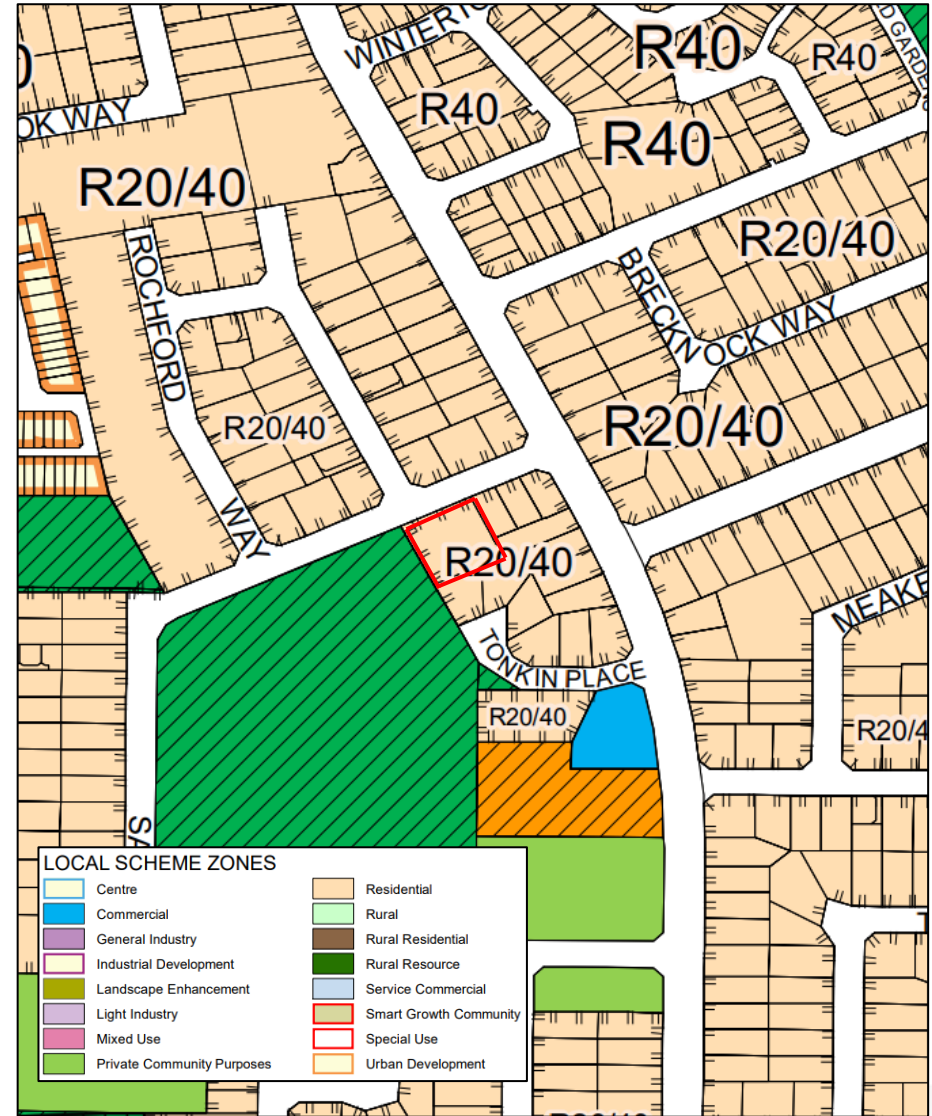


Figure 3 – Planning Scheme Extract

4.0 Proposal Details

Uniting WA proposes to develop a community housing facility on Lot 2 (65) Salcott Road Girrawheen, with 'light touch' support delivered to the residents by Uniting WA. The innovative design by Nic Brunson Architects will deliver a purpose-built, dignified, safe and sustainable housing facility in an established residential area, with self-contained accommodation and communal outdoor spaces designed to improve the health and wellbeing of residents.

The proposed development seeks approval for a 'Residential Building' at the subject site in order to support the Uniting WA Aspirations Housing program which seeks to provide long term, safe and secure supportive accommodation to individuals over the age of 18 who have come from Uniting's transitional housing programs via a referral pathway, and require ongoing support to maintain a tenancy.

A summary of the development and operational details has been provided below.

4.1 Development Details

- The development will be single storey-built form with a portion of the development having ceiling heights commensurate with a two-storey building in order to improve access to natural light and ventilation.
- There will be two separate built form components and a significant amount of open space, communal amenities, and landscaping.
- There will be provision for only four car bays to service staff as residents are unlikely to own a vehicle and visitor numbers are anticipated to be low.

- The development will incorporate a mix of masonry blockwork, timber gladding and glazing with aluminium framing.
- A communal bin store will be provided with staff and/or residents available to transport bins to the verge for collection each week.
- The proposed development will retain approximately 680sqm of the site on the eastern boundary that will be the subject of future development. At present the development intent for this land is unknown.

4.2 Operational Details

- The development will accommodate ten (10) residents with each able to access light touch support from Uniting WA staff that will allow them to live more independently, build social connections and have access to employment, training, and learning opportunities.
- Key staff will visit each resident at the site for up to 3 hours per week between 9am and 5pm Monday to Friday. On call staff will be available after hours, weekends and public holidays.
- Uniting WA will maintain property and tenancy management for the life of the development.
- The development will operate and function in accordance with a comprehensive Operational Management Plan which is included in Appendix 2.

5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the requirements noted in the following documents:

- City of Wanneroo District Planning Scheme No. 2.
- State Planning Policy 7.0 – Design of the Built Environment.
- State Planning Policy 7.3 – Residential Design Codes [Volume 1] (SPP7.3).

The below sections will address the relevant land use permissibility, planning considerations and development requirements outlined in the abovementioned statutory planning documents.

5.1 Land Use Permissibility

The proposed development seeks approval for a 'Residential Building' at the subject site. The 'Residential Building' land use definition is defined in State Planning Policy 7.3 – Residential Design Codes (Volume 1) as:

Residential building – A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- temporarily by two or more persons; or

- permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

In examining the nature of the Aspirations Housing development defined in Section 4 above, it is evident that the 'Residential Building' land use definition is most appropriate as:

- The development will accommodate seven or more persons on a permanent basis who do not comprise a single family.
- The nature of the Proposed Development is a facility (being managed by Uniting WA, subject to an Operational Management Plan), rather than discrete dwellings.
- Uniting WA will maintain management of the facility as a registered Tier 2 Community Housing Provider and in accordance with the Community Housing Regulatory Framework obligations.
- The facility will have communal outdoor living spaces and the Residents will be required to contribute to the maintenance of the property and its gardens.
- The Residents will have access to 24/7 on-call support services and will have regular, weekly visits from case workers.

In accordance with the 'Residential' zoning, the 'Residential Building' land use is a 'Discretionary (D)' land use meaning approval is possible subject to compliance with the relevant development requirements.

The development is also considered to provide housing choice to vulnerable members of the community who are in desperate need of support in high quality, safe, affordable and sustainable housing that will enable their long term independence. The facility has been specifically designed to meet the needs of the people who live there and be complimentary to the surrounding residential context. With this in mind, the proposed development is considered to meet the objectives of the 'Residential' zone.

5.2 State Planning Policy 7.0 – Design of the Built Environment

As part of designing the proposed development State Planning Policy 7.0 – Design of the Built Environment (SPP7.0) was a critical consideration. It was important that through the design process a high quality built form outcome was produced that remained low cost and affordable given the demographic it was being designed for.

How the development addresses SPP7.0 is outlined in a design presentation prepared by Nic Brunson Architects which is included in Appendix 3 of this report.

5.3 Development Requirements

The proposed development requires consideration and assessment against the requirements outlined in the below mentioned documents:

- State Planning Policy 7.3 – Residential Design Codes [Volume 1] (SPP7.3).
- City of Wanneroo District Planning Scheme No. 2.

State Planning Policy 7.3 – Residential Design Codes [Volume 1]

It is commented that as the proposed development seeks approval for a 'Residential Building' not all elements of SPP7.3 warrant consideration. In this regard the below table provides a summary of the developments compliance with the relevant deemed to comply provisions. It is commented that assessment against the R40 density coding has been applied as it is considered the subject site would meet the requirements of Clause 4.2(4) of DPS No. 2.

Part 5.1 – Context	R-Codes
5.1.2 Street Setback	✓
5.1.3 Lot Boundary Setback	DP
5.1.4 Open Space	✓
5.1.6 Building Height	✓

Part 5.2 – Streetscape	R-Codes
5.2.3 Street Surveillance	✓
5.2.4 Street Walls and Fences	✓
5.2.5 Sight Lines	✓

Part 5.3 – Site Planning and Design	R-Codes
5.3.2 Landscaping	✓
5.3.4 Design of Car Parking Spaces	✓
5.3.5 Vehicular Access	✓
5.3.7 Site Works	DP
5.3.9 Stormwater Management	✓

Part 5.4 – Building Design	R-Codes
5.4.1 Visual Privacy	✓
5.4.2 Solar Access for Adjoining Sites	✓
5.4.4 External Fixtures	✓

Evidently the proposed development complies with most of the relevant deemed to comply provisions with the exception of the below:

- The proposed southern boundary wall is 6.1m high in lieu of the allowed 3.5m.
- Greater than 0.5m of site works is proposed to the southern, eastern and western boundaries.

With regard to the above, an assessment of the proposed developments compliance with the relevant design principles is warranted.

Clause 5.1.3 – Lot Boundary Setbacks

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- *Makes more effective use of space for enhanced privacy on adjoining properties.*
- *Does not compromise the design principle contain in Clause 5.1.1 P3.1.*
- *Does not have any adverse impact on the amenity of the adjoining property.*

The proposed development is considered to meet the abovementioned design principle as:

1. The proposed boundary wall, despite being over height will not have any undue impacts on the adjoining property as they also have an abutting boundary wall on the shared boundary. In this regard there will be no building bulk or scale impacts that result.
2. The proposed boundary wall will assist in achieving additional communal open space and landscaping

within the development which will improve the amenity of the eventual occupants of the proposed development.

3. The over height aspect of the boundary wall will only extend for some 3m which is a very limited section of the shared boundary, further reducing the impact.

Clause 5.3.7 – Site Works

P7.1 Development that considers and response to the natural features of the site and requires minimal excavation/fill.

P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.

7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to Clauses 5.3.7 and 5.4.1.

The proposed development is considered to meet the abovementioned design principles as:

1. The retaining and site works across the development effectively manages the topography to limit the extent of retaining whilst maintaining functional finished floor levels.
2. The natural ground level at street level is being maintained and any retaining in the primary street setback area is being stepped to ensure it is able to accommodate an area of landscaping and use of the retaining as a seating area.
3. The use of retaining ensures larger communal open space and living areas that will be functional and desirable for residents to interact with. These retaining walls are provided without detriment to any adjoining properties.

City of Wanneroo District Planning Scheme No. 2 (DPS No. 2)

The only relevant development requirement in DPS No. 2 relates to car parking and a provision of 1 space per person accommodated. As the proposed development will accommodate 10 persons, a total of 5 bays are required. Whilst the development only provides four (4) bays, this provision of parking is considered sufficient as the residents will not have cars and the bays will only be used by staff, with no more than two to three staff on site at any one time.

The above will be enforced through an Operational Management Plan (Appendix 2) which will become a condition of planning approval should the City resolve to approve the application.

6.0 Conclusion

Based on the contents of this planning report, it is clear that the project proposal is appropriate for approval as it delivers a supportive community housing product to vulnerable members of the community in desperate need of safe, affordable and stable accommodation. The design of the proposed development is of a high quality and achieves a number of sustainable design outcomes to minimise running costs. The proposed development is also largely compliant with the applicable planning framework with any variations appropriately justified. Further, the development and support program will be delivered by a reputable not for profit organisation that has considerable and demonstrated experience in this space. With the above in mind, the proposed development warrants approval