

APPLICATION FOR DEVELOPMENT APPROVAL

Aged and Dependant Persons' Dwellings

Lot 98 (No. 11) Chetwynd Way
Booragoon

prepared by



STEWART URBAN PLANNING

on behalf of

Killarney Community Pty Ltd

8 February 2022



TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
2.1	OVERVIEW	4
2.2	ANALYSIS	4
3.0	DESCRIPTION OF PROPOSED DEVELOPMENT	6
4.0	TOWN PLANNING CONSIDERATIONS	8
4.1	METROPOLITAN REGION SCHEME	8
4.2	CITY OF MELVILLE LOCAL PLANNING SCHEME NO.6	8
	<i>Zoning</i>	8
	<i>Land Use Permissibility</i>	9
4.3	RESIDENTIAL DESIGN CODES	10
	<i>Site Area</i>	10
	<i>Street Setback</i>	10
	<i>Lot Boundary Setbacks</i>	11
	<i>Open Space</i>	13
	<i>Outdoor Living Area</i>	14
	<i>Vehicle Parking</i>	15
	<i>Site Works</i>	15
	<i>Aged or Dependent Persons' Dwellings</i>	16
4.4	PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015.....	17
4.6	STATE PLANNING POLICIES.....	18
4.7	LOCAL PLANNING POLICIES	19
4.8	AGE FRIENDLY MELVILLE PLAN 2022-2026.....	19
5.0	CONCLUSION.....	21
	ATTACHMENT 1: ARCHITECTURAL DRAWINGS	22
	ATTACHMENT 2: CERTIFICATE OF TITLE AND DIAGRAM	23
	ATTACHMENT 3: R-CODES ASSESSMENT	24
	ATTACHMENT 4: LANDSCAPE PLAN	25



1.0 Introduction

Stewart Urban Planning acts for Killarney Community Pty Ltd (**Client**), the proponent with respect to the proposed development of Lot 98 (No. 11) Chetwynd Way, Booragoon (**Site**).

This Town Planning Statement has been prepared in support of an Application for Development Approval (**Application**) which proposes to demolish the existing dwelling at the Site and construct a high-quality Aged and Dependant Persons' development comprising 13 dwellings, vehicle access and manoeuvring area and central communal open space.

The development has an estimated cost of construction of \$3 million, and as such, the Application is an 'opt-in' application for determination by the Metro-South Development Assessment Panel (**DAP**).



2.0 Site Description

2.1 Overview

The table below sets out the relevant high-level summary of the Site, including locational and cadastral considerations.

Address	11 Chetwynd Way, Booragoon
Local Authority	City of Melville (City)
Certificates of Title	Volume 1768 Folio 342
Registered Proprietor	Adrian Min Yan Lee
Cadastral	Lot 98 on Plan 11819
Land Area	2,675m ²
Chetwynd Way Street Frontage	24.43m
Land Use / Buildings	Single Residential Dwelling
Topography	Topographical fall of approx. 1.25m from NE to SW.

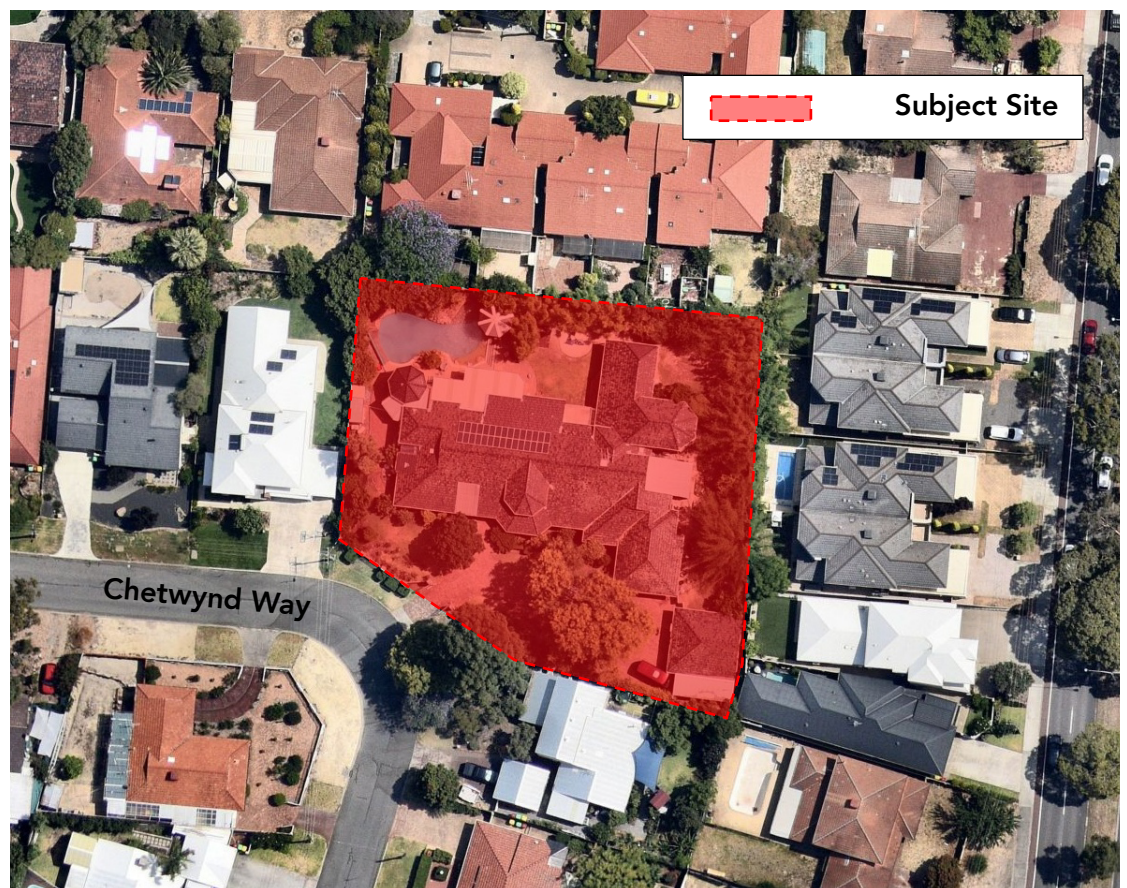


Figure 1: Site Plan

2.2 Analysis

The Site is located within the Booragoon residential area, approximately 9.5km southwest of the Perth CBD and 8.0km east of the Fremantle City Centre. The Site is accessible via the Kwinana Freeway, Canning Highway and Leach Highway, all of which provide regional access to the Site.



The locality is generally bound by Marmion Street to the north, Riseley Street to the east, Allerton Way to the south and Neesham Street to the west, which predominantly comprises single and grouped dwellings, with associated daily amenities. The locality is in a period of urban renewal and transition; the housing stock is generally made up of circa 1980's single storey brick and tile residences and more modern double storey redevelopment.

The locality is situated immediately south of Garden City Shopping Centre and west of the Booragoon light industrial area. Karoonda Reserve, Len Shearer Reserve, Piney Lakes Reserve, Booragoon Lake and Blue Gum reserve are located within 1km of the Site, providing areas of regional amenity and recreation. Access to the open space areas is provided primarily through local roads and footpaths.

Existing development at the Site comprises a large single storey dwelling and outdoor amenities. An existing mature tree is located adjacent the southern lot boundary, which is proposed to be retained as part of the development.



3.0 Description of Proposed Development

The Application proposes the demolition of the existing structures at the Site and construction of 13 aged persons’ dwellings, vehicle parking and manoeuvring areas and central communal open space.

The Application seeks approval for the construction of:

- 7 double storey dwellings with resident parking and multi-use area;
- 6 single storey dwellings with resident parking and multi-use area;
- 3 visitor parking bays (inclusive of one ACROD bay and associated shared space);
- Central communal open space and associated landscaping; and
- Vehicle circulation space.

The dwelling offering comprises the following floorplate designs:

Lot(s)	B/room	WC	Study / Guest	Car bay	Flexi Space	Lot Area (m ²)
1	1	2	1	1	1	169
2 – 6	2	2	1	1	1	147
7	1	2	1	1	1	168
8	1	2	1	1	1	165
9	1	2	1	1	1	148
10	1	2	1	1	2	174
11	2	2	1	1	1	171
12 – 13	1	2	1	1	1	147 / 149

As above, the development incorporates 13 single and double storey Aged Persons’ Dwellings. It is anticipated the development will be occupied by downsizers from the wider City of Melville area, having previously occupied large landholdings in areas of high amenity.

The floorplate offerings have been prepared to accommodate a wide range of potential residents at different stages of life and of different physical ability. In this regard, double storey options have been located centrally in a view to manage building mass with single storey dwellings located adjacent the lot boundaries.

At the core of the development concept is a high level of user amenity within the individual dwellings and within the Site. For the individual dwellings, a large multi-purpose space is designed to function as a hobby room for the residents, providing them with a space for activity, creativity and engagement. These multi-purpose spaces are conveniently located within each dwelling, either as an extension of the vehicle parking space or at the entry point, in a view to increase useability and ease of access for the residents.



Considerable effort has also been made by the project architect to undertake site planning which retains and emphasizes the existing vegetation. In this regard, the centrally located communal area has been designed to retain the existing mature tree shown in the photograph below.



Figure 2: Existing mature tree within Site

Retention of this tree also serves to break up the massing of the development, provides opportunity for outdoor gatherings and entertainment, as well as improved user amenity through increased light penetration and cross ventilation.

Units 8 to 13 are oriented to maximise surveillance and interaction with the central communal space.

Vehicle access is provided via Chetwynd Way, generally in the same location as the existing vehicle crossover. The design of the crossover and internal manoeuvring spaces will allow vehicles to enter and exit the Site in a forward gear.



4.0 Town Planning Considerations

4.1 Metropolitan Region Scheme

Zones

Urban

Reserves

None

As above, the Site is included within the 'Urban' zone of the Metropolitan Region Scheme. Land to all sides is similarly included within the 'Urban' zone.

4.2 City of Melville Local Planning Scheme No.6

Zoning

The Site is included within the 'Residential' zone of the City's Local Planning Scheme No.6 (LPS6). Land to all sides is similarly included within the 'Residential' zone of LPS6.

The LPS6 zone applied to the Site and surrounding landholdings is shown at Figure 1 below.

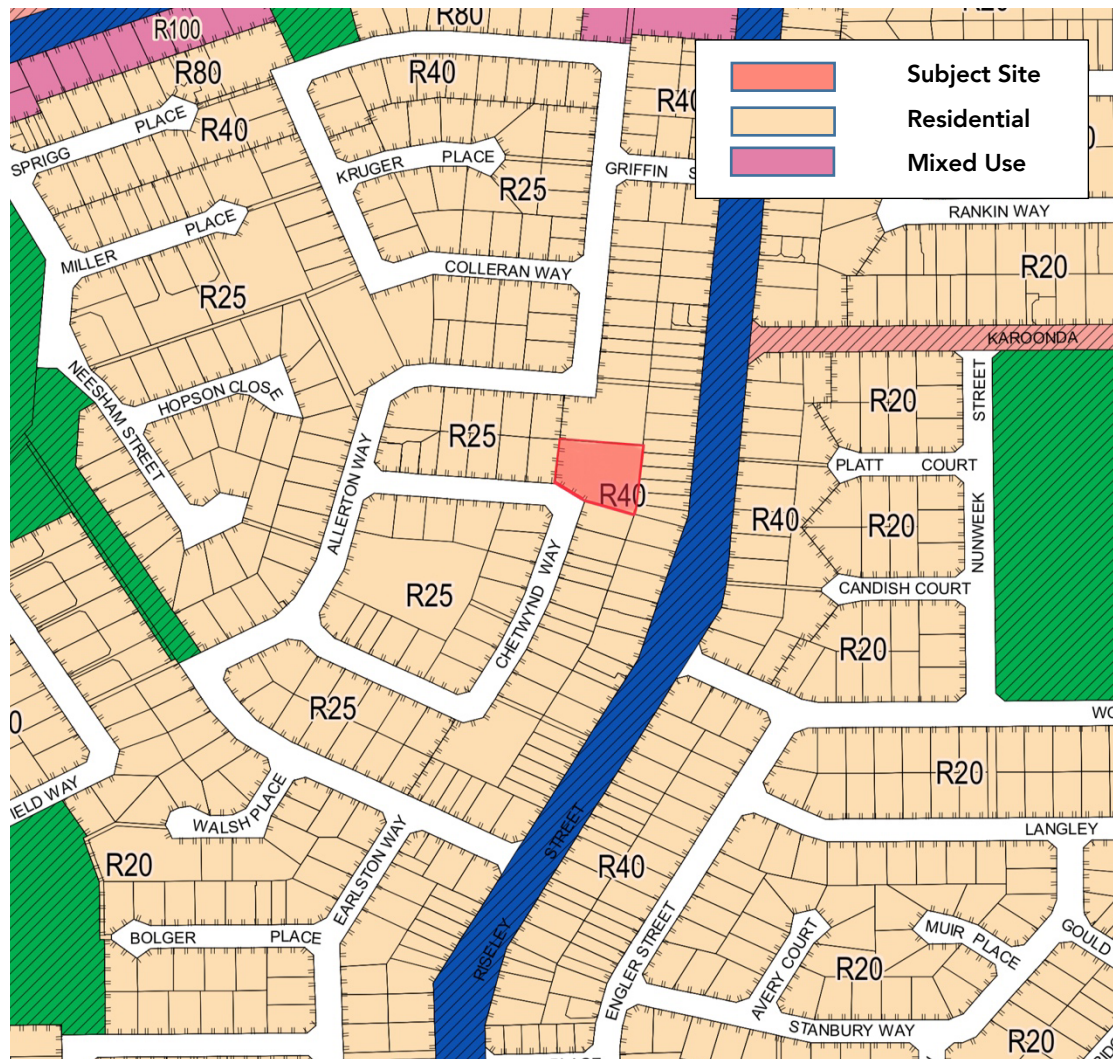


Figure 3: LPS6 Zoning



The Objectives of the Residential zone are set out at Table 2 of LPS6 and reproduced below:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development to promote sustainable residential development.*
- *To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*

The Application proposes the development of aged persons' dwellings, serving as an 'age in place' product offering. The Site is allocated a density code of R40, which is consistent with the density applied to lots immediately north, east and south. The western adjacent lot is allocated a density of R25.

Close consideration has been given to the retention of the existing mature tree and through the introduction of new landscaping, which will be a focal point for the Site and which has influenced the design and architectural form to provide a development outcome that is consistent with the locality. The architectural form and materials palette has been selected having regard to the surrounding urban fabric, providing a development outcome which is consistent with the locality. Overall built form mass, scale and materiality is aligned to prevailing developments in the locality and will improve the streetscape aesthetic.

In this regard, the development proposal is compatible with the Objectives of the Residential zone.

Land Use Permissibility

As part of the preparation of LPS6, the Western Australian Planning Commission (WAPC) determined that residential uses were not required to be listed within the Zoning Table, or defined, as they were separately provided for through the Residential Design Codes. In this regard, the WAPC determined that residential uses were Permitted within the Residential zone of LPS6.

We are advised that the City has adopted this approach to residential development on a consistent basis following gazettal of LPS6. Accordingly, consistent with the approach adopted by the WAPC and City, the proposed land use is Permitted at the Site.

We note that the Site is not subject to any additional or restricted uses.



4.3 Residential Design Codes

As set out at cl 25 of LPS6, the Residential Design Codes (**R-Codes**) are to be read as part of the LPS6 scheme text. We have included at Attachment 3 a full R-Code assessment of the proposed development against Part 5 of Volume 1 of the R-Codes.

Included at the following sections is an assessment of the elements of the proposed development which are central to consideration of the Application. Each element has been listed under a corresponding heading.

Site Area

As set out at C1.4 of element 5.1.1 *Site Area*, the site area required per dwelling may be reduced by up to one third consistent with cls 5.6.2 and 5.5.3 of the R-Codes. Minimum and average site area for the R40 density is 180m² and 220m², respectively. Accordingly, the minimum and average site area to be achieved for Aged and Dependant Persons' Dwellings is 120m² and 147m², respectively.

The table below shows the site area achieved per dwelling and the average site area for the development.

Lot(s)	Lot Area (m ²)	Lot Area Average (m ²)
1	169	156
2 – 6	147	
7	168	
8	165	
9	148	
10	174	
11	171	
12 – 13	147 / 149	

As above, the minimum lot area provided within the development is 147m², with an average lot area of 156m² (rounded). The site area provided is compliant with the R-Codes.

Street Setback

Table 1 of the R-Codes identifies that the required primary street setback is 4m. Deemed-to-Comply provision C2.1(iii) permits the setback to be reduced by up to 50% where the encroachment is compensated for by an equal portion of open space behind the setback line. The primary street setback may therefore be reduced to 2m.

The Application proposes a minimum primary street setback of 1.0m for a length of 4.37m, with the setback increasing to 1.31m for 2.26m.

The setback strategy adopted for the proposal accommodates site planning constraints associated with vehicle parking, landscaping to lot boundaries, and



retention of the central mature tree. Separately, building mass is managed through the area of open space provided adjacent the dwelling at Lot 12 associated with the vehicle access point, which minimises the impact of the setback variation and reduces perceived building mass.

The built form offset provided behind the setback line provides for the balancing of built form mass and is an appropriate response to the challenging lot orientation and site planning constraints.

Lot Boundary Setbacks

Lot boundary setbacks for the proposed development are considered and explored at the following sections. As above, the siting of the development within the Site has been driven by the retention of the existing mature tree, the introduction of new vegetation and amenity outcomes.

Local Planning Policy 3.1 'Residential Development' (**LPP3.1**) includes provisions dealing with Boundary Walls, which are considered in our assessment below.

Northern Boundary

The development is set back from the northern lot boundary 4m at ground level and 8.5m at the second storey, which exceeds the setbacks provided at Table 2b of the R-Codes.

Northern setbacks are compliant.

Eastern Boundary

Development adjacent the eastern lot boundary is single storey to a maximum wall height of 2.3m. Minimum wall height at the eastern lot boundary is 1.4m adjacent to the master bedroom of Unit 9. The low effective wall height at the eastern boundary is the result of the natural ground level. Excavation is proposed throughout the Site in a view to provide a consistent development level which minimises perceived scale while maximising useable space and incorporating accessibility requirements.

Major openings provided in the eastern elevations of Units 7 – 10 (incl.) are set back from the eastern lot boundary 1.5m. Given the low wall height (1.4m – 2.3m) the setback required is 1.5m.

The sections of Units 7 – 10 (incl.) have a total wall length of 35m, which equates to 63.6% of the length of the boundary. In areas coded R30 and above, boundary walls may be built behind the street setback for two-thirds the length of the lot boundary.

In this regard, the eastern lot boundary setbacks are compliant with Table 2b, Deemed-to-Comply provision C3.2 and LPP 3.1.

Southern Boundary

For the purpose of assessing compliance, the southern boundary, being the common lot boundary between the Site and No. 13 Chetwynd Way, is considered a lot



boundary. This lot boundary is to be distinguished from the boundary of the Site abutting Chetwynd Way, which is the street setback. That is, the Site has one street setback and four lot boundaries.

Units 10 and 11 are positioned adjacent to the southern lot boundary. The elevation of the dwellings is articulated to provide cross ventilation and sunlight penetration, while minimising the perceived scale of the development. Notwithstanding the articulated façade, the southern elevation is considered as one wall.

Unit 10 incorporates a skillion roof to the southern boundary, where the wall height has been calculated consistent with Figure 3g of the R-Codes. The effect is a maximum wall height of 4.5m to a length of 30m, noting the actual wall height (excluding the skillion portion) ranges from 1.9m – 2.1m. The corresponding boundary setback requirement is 2.0m.

Development setback from the southern lot boundary is predominantly nil except for a 1m setback adjacent the kitchen of Unit 11 and the outdoor space associated with Unit 10.

The southern adjacent dwelling is generally positioned adjacent the common lot boundary, with the outdoor living area at the rear of the property. Having regard to natural ground level and the proposed excavation (primarily at the eastern extent of the Site), the effective building height is reduced which maintains sunlight penetration and reduced building bulk. Given the single storey built form at the common boundary, there is no overlooking or privacy issues which would affect amenity for the southern landowner.

Western Boundary

Unit 1 is built to the western lot boundary. Given a wall height of 2.7m and a length of 18m, the required setback is 1.5m. Consistent with the approach taken to the eastern lot boundary, in areas coded R30 and above, boundary walls may be built behind the street setback to two boundaries for two-thirds the length of the lot boundary.

The proposed boundary wall represents approximately 51% of the length of the western lot boundary.

The western elevation incorporates articulation in setback, materials and colours which contributes to the successful management of scale and mass. Sunlight penetration to the western dwelling and outdoor area (Unit 1) is maintained through roof pitch and wall orientation; as such, there are no negative amenity impacts associated with the boundary setback.



Overview

The development incorporates boundary walls to the eastern, southern, and western lot boundaries. The boundary walls to the eastern and western lot boundaries represent 63.6% and 51% of the length of the boundary, respectively.

As set out above, the principal element guiding the site planning is the retention of the existing mature tree located in the southern extent of the Site. Retention of the tree dictates the location of proposed dwellings and guides the size and location of the internal open space area.

It is our view that the retention of the central tree, and the boundary walls which result, provides an enhanced streetscape and internal amenity outcome as contrasted to an outcome where the tree is removed and built form is centralised within the Site.

While the approach taken has resulted in boundary walls to three boundaries, the outcome does not compromise on the amenity of adjoining owners, as areas of outdoor recreation or internal habitable spaces are not impacted by shadowing, privacy impacts or unacceptable scale and mass.

Through considered design, articulation and use of natural ground level, prioritising retention of the existing mature tree does not negatively impact building bulk, access to sunlight and ventilation, or visual privacy to adjacent dwellings.

In this regard, we are of the strong view that the site planning which has been adopted at the Site is an appropriate response to the immediate locality and is capable of support.

Open Space

Deemed-to-Comply element 5.1.4 of the R-Codes requires that each lot incorporates 45% open space. For the purpose of C4, open space is generally that area unoccupied by built form and includes a proportional share of any associated common property.

We have calculated open space for each dwelling in the table below.

Lot	Open Space within Lot	Open space (incl. Common Property)	Total Open Space per Lot
1	41.13	95.27	56%
2	41.91	89	61%
3	41.91	89	61%
4	41.91	89	61%
5	41.91	89	61%
6	41.91	89	61%
7	45.79	99.61	59%



Lot	Open Space within Lot	Open space (incl. Common Property)	Total Open Space per Lot
8	42.86	95.72	58%
9	44.18	91.59	62%
10	42.11	97.85	56%
11	41.43	96.21	56%
12	42.83	90.56	61%
13	40.83	87.92	60%
Average			59%

As shown above, the average open space per dwelling, incorporating the proportionate share of common property is 59%. No dwelling has a total open space area less than the 45% provided within the R-Codes.

Outdoor Living Area

Each dwelling is required to be provided with 20m² of outdoor living area consistent with element 5.3.1 of the R-Codes. The outdoor living area provided to each dwelling typology is set out in the table below.

Lot(s)	Outdoor Living Area (m ²)	Compliance
1	22.48	✓
2 – 6	22.00	✓
7	20.66	✓
8	18.00	✗
9	18.00	✗
10	27.88	✓
11	19.66	✗
12 – 13	30.64	✓

As shown above, the outdoor living area for lots 8, 9 and 11 require consideration against the Design Principles. The variation to the outdoor living areas ranges from 0.34m² to 2.0m².

Notwithstanding the variations as set out above, the outdoor living areas which are proposed are of a functional size and dimension, which are capable of being used in conjunction with the primary habitable spaces of the dwelling. The dedicated outdoor living area is provided in addition to the central open space area, which is available for the use of residents for active and passive recreation.

Each dwelling is provided with uncovered outdoor space which promotes sunlight penetration and natural ventilation into and through the dwelling. Landscaping is provided to each outdoor space, providing an area for outdoor recreation while also improving outdoor amenity for users.



The variations proposed do not negatively affect the useability of the spaces and provide spaces of high amenity and functionality. We are therefore of the view that the approach taken is appropriate and capable of support.

Vehicle Parking

Each dwelling is provided with one (1) dedicated vehicle parking bay. Dwellings 9 and 10 are provided with vehicle parking bays adjacent to the communal vehicle parking area, while all other dwellings are provided with private, lockable garages. Garages are provided as part of each dwelling. Resident vehicle parking provision is consistent with the requirement of the R-Codes.

Three visitor parking bays are provided adjacent the western lot boundary, within the street setback area and screened behind landscaping. The visitor parking offering incorporates one ACROD bay and associated shared space. Deemed-to-Comply element 3.2 requires that four visitor parking bays are provided.

Having regard to the Site location in proximity to high-frequency public transport offerings, we are of the view that the visitor parking provision is appropriate and sufficient to cater for likely demand.

Site Works

The Site maintains a consistent topographical increase from 28.5m AHD at the south-west to 30.82m AHD at the south-east. The eastern lot boundary maintains a consistent height from north to south, undulating modestly by approximately 20cm.

Having regard to the pre-existing levels of the Site, it is proposed to excavate the Site to provide a consistent internal topography in consideration of the proposed end users' accessibility requirements (aged and dependant persons).

Fill and excavation at each lot boundary is proposed to be undertaken as set out in the following table.

Lot Boundary	Excavation / Fill
Northern	-0.943m
Eastern	-1.322m
Southern	-0.755m
Western	+0.440m

Excavation and fill within the Site is to be supported by suitably designed retaining at the lot boundaries. The extent of excavation and fill has been minimised to maintain the amenity of adjacent properties while providing a development site which can be effectively used by the future user.



Aged or Dependent Persons' Dwellings

The Application proposes 13 Aged or Dependent Persons' Dwellings, each of which is self-contained. The dwellings are provided in a 'grouped dwelling' setting, where the R-Codes provide that each dwelling is not to have plot ratio area exceeding 100m².

The table below summarises the plot ratio floor area provided per dwelling.

Lot	Ground (m)	First (m)	Total (m)
1	93.45	-	93.45
2	57.93	63.03	120.96
3	57.93	63.03	120.96
4	57.93	63.03	120.96
5	57.93	63.03	120.96
6	57.93	63.03	120.96
7	93.45	-	93.45
8	92.43	-	92.43
9	91.91	-	91.91
10	115.4	-	115.40
11	94.03	-	94.03
12	63.21	42.64	105.85
13	63.21	42.64	105.85
Average			107.47

As above, the average dwelling size exceeds the 100m² provided through the R-Codes. In considering the dwelling size proposed, it is necessary to have regard to the likely future user. It is anticipated that the future residents of the development will be downsizers, who presently live within the wider locality. Housing stock within the locality generally comprises large single houses on large allotments, with multiple bedrooms and spaces for active recreation.

Through the sensitive use of fill and excavation, dwellings are provided with safe and convenient access and internal navigation. Each dwelling has been carefully designed to have regard to the end user, incorporating wide doorways, open plan living area and flexible spaces for activity and recreation.

In our view, the development concept is an appropriate response to increasing demand for aged persons' accommodation, particularly in consideration of the product within the wider locality.



4.4 Planning and Development (Local Planning Scheme) Regulations 2015

Deemed Provision 67 of LPS3 sets out a range of matters that a decision-maker is required to consider in determining this Application. The table below explains how the Application addresses each of the matters in Deemed Provision 67.

Deemed Provision 67		Response
(a)	Local Planning Scheme	The Application satisfies the relevant provisions of, and is capable of approval under LPS3
(b)	Orderly and proper planning	The development has been designed having close consideration to the applicable planning framework.
(c)	State Planning Policies	State Planning Policy 3.7 – Residential Design Codes Volume 1.
(d)	Environmental Protection Policies	None applicable.
(e)	Any policy of the WAPC	None applicable.
(f)	Any policy of the State	None applicable.
(g)	Local Planning Policies	LPP 1.10 – Amenity. LPP 3.1 – Residential Development.
(h)	Structure Plans, Centre Plans and Local Development Plans	None applicable.
(i)	Review of Local Planning Scheme	Not applicable
(j)	Reserved land	Not applicable
(k)	Built heritage conservation of any place of cultural significance	Not applicable
(l)	Cultural heritage significance	The development does not have any effect on the cultural heritage significance of the area. The site is not within a place of Aboriginal heritage significance.
(m)	Compatibility with setting	Site planning has been guided by the retention of the central significant tree. The scale of development positioned around the central open space is of an appropriate scale to surrounding development. Setting of the building will be improved by provision of verge and on-site landscaping.
(n)	Amenity of the locality: (i) Environmental impacts (ii) Character of locality (iii) Social impacts	The proposal will not have any adverse impact on the environment. The building design provides a sophisticated façade which enhances the streetscape amenity of the locality. The development will not have any adverse social impacts and will improve surveillance of the public realm.
(o)	Effect on natural environment	The development will not have an adverse effect on the natural environment.
(p)	Landscaping and tree retention	Landscaping, including trees, is proposed to the verge and on-site. Central mature vegetation will be retained and has been the driving force behind site planning.



Deemed Provision 67		Response
(q)	Environmental risks	None
(r)	Risk to human health or safety	None.
(s)	Access and parking	Resident vehicle parking is provided for each dwelling consistent with the R-Codes. Visitor parking has been provided close to the entrance, and includes an ACROD bay and associated shared space.
(t)	Traffic impacts	The traffic generated by the development will not have an adverse effect on traffic flow and safety.
(u)	Availability and adequacy of:	
	(i) public transport	The site is 200m from two bus stops servicing Bus Routes No.'s 510 and 915.
	(ii) public utilities	All utilities required to service the development are available, including water, sewer, and power.
	(iii) waste management	A central bin store is provided which is suitable for the scale of development.
	(iv) pedestrian & cyclist access	Resident bicycle parking is provided within the dedicated multi-use spaces.
	(v) elderly & disability access	One 'ACROD' bay is provided.
(v)	Loss of community benefit or service	Not applicable.
(w)	History of the site	No relevant site history.
(x)	Impact on the community	The proposal will serve as the catalyst for further high-quality development in the locality.
(y)	Submissions on the proposal	To be determined
(za)	Comments from agencies	To be determined
(zb)	Other planning considerations	None

4.6 State Planning Policies

In accordance with Deemed Provision 67 of LPS3, due regard must be given to all relevant State Planning Policies.

State Planning Policy 7.1 – Design of the Built Environment

State Planning Policy 7.1 – Design of the Built Environment (**SPP7.1**) seeks to achieve 'good design' through the application of the following 10 Design Principles:

- Context and Character;
- Landscape Quality;
- Built Form and Scale;
- Functionality and Build Quality;
- Sustainability;
- Amenity;
- Legibility;
- Safety;
- Community; and



- Aesthetics.

The proposed development provides for a high-quality infill development, which will provide aging in place opportunities for residents of the locality. The dwellings provide a high degree of user amenity through large private and communal open space, open plan living arrangement, flexible private recreation spaces and a variety of dwelling options.

Streetscape amenity is maintained through the modest development appearance as perceived from Chetwynd Way, combined with the existing mature tree retention and provision of considerable new landscaping.

The development will replace an existing residential dwelling with contemporary infill aged persons' dwellings, utilising materials appropriate to the residential function of the development.

The development will enhance the streetscape, amenity, environment, and built form character of the area and responds appropriately to the 10 Design Principles under SPP7.1.

Other State Planning Policies

No other State Planning Policies are relevant to the consideration of this Application.

4.7 Local Planning Policies

Consideration has been given to the relevant provisions of the City's applicable Local Planning Policies, including:

- Local Planning Policy 3.1 Residential Development; and
- Local Planning Policy 1.10 Amenity.

The development concept provides an enhanced streetscape amenity through improved residential activation and landscaping outcomes, establishing a high standard of infill, age-in-place accommodation.

This concept represents an innovative design and product offering, which elevates the residential streetscape and expands the opportunities for aged persons' living. The provision of aged persons' dwellings provides a sensitive way to increase residential densities near activity centres and public transport, while ensuring the character of the residential environment is maintained. We are of the view that the development as proposed is a development outcome encouraged by the planning framework.

4.8 Age Friendly Melville Plan 2022-2026

The City has prepared the 'Age Friendly Melville Plan' 2022 – 2026 which has been informed by direct community engagement. In essence, the Plan sets out the high-level policy framework and priority goals for the provision of services for the ageing population.



One of the four priority areas is the increase in choice and diversity of appropriate housing for older people, allowing the ageing population to age in place. Central to this is the City's commitment to ageing in place through the Age Friendly Melville Assistance Fund and community workshops delivering a variety of housing options for the elderly.

The proposed development at the Site is aligned with the key principles of the Plan, and is positioned to providing diverse housing options for the ageing Melville population. Provision of aged persons' dwellings at the Site retains the local population, while freeing up the downsizers housing stock allowing a transition of families into the locality.

In this regard, the development concept is closely aligned with the City's strategic goals, and is therefore capable of support.



5.0 Conclusion

This Town Planning Statement has been prepared in support of an Application for Development Approval for 13 Aged and Dependant Persons' dwellings with central communal open space.

The development has been designed having regard to all relevant town planning considerations and satisfies the relevant standards and requirements of the framework.

The Application replaces an existing single storey residential dwelling with a high-quality infill development which provides existing downsizing residents within the City of Melville access to properties which allow 'ageing in place'. This development supports the goals for housing objectives consistent with the City's Age Friendly Melville Plan 2022 - 2026.

The development will enhance the streetscape and built form of the locality, and generate employment opportunities, consistent with the purposes of the City's Economic Development Strategy.

The proposed development satisfies the relevant considerations listed in Deemed Provision 67 of LPS6, is consistent with the principles of orderly and proper planning and will not have any detrimental impact on the amenity of the locality.

We are therefore of the view that the development as proposed is capable of support and represents a high-quality development outcome for the locality.



ATTACHMENT 3: R-Codes Assessment



Part 5: Design elements for all Single House(s) and Grouped Dwellings; and Multiple Dwellings in areas coded less than R40

Property Details

Date	4/2/22		
Property Address	11 Chetwynd Way, Booragoon		
Local Government	City of Melville		
Development Description	13 Aged and Dependant Persons' Dwellings		
Town Planning Scheme	Town Planning Scheme No. 6		
Draft Town Planning Scheme	No	If Yes, list:	N/A
Zoning/Density	Residential R40		
Local Planning Policies	Yes	If Yes, list:	LPP 3.1, LPP 1.10.
Local Development Plans	No	If Yes, list:	N / A
Design Guidelines/Precinct Plans	No	If Yes, list:	N / A
Structure Plans	No	If Yes, list:	N / A

Element	Design Principle		Deemed-to-Comply		Comments
	Ref.	Satisfied?	Ref.	Satisfied?	
5.1 Context					
5.1.1 Site area	P1.1	Yes	C1.1	N/A	C1.4 Applies. Reduced minimum and average achieved. 147m ² average req'd. 155m ² average provided.
	P1.2	Yes	C1.2	Yes	
	P1.3	Yes	C1.3	N/A	
	-	-	C1.4	Yes	
5.1.2 Street setback	P2.1	Yes	C2.1	No	4m s/back req'd. min 1.0 provided. Refer Development Application report.
	P2.2	Yes	C2.2	N/A	
	-	-	C2.3	N/A	
	-	-	C2.4	N/A	
5.1.3 Lot boundary setback	P3.1	Yes	C3.1	No	Boundary walls proposed to east, south and west. Development Application report assesses and comments on boundary setbacks.
	P3.2	Yes	C3.2	No	
	-	-	C3.3	No	
	-	-	C3.4	Yes	
5.1.4 Open space	P4	Yes	C4	Yes	Refer Application Doc
5.1.5 Communal open space	P5.1	Yes	C5	N/A	No deduction proposed.
	P5.2	Yes	-	-	
5.1.6 Building height	P6	Yes	C6	Yes	
5.2 Streetscape					
5.2.1 Setback of garages and carports	P1.1	Yes	C1.1	Yes	Garages located within Site.
	P1.2	N/A	C1.2	N/A	
	-	-	C1.3	N/A	



Element	Design Principle		Deemed-to-Comply		Comments
	Ref.	Satisfied?	Ref.	Satisfied?	
	-	-	C1.4	N/A	
5.2.2 Garage width	P2	Yes	C2	Yes	Garages internal to Site.
5.2.3 Street surveillance	P3	Yes	C3.1	Yes	Habitable space oriented toward street. Improved surveillance results.
	-	-	C3.2	Yes	
	-	-	C3.3	Yes	
5.2.4 Street walls and fences	P4	Yes	C4.1	Yes	Visually permeable fencing proposed.
	-	-	C4.2	N/A	
5.2.5 Sight lines	P5	Yes	C5	Yes	Fencing permeable adjacent egress point.
5.2.6 Appearance of retained dwelling	P6	N/A	C6	N/A	Not applicable.
5.3 Site planning and design					
5.3.1 Outdoor living areas	P1.1	Yes	C1.1	No	Refer Application document.
	P1.2	N/A	C1.2	N/A	
	P1.3	N/A	-	-	
5.3.2 Landscaping	P2	Yes	C2.1	Yes	Refer Landscape Plan.
	-	-	C2.2	Yes	
5.3.3 Parking	P3.1	Yes	C3.1	Yes	3 visitor bays proposed.
	P3.2	Yes	C3.2	No	
	P3.3	Yes	C3.3	Yes	
5.3.4 Design of car parking spaces	P4	Yes	C4.1	Yes	
	-	-	C4.2	Yes	
	-	-	C4.3	Yes	
5.3.5 Vehicular access	P5.1	Yes	C5.1	Yes	
	P5.2	Yes	C5.2	Yes	
	-	-	C5.3	Yes	
	-	-	C5.4	Yes	
	-	-	C5.5	Yes	
	-	-	C5.6	Yes	
	-	-	C5.7	Yes	
5.3.6 Pedestrian access	P6	Yes	C6.1	Yes	
	-	-	C6.2	Yes	
	-	-	C6.3	Yes	
	-	-	C6.4	Yes	
	-	-	C6.5	Yes	
5.3.7 Site works	P7.1	Yes	C7.1	N/A	Refer Application document.
	P7.2	Yes	C7.2	No	
	P7.3	Yes	C7.3	N/A	
5.3.8 Retaining Walls	-	-	-	-	*Deleted by amendment dated 2.7.2021*



Element	Design Principle		Deemed-to-Comply		Comments
	Ref.	Satisfied?	Ref.	Satisfied?	
5.3.9 Stormwater management	P9.1	Yes	C9	Yes	Stormwater to be retained onsite.
	P9.2	Yes	-	-	
5.4 Building design					
5.4.1 Visual privacy	P1.1	Yes	C1.1	Yes	
	P1.2	Yes	C1.2	N/A	
5.4.2 Solar access for adjoining sites	P2.1	Yes	C2.1	Yes	Refer overshadowing plan within architectural package.
	P2.2	Yes	C2.2	Yes	
5.4.3 Outbuildings	P3	N/A	C3	N/A	External fixtures located away from view.
5.4.4 External fixtures, utilities and facilities	P4.1	Yes	C4.1	Yes	Each dwelling is provided with considerable storage area which also provides a hobby / active space.
	P4.2	Yes	C4.2	Yes	
	-	-	C4.3	Yes	
	-	-	C4.4	Yes	
	-	-	C4.5	Yes	
	-	-	C4.6	Yes	
	-	-	C4.7	Yes	
5.5 Special purpose dwellings					
5.5.1 Ancillary dwellings	P1.1	N/A	C1	N/A	
	P1.2	N/A	-	-	
5.5.2 Aged or dependent persons' dwellings	P2	Yes	C2.1	No	
	-	-	C2.2	Yes	
	-	-	C2.3	Yes	
	-	-	C2.4	Yes	
5.5.3 Single bedroom dwellings	P3	N/A	C3	N/A	