

Enquiries: David Vinicombe
Our Ref: LND/00061

22 December 2017

Name
Address
suburb



Dear Sir/Madam

DRAFT ST LOUIS ESTATE RETIREMENT VILLAGE MASTERPLAN AND LOCAL DEVELOPMENT PLAN

St Louis Estate Retirement Village has engaged planners and architects to prepare a Masterplan for the future development of the central portion of the Estate and a Local Development Plan.

The Draft Masterplan and Local Development Plan was referred to Council at its Ordinary Meeting held 21 November 2017 for consideration of advertising and Council resolved as follows:

- a) Support the terms of the proposed Masterplan for the St Louis Estate Retirement Village dated July 2017, subject to the following:
 1. Approval being granted by the Western Australian Planning Commission for the preparation of a Local Development Plan for the site as provided for by the *Planning and Development (Local Planning Scheme) Regulations 2015*.
 2. The Local Development Plan being advertised in accordance with the requirements of the *Planning and Development (Local Planning Scheme) Regulations 2015* and referred back to Council for determination.
- b) Advise the applicant that:
 1. All results of the Resident Surveys are to be submitted to Council for consideration along with all other public submissions received during the formal public consultation period.
 2. A Scheme Amendment may be required for ancillary uses identified for the bungalow at 13 Dean Street, which will be subject to separate consideration and determination.
 3. Any support for the Masterplan should not be construed as necessary support for additional uses.
- c) Formally request the Western Australian Planning Commission grant approval to the preparation of a Local Development Plan in accordance with *Planning and Development (Local Planning Scheme) Regulations 2015* for Lots 901, 123 and 200 Albert and Dean Streets respectively.

A copy of the Draft Local Development Plan is included in this letter. Please also find enclosed a summary of the proposal, answers to frequently asked questions and a comment form. The Draft Masterplan and Local Development Plan are also available for viewing at the Council Administration Office or the Claremont Community Hub & Library on 2 January 2018 or the Town's website www.claremont.wa.gov.au.

The Planning and Development (Local Planning Schemes) Regulations 2015 specifies that advertising a Local Development Plan is to be for a minimum period of 14 days, commencing within 28 days of 'preparation' (i.e. commencing before 27 December). It is acknowledged that advertising during the Christmas/New Year period is not ideal, particularly given that the Town's offices will be closed between 22 December and 2 January. However given the legislative constraints, the Town is required to commence advertising at this point. In recognition of these constraints, the consultation period has been extended from the minimum 14 days to 35 days (formally commencing on 27 December). The Draft St Louis Estate Masterplan and Local Development Plan will be available for inspection and comment until the close of business on **Tuesday 30 January 2018**. Please submit your comments in writing to the Town by email at toc@Claremont.wa.gov.au or by letter addressed to:

Planning Department
Town of Claremont
PO Box 54
Claremont WA 6910

Should you have any questions on the proposals, please contact Planning Services on 9285 4300.

Yours sincerely



David Vinicombe
Executive Manager Planning and Development

Attachments

Draft St Louis Estate Local Development Plan
Summary and Frequently Asked Questions
Comment Form

SUMMARY

Draft St Louis Estate Retirement Village Masterplan and Local Development Plan



St Louis Estate Retirement Village has appointed planners and architects to prepare a Draft Masterplan and Local Development Plan for the 'Central Precinct' of the Village bounded by Stirling Highway, Dean Street, Barnfield Road and Albert Street. The Western Australian Planning Commission has approved the preparation of the Local Development Plan in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The Central Precinct comprises 10,651m² (approximately 35% of the total site area). The Masterplan drawings identify building massing, and are not intended as representative of the architectural detail. The further detail in this regard, along with all other specific design detail will be set out within subsequent development application(s).

The proposed Masterplan sets out arrangement for redevelopment that will provide a higher standard of amenity and functionality for residents by renewing aging accommodation units.

A total of 47 dwellings are planned to be demolished, with new development providing in the order of 75 two and three bedroom multiple dwellings across 12 separate buildings. A net increase of 28 dwelling is envisaged. Proposed building heights vary between two (fronting Albert Street) and three storeys (fronting Dean Street) and eight storeys in the centre of the site.

Proposed building heights are graduated from two and three storey street front locations to a maximum of eight storeys central to the site. The proposed heights are not expected to detract from amenity of surrounding property and the streetscapes when taking into account overshadowing, privacy, view and existing multi-level development. These matters, together with the following streetscape considerations would qualify the future development height variations under the provisions of Town Planning Scheme No. 3:

- The two storey heights for development fronting Albert Street are consistent with normal height allowances for development along that street.
- The proposal for three storey development for one block of dwellings fronting Dean Street is consistent with the streetscape as this development will be located next to the existing three storey Mont Clare development and adjacent to the ten storey block of flats.
- The centrally located four and eight storey buildings will be primarily shielded from the street by the two and three storey developments proposed along the street frontages of Dean and Albert Streets, and therefore have limited impact on the streetscape.

The proposed floor space/dwelling yield is well within the existing R40 coding requirements, and as such, the Masterplan does not seek to 'over-develop' the site.

Two heritage listed buildings are planned to be retained. Heritage values will be maintained or improved. A rationalisation of existing crossovers will improve traffic management and offer more opportunity for kerb side parking. The traffic report indicates that traffic generation associated with a net increase of dwellings in the order of 28 will be minimal and well within the capacity of the surrounding road network.

The proposed Local Development Plan describes and illustrates the detailed planning requirements reflecting proposals contained in the Masterplan.

Following the conclusion of the consultation period, all submissions will be considered by Council with any proposed modifications to the Local Development Plan in accordance with State legislation.

YOUR COMMUNITY – YOUR SAY

Draft St Louis Estate Retirement Village Masterplan and Local Development Plan

Frequently Asked Questions

What are a Masterplan and a Local Development Plan?

A Masterplan is a non-strategic planning document designed to guide development in a particular area. In this case it informs the detailed planning requirements which are provided in the Local Development Plan. A Local Development Plan is formal a strategic planning document prepared and adopted in accordance with State legislation under provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. The Local Development Plan specifies site and development standards that will apply to development on the site.

Why prepare a Masterplan and Local Development Plan?

The Masterplan and Local Development Plan outline the development requirements and expectations for the site.

What are the Planning and Development (Local Planning Schemes) Regulations 2015?

The Planning and Development (Local Planning Schemes) Regulations 2015 are state controlled regulations which override a number of the Town of Claremont's Town Planning Scheme No. 3 requirements.

What does an R-coding mean?

Residential development density is measured as an R-code. The number assigned to the R-coding normally represents the number of dwellings to be accommodated within a hectare of land. This is more complex when it relates to apartments as the density is more commonly controlled through the size of dwellings compared to a plot ratio requirement (ratio of building compared to site area).

Will this affect traffic in the area?

The expected additional 28 dwellings are not expected to significantly impact on traffic generation in the locality. Parking will be provided on-site for residents and visitors and the rationalisation of crossovers will provide for more street parking.

What role can residents play in the Masterplanning and Local Development Planning processes?

You can consider the proposals and make your submission based on how you feel the Masterplan and Local Development Plan will impact on you personally and the area as a whole.

Can residents discuss the proposals contained in the Plans with an officer at the Town?

Yes. You are most welcome to discuss details with officers from the Town's Planning office. Please call the Town on 9285 4300 and you will be directed through to most appropriate person to answer your queries.

What happens next?

Council has only endorsed the Plans for the purpose of public consultation at this point. Once all submissions have been lodged and collated, a report with any necessary changes to Local Development Plan will be submitted for Council for approval. Any person who makes a submission on the proposals will be invited to attend the Council meeting and may present a deputation to Council, or ask further questions about the proposals directly to Council.

YOUR COMMUNITY – YOUR SAY

Draft St Louis Estate Retirement Village Masterplan and Local Development Plan

COMMENT FORM

Name:

Address:

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Email:

Contact phone:

Your comment

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Signed

Date:

St Louis Estate Local Development Plan
Lot 901 (No. 10) Albert Street, Lot 123 (No. 13) Dean Street and Lot 200
(Nos 15A and 15B) Dean Street, Claremont

1. The provisions of the Town of Claremont Town Planning Scheme No. 3 and State Planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied as detailed within this Local Development Plan.
2. All other requirements of Town Planning Scheme No. 3 and the R-Codes shall be satisfied in all other manners.

Residential Design Code

3. The R-Code applicable to the Local Development Plan area is R40, pursuant to clause 54 of Town Planning Scheme No. 3.

Context

Building size

4. For multiple dwellings, plot ratio is calculated for the whole of Lots 901, 123 and 200 as one site.

Building height

5. Maximum building heights are as shown on the Local Development Plan spatial plan. Clause 40 of Town Planning Scheme No. 3, and Tables 3 and 4 of the R-Codes, are varied in respect to maximum building heights as follows:

Storeys	Maximum height (m)		
	Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
2	7	8	10
3	10	11	13
4	14	15	17
8	27	28	30

6. Maximum building heights do not include lift overruns and minor projections that are integrated with the design of the building.

Street setback

7. The minimum street setback from Dean Street and Albert Street shall be in accordance with the primary street setback requirements of clause 5.1.2 or clause 6.1.3 of the R-Codes.
8. For buildings fronting Albert Street, the minimum street setback for the third storey shall be as shown on the Local Development Plan spatial plan.
9. For buildings fronting Dean Street, the minimum street setback for the fourth storey shall be as shown on the Local Development Plan spatial plan.

Lot boundary setbacks

10. Lot boundary setbacks shall be in accordance with clause 5.1.3 or clause 6.1.4 of the R-Codes, and in accordance with clause 5.4.1 or clause 6.4.1 of the R-Codes in respect to visual privacy, unless otherwise identified on the Local Development Plan spatial plan.
11. Development is exempt from the requirements of clause 5.1.3 C3.1 or clause 6.1.4 C4.4 of the R-Codes in respect to setbacks of dwellings on the same site.

Site planning and design

Parking

12. If development is undertaken in stages, each stage is to comply with the parking requirements of the R-Codes and Town Planning Scheme No. 3 for residents, visitors and staff.
13. Visitor car parking spaces may be located within a security barrier if arrangements are made for visitors to have convenient access to the parking spaces.

Building design

Dwelling size

14. Development is exempt from the deemed-to-comply requirements of clause 6.4.3 C3.1 of the R-Codes in respect to dwelling size.

Note

The local government may approve variations to the requirements contained in this Local Development Plan having due regard to the matters listed in clause 67 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, including the relevant design principles of the R-Codes.

Approval

This Local Development Plan has been approved by the Town of Claremont under clause 52 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Signature

Date

Table of Amendments

Amendment No.	Summary of Amendment	Date Endorsed by Local Government

ST LOUIS ESTATE LOCAL DEVELOPMENT PLAN

Lot 901 (No. 10) Albert Street, Lot 123 (No. 13) Dean Street and Lot 200 (Nos 15A and 15B) Dean Street, Dean Street, Claremont

- LEGEND**
-  ST LOUIS ESTATE BOUNDARY
 -  LOCAL DEVELOPMENT PLAN BOUNDARY
 -  VEHICULAR ACCESS

SCALE 1:500
SHEET A3



B VARIOUS TEXT MODS 170323
 A LOCAL DEVELOPMENT PLAN 170310 NWU S/E1-02
 REV DESCRIPTION YTMADD DRAWING NUMBER 0
 Issued for design intent only. All areas and dimensions are subject to actual design & survey.

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