



Our reference: Ltr13-0992022  
Enquiries: Nick Grindrod

7 October 2024

The Presiding Member  
Metro Outer Development Assessment Panel  
Department of Planning, Lands and Heritage  
Locked Bag 2506  
PERTH WA 6001

Dear Panel Members

**RE: Community Housing DAP Application – 81 Louise Street, Rockingham – 14 Grouped Dwellings**

I write in relation to a DAP application for community housing at 81 Louise Street in Rockingham, which is the sole item on the agenda for MODAP meeting 42, scheduled for 10 October 2024.

As the applicant, we wish to express our disappointment at the recommendation for deferral along with the associated reasons, and would like to thank the Panel for requesting the City of Rockingham to prepare draft conditions of approval to support our preferred outcome of an alternative motion to approve the application being passed.

We believe that the development as currently proposed is worthy of approval, and the purpose of this written deputation is to demonstrate why that is the case. We also wish to dispute some of the conclusions made in the Responsible Authority Report (RAR) that underpin the 6 reasons for the recommendation for deferral. This deputation is intended to provide sufficient comfort to the DAP that this development warrants approval on its planning and design merits.

Background

The owner and developer, Stellar Living Ltd, is listed on the DAP's Community Housing Provider register and relies on limited Government funding sources to develop affordable accommodation for those in need – in this case, seniors on low incomes. Affordable housing, by definition, needs to be affordable to construct, deliver and maintain. The design allows for an innovative modular construction methodology that will deliver this development on a restrictive budget in an inflated construction cost environment. The financial implications of inflated construction costs, along with the decision to decrease the yield from 16 to 14 due to previous comments from the DRP and City, has consumed the contingency budget for this project and it is now highly marginal. There is no profit margin given Stellar Living is not-for-profit.

The planning framework that applies to this site is complex and undergoing change, with approval of the Rockingham Strategic Centre Precinct Structure Plan (RSCPSP) and associated Scheme Amendment No. 191 due imminently. The RSCPSP will replace the current planning framework, which primarily comprises Local Planning Policy 3.2.1 – City Centre Sector and some Scheme provisions. The current planning framework (via Local Planning Policy 3.2.1) applies a height range of 2-9+ storeys and a nil setback requirement to Louise Street, and also disapplies the R-Codes. The new RSCPSP applies an R80 code, a height range of 2-4 storeys and a 0-2m setback requirement to Louise Street.



We agree with the officers that it is reasonable to give significant weight to this incoming planning framework and not the current planning framework on the basis that it is 'seriously entertained' and approval is imminent.

#### Reasons 1-3 – Built Form, Scale and Street Presentation

We do not believe that the first 3 reasons for deferral in the recommendation are based on fair and reasonable planning concerns, on the basis that the development meets the relevant planning requirements except for the front setback depth, for which we believe there are strong reasons for the DAP to exercise discretion and vary that requirement. The following subsections detail our reasoning for this.

##### - RAR Building Design Concerns

We understand from the RAR and subsequent discussions with the officers that Reasons 1-3 are based on the presentation of the building to Louise Street; specifically the building typology/form, its height and the setbacks from Louise Street. We have addressed these matters below.

#### 1. Building Typology/Form facing Louise Street

This development proposes a Grouped Dwelling typology. Grouped Dwelling and Multiple Dwelling typologies both have the same ('D') classification under the new and incoming Local Planning Schemes in this location – therefore this dwelling typology is acceptable under the Scheme.

The RAR contends that the proposed development is a 'Suburban' form, and uses examples of frontages from the RSCPSP to support that point. However, the description for 'Urban Street A (Residential)', which is the designated frontage type for this site, mentions that "terraces and mid-rise apartments [are] more prominent", front setbacks allow for landscaping "with balconies/courtyards ensuring good passive surveillance of streets", and that the "Design approach will encourage living on the street". This proposal is a terrace form and delivers on all of those objectives, and therefore this dwelling typology is acceptable under the RSCPSP. The City Park sub-precinct intent (set out below this table) also states that two-storey grouped dwellings are acceptable in this location.

It is worth noting that the typical suburban building in the Rockingham and RSCPSP City Park sub-precinct context is a 3x1 to 4x2 single storey house, as opposed to this proposal which is for medium-density townhouses at the maximum permissible density on this R80 site. This development would be out of place on a typical suburban street. The RAR's description of this location as 'inner city' is also tenuous given the R80 coding in lieu of an R-AC – Activity Centre coding.

We are also concerned that the planning assessment of the building typology, form and height in the RAR may be compromised since it compares this proposed development to existing developments nearby, the approval on Lot 9 to the west and even an approval on this site from over 10 years ago. It is correct and proper planning practice to assess this development on its individual merits against the planning framework and not other developments, and we are concerned that other developments have been given undue weight in the RAR's consideration of this proposal.

#### 2. Building Height

This development complies with the minimum 2 storey height for this site under both planning frameworks. Legal decisions over the years have established a principle that more specific planning requirements (ie. a 2 storey minimum) take priority over less specific objectives (ie. the intended future character of an area).



The height of this development does not need to “negotiate between the existing built form and the intended future character of the area” because it is within the 2-4 storey range – which is the intended future height range for this area. In any case, we believe that it does due to the simple fact that it complies with the height requirement and is a terrace typology, which the RSCPSP not only permits but encourages on sites with designated ‘Urban Street A – Residential’ frontages.

### 3. Setbacks from Louise Street

This proposal seeks to vary the 0-2m setback requirement on the grounds that doing so is a better design outcome by providing north-facing outdoor living areas and a consistent and coherent frontage to the street. Low fencing and balconies will provide a sufficient visual connection to the street and appropriate building bulk to meet the sub-precinct intent and ‘Urban Street A – Residential’ frontage type description. If redesigned to be strictly compliant with the setback requirement, the majority of the outdoor living areas would be relocated to the south of the dwellings, which would significantly reduce their amenity by placing them in shadow, thereby relegating their outlook to the car parking area and reducing activity on Louise Street.

It is important to note that both the Local Planning Policy and RSCPSP that establish these setback requirements under the current and incoming planning frameworks respectively are both ‘due regard’ documents, and are therefore both capable of being varied where there is a good planning reason to do so.

In this regard, every single architect that has been involved in this project (including the 3 members of the City’s Design Review Panel, the current Government Architect and the 2 project architects) agrees that the proposed setbacks to Louise Street are a better design outcome than the planning framework setback requirement.

It is also worth noting that the RSCPSP plans public open space directly across from this site, which will provide a sense of openness along this section of Louise Street. The setbacks will therefore support the planned sense of place for this particular location, while still framing Louise Street to an extent and maintaining passive surveillance and opportunities for activity.

We are therefore seeking for the DAP to give greater weight to the advice provided by the Design Review Panel, the sub-precinct intent (detailed below) and the immediate site context in relation to this proposed front setback variation.

#### - RSCPSP Objectives

We also disagree with the contention in the RAR that this development is inconsistent with the intended built form/scale and street presentation for this location. Please refer to the intent for the City Park sub-precinct (in which this site is located) in the RSCPSP, which is reproduced below (emphasis added):

*“High-quality **medium density** development support sensitive and quality urban infill outcomes, primarily in the form of **grouped dwellings** and small scale apartment typologies. Heights are generally between **two-four storeys**, and **generous street setbacks** align with the existing suburban character of the area.”*

This **medium-density two-storey grouped dwelling** development has been innovatively designed to a suitable quality that will enable viable delivery of affordable housing. The development also provides **generous street setbacks**, and as the RSCPSP does not clarify whether the sub-precinct intent is aimed at the entire sub-precinct or part thereof, it is reasonable to assume that it applies to the entire sub-precinct. This proposal is compatible with the desired future character of the City Park sub-precinct on this basis.

The above wording is different to the current planning framework, which focuses on delivering “*an accessible and highly inter-connected, urban-scaled townscape, comprising a major activity centre and related urban villages based on 'Main Street' principles.*” The contentions in the RAR about this proposal’s built form/scale and street presentation would be reasonable if the current planning framework was relevant to use to determine the intended future character of this area, however that is no longer the case.

The intended future character of this area is detailed by the RSCPSP instead, which is ‘seriously entertained’ and is likely to be approved imminently. As such, we will not address the assessment of this proposal against the current planning framework in the RAR, as it is soon to be superseded and should not be given any weight – although if we did, this proposal would still meet the minimum height and density requirements.

The RAR also contends that this development does not meet the RSCPSP objectives (section 1.2). We again disagree with this for the following reasons:

1. The Urban Ecology objectives have been met through the substantial proposed landscaping and tree canopy throughout the site. Decreasing the street setback would decrease the dispersion of this canopy across the site and would compromise this outcome.
2. The second Land Use objective has been met by providing medium-density residential uses with balconies and active outdoor areas that directly overlook the public realm, along with the articulated building façade that will contribute to the active and interesting character of the public realm.
3. The third Land Use objective has been met by delivering the highest permissible density on this site.
4. The first Built Form objective has been met through the built form typology of this development contributing diversity to the locality by delivering medium density in an area that is dominated by medium-high-density and commercial buildings, with more medium-density development encouraged.
5. The first and second Built Form objectives have been met through a well-considered building frontage that frames Louise Street, is of a compliant scale with setbacks that are supported by the DRP, contiguously extends along the entire site frontage, and provides suitable activation to the street and planned public open space on the other side of Louise Street through the balconies and low fencing. The planned POS across the road will provide a sense of openness that this development will support.
6. The third Built Form objective has been met by achieving an appropriate medium-density built form outcome, having regard to the RSCPSP in relation to built form and height and the DRP advice in relation to street setbacks.

- Design Review Panel

The RAR’s discussion of the DRP advice fails to clarify that it was provided over a year ago at pre-lodgement stage, when the RSCPSP was not well advanced, the objectives for this site were different and the height requirement was 2-9+ storeys instead of 2-4 storeys. The planning framework expectations relating to height and scale have changed since then, although the setback requirement has not meaningfully changed. We have also amended the design twice since then, including deletion of two townhouses to resolve the DRP’s dwelling functionality concerns and an increase of the height of two one-storey dwellings to two-storey.

Shifting the townhouses forward closer to the street would directly conflict with the DRP’s request for improved amenity for all outdoor areas, as half of them would subsequently face south instead of north. On this basis we believe that the current design satisfactorily responds to the DRP advice listed on page 14 of the RAR, except for the building scale comment as it is compliant and we therefore disagree.

The RAR notes that the City has chosen to prioritise the 0-2m setback requirement over the DRP advice, however it also correctly states that the DAP shall have due regard to the DRP advice. We are seeking for the DAP to give greater weight to the DRP advice about the front setbacks than the 0-2m setback provision.

- Town Planning Scheme No. 2

We are unsure why the RAR has only assessed this proposal against the current TPS 2 provisions and not the provisions that will imminently replace them pursuant to Scheme Amendment 191. For the reasons outlined previously, we are requesting that the DAP does not give weight to the current 'Primary Centre City Centre' zone objectives and instead gives weight to the incoming 'Strategic Centre' zone objectives, which effectively refer to the Structure Plan objectives that we have already demonstrated are met by this proposal.

- Cl. 67(2) of the Deemed Provisions

We disagree with the RAR's contention that this application does not meet the provisions of TPS 2, on the basis that no consideration has been given to the 'seriously entertained' soon-to-be-amended version of TPS 2 mentioned above. The development does in fact meet the aims and provisions of the Scheme (which refer to the RSCPSP) by responding to the various objectives of the RSCPSP and meeting the height requirement.

We also disagree with the RAR's contention that the development is not compatible with its setting, as demonstrated throughout this written deputation: it is consistent with the RSCPSP sub-precinct objectives and intent, the height is compliant and the proposed terrace typology is permitted on sites with a designated 'Urban Street A (Residential)' frontage type. This development is therefore consistent with subclause (m).

We also believe that the RAR's cl. 67(2) assessment is incomplete as it does not consider subclause (n)(iii) - the significant social benefits of this development, (p) - the high-quality site landscaping and (x) - the positive impact that this development will have on the community as a whole.

## Reason 4 – Pedestrian Access

As mentioned in the RAR, our position is that the R-Codes pedestrian path requirement that partially forms the basis for this concern does not actually apply to this development due to the wording: "*For 10 or more grouped dwellings that are served by a communal street, a pedestrian path is provided...*". Less than 10 dwellings are served by the proposed communal street (driveway).

In acknowledgement of the broader pedestrian accessibility concern and legal protection of it, we have contacted the owners of lots 9 and 303 to the west and east of the site to see whether they would accept an easement adjacent to the site boundary to provide a right of access to Lot 10. Unfortunately, both owners rejected our requests. Evidence is attached to this deputation. We are unable to delete one dwelling as the project funding is contingent on 14 grouped dwellings being delivered, and we are also unwilling to reduce the width of the north row of townhouses to provide space for a footpath, as doing so would result in a worse outcome through compromised functionality and would also conflict with the DRP advice. As such, we have exhausted all options to provide a legally protected pedestrian accessway that is not shared with vehicles.

With regard to pedestrian access between the street and Units 8-14, we are now requesting that the DAP acknowledges that people (including the elderly) walk through car parks next to, in between and behind car bays on a daily basis, and that does not cause a meaningful safety issue as cars typically move slowly enough through car parks to safely share the carriageway with pedestrians. While aiming to provide legally protected pedestrian access is reasonable, we have exhausted all options to do so and therefore request that the DAP does not let this single matter get in the way of a social housing development during a housing crisis.

To resolve the lot 303 truncation impacting the proposed street access for Units 1 and 2, we would not object to a condition requiring a footpath to be provided in a 3m<sup>2</sup> area of Unit 2 providing legal access to Louise Street, as shown by the attached markup.





#### Reason 5 – Letterbox Location

We have obtained advice from Australia Post that they support the proposed letterbox location. A copy of the advice is attached to this deputation. This issue has therefore been resolved.

#### Reason 6 – Vegetation Classification (Bushfire)

We have advice from a certified Class 2 Bushfire Practitioner that the 'Plot A' vegetation across Louise Street would be correctly classified as 'Woodland' rather than 'Forest', and therefore disagree with the City's position. A copy of the advice is attached to this deputation. An incorrect classification as Forest will only serve to increase the construction cost, and further threaten to undermine this social housing project. In any case, the bushfire risk in central Rockingham is comparatively minimal, and we do not believe this matter is important enough to warrant deferral of this project.

#### Conclusion

As detailed by this written deputation, the proposed townhouse typology and presentation to Louise Street is permissible under the current and incoming planning frameworks, and is consistent with the intent and objectives for the precinct in which this site is located, as set by the RSCPSP.

We do not believe that the building height is a valid planning concern, given it complies with the specific minimum height requirement for this site. Every architect that has been involved in this project agrees that the proposed setbacks to Louise Street are a better outcome than that required by both the current and imminent planning frameworks, the setbacks are generous in accordance with the City Park sub-precinct intent, and respond to the public open space across the road that is planned by the RSCPSP.

We have exhausted all options to provide a legally protected pedestrian accessway that is not shared with vehicles, and request that the DAP weights the benefits of this development higher than this single matter.

Australia Post has confirmed that they support the proposed letterbox location, which makes reason 5 redundant. We have provided advice from an accredited bushfire professional that the City's vegetation classification underpinning reason 6 is incorrect.

On this basis we respectfully request that the DAP does not let the pursuit of perfection be the enemy of the good for a social housing development during a housing crisis, and approves this development application.

Should you wish to discuss this matter further please contact Nick Grindrod of this office on 0424 365 276 or via email at [Nick@riseurban.com.au](mailto:Nick@riseurban.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Cameron Leckey".

Cameron Leckey  
Director  
**Rise Urban Pty Ltd**

Cc: Kathryn Moorey, Stellar Living Ltd; Thomas Chadwick, Chadwick Consulting

**From:** [ashleyrichards1603@gmail.com](mailto:ashleyrichards1603@gmail.com)  
**To:** [Cameron Leckey](#); "[Ashley Richards](#)"  
**Cc:** "[Thomas Chadwick](#)"; [Terry Smith](#)  
**Subject:** Lot 10 Louise Street Rockingham  
**Date:** Friday, 13 September 2024 10:32:24 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Hi Cameron,

We are dealing with the fire engineer at this stage and it is unlikely we can offer any assistance with the side setback zone and therefore consider an easement situation over our client land.

I trust this assists.

**Note: This is my new email address**  
**[ashleyrichards1603@gmail.com](mailto:ashleyrichards1603@gmail.com)**

Kind Regards

Ashley Richards

*[Ashley Richards & Associates](#)*  
*[0412565573](#)*

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**From:** Cameron Leckey <[cameron@riseurban.com.au](mailto:cameron@riseurban.com.au)>  
**Sent:** Friday, 13 September 2024 10:29 AM  
**To:** Ashley Richards <[ashleyrichards@iinet.net.au](mailto:ashleyrichards@iinet.net.au)>; [ashleyrichards1603@gmail.com](mailto:ashleyrichards1603@gmail.com)  
**Cc:** Thomas Chadwick <[thomas@chadwickconsulting.com.au](mailto:thomas@chadwickconsulting.com.au)>  
**Subject:** RE: Lot 10 Louise Street Rockingham

Hi Ashley, checking in to see if you've had any further feedback from your client on this?

Many thanks

**Cameron Leckey**  
**Director**

**Rise Urban**



**0427 058 484**

**Suite 3 / 448 Roberts Road,**

**From:** [Vince Carcione](#)  
**To:** [Cameron Leckey](#)  
**Cc:** [Nick Grindrod](#); [Thomas Chadwick](#)  
**Subject:** RE: Lot 10 (81) Louise Street - access easements  
**Date:** Friday, 20 September 2024 11:57:05 AM  
**Attachments:** [image007.png](#)  
[image008.jpg](#)  
[image009.jpg](#)  
[image010.jpg](#)  
[image011.png](#)  
[image012.jpg](#)

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It's still a no I'm afraid.  
Kind regards

**VINCE CARCIONE**  
DIRECTOR

T: 08 6103 6103 E: [vince@carcione.com.au](mailto:vince@carcione.com.au)

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**CARCIONE GROUP OF COMPANIES**  
11 First Avenue Applecross WA 6153

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**From:** Cameron Leckey <[cameron@riseurban.com.au](mailto:cameron@riseurban.com.au)>  
**Sent:** Friday, 20 September 2024 11:52 AM  
**To:** Vince Carcione <[vince@carcione.com.au](mailto:vince@carcione.com.au)>  
**Cc:** Nick Grindrod <[nick@riseurban.com.au](mailto:nick@riseurban.com.au)>; Thomas Chadwick <[thomas@chadwickconsulting.com.au](mailto:thomas@chadwickconsulting.com.au)>  
**Subject:** RE: Lot 10 (81) Louise Street - access easements

Caution! This message was sent from outside your organization.

Completely understand your concerns here Vince, as well as your rights as landowner to say no.

FYI We did a quick check and note that even with a 1.5m easement there is still 5.5m for the parking bays – see attached mark up. 5.5m is consistent with the Australian Standards for 90 degree parking I believe. On this basis we believe that the access can be achieved without compromising parking, and respectfully ask that you reconsider. We can have our architects draw something up to provide this up in more detail if you are still open to considering an easement.

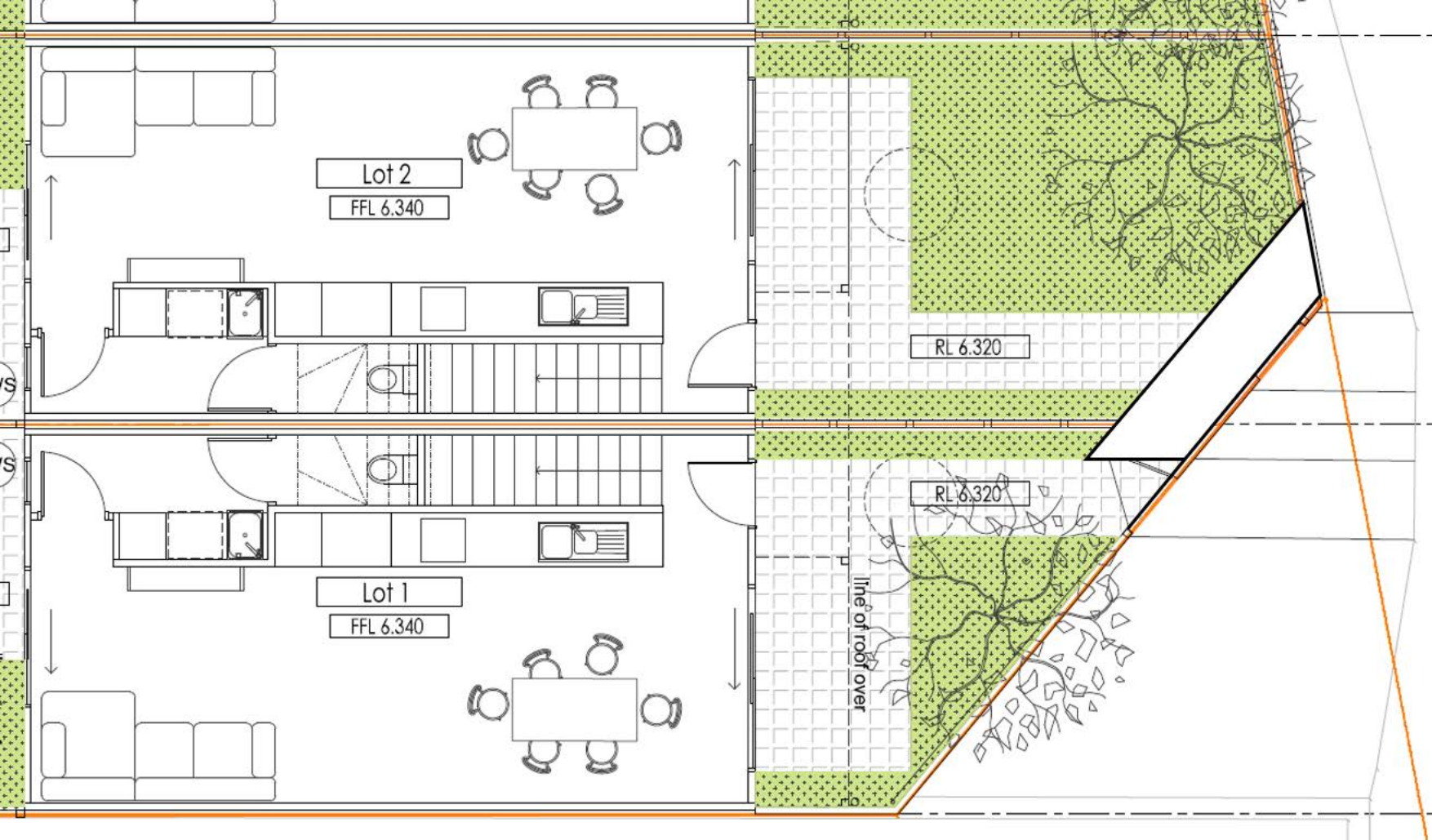
Thanks again

**Cameron Leckey**  
Director



**0427 058 484**  
Suite 3 / 448 Roberts Road,  
Subiaco WA 6008





Lot 2  
FFL 6.340

RL 6.320

RL 6.320

Lot 1  
FFL 6.340

line of roof over

**From:** [Earl, Kate](#)  
**To:** [Nick Grindrod](#)  
**Subject:** RE: Australia Post - New Comment for Case: 63391576  
**Date:** Thursday, 3 October 2024 11:44:39 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
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[image861372.png](#)  
[image757851.png](#)  
[image245904.png](#)  
[image569216.png](#)  
[image718673.png](#)

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Hi Nick

You should receive a reply (hopefully) through the channel you have gone through, but the Delivery Centre are happy with your letterbox placement. So, no issues from Australia Post.

Kind regards  
Kate

**Kate Earl**

Addressing Systems Operator  
Australia Post

33 Boud Ave PERTH AIRPORT WA 6105

**T** 0427 529 971

**M** 0427 529 971

**E** [Kate.Earl3@auspost.com.au](mailto:Kate.Earl3@auspost.com.au)

[Australia Post website](#)



Australia Post acknowledges the Traditional Custodians of the land on which we operate, live and gather as a team. We recognise their continuing connection to land, water and community. We pay respect to Elders past, present and emerging.

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[Find out more](#)



**From:** [David Chandler](#)  
**To:** [Nick Grindrod](#)  
**Subject:** Fwd: LOT 10 GODDARD STREET ROCKINGHAM - STELLA LIVING  
**Date:** Thursday, 8 August 2024 11:49:28 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.jpg](#)  
[Certificate of Title with Sketch 2018-336 Lot 10 On Diagram 86080 - Sketch for 2018-336 \(002\).pdf](#)

---

Regards

David Chandler  
DAP Design Manager  
0447 787 740

---

**From:** Matthew Sobelik <matthew@bcswa.com.au>  
**Sent:** Thursday, August 8, 2024 11:47:34 AM  
**To:** David Chandler <dchandler@dalealcock.com.au>  
**Subject:** RE: LOT 10 GODDARD STREET ROCKINGHAM - STELLA LIVING

**CAUTION: This email originated from outside of ABN Group. Do not click links or open attachments unless you recognise the sender and know the content is safe.**

Morning David

Response to comments below:

#### Vegetation Classification

I disagree with the vegetation classification they have noted, majority of the trees in this plot are 10-30m high with which would classify this plot as Class B Woodland. Trees over 30.0m are considered Class A Forest. This has been reviewed by myself and Rene Hutter, who is a Level 2 assessor. The predominant vegetation within a plot defines the classification rather than any isolated trees within the plot.

#### Fencing

Correct, fencing located within 10.0m of the building in the asset protection zone must be non-combustible. Apologies, I was not aware of the fencing otherwise I would have advised. This fencing will need to be changed from timber pinelap.

#### Easement

We had discussed driveway access onto the lot previously, you had sent through the attached and noted there was an easement on the neighbouring property. Didn't think we were proposing a new easement, I understood there was already one in place?

Let me know if I can help with anything else.

Kind Regards



## Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

**Must be submitted at least 72 hours (3 ordinary days) before the meeting**

### Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au)

### Presenter Details

Name	Kathryn Moorey
Company (if applicable)	CEO, Stellar Living
Please identify if you have any special requirements:	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <a href="#">Click or tap here to enter text.</a>

### Meeting Details

DAP Name	Metro Outer
Meeting Date	10 October 2024
DAP Application Number	DAP/24/02703
Property Location	Lot 10 (No. 81) Louise Street, Rockingham
Agenda Item Number	<a href="#">Click or tap here to enter text.</a>

### Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	<b>YES</b> <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> )? ( <i>contained within the Agenda</i> )	<b>SUPPORT</b> <input type="checkbox"/> <b>AGAINST</b> <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	<b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>
Will the presentation require power-point facilities?	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/> <b>If yes, please attach</b>
Will you be attending in person or via electronic means	<b>In person</b> <input checked="" type="checkbox"/> <b>Online</b> <input type="checkbox"/>



### Presentation Content\*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Information about Stellar Living and the funding constraints associated with this project.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Stellar Living is a small not for profit Community Housing Provider operating across WA.

We provide homes for people on low incomes who are on the State Public wait list.

This project is looking to fill a gap and provide stable low-cost housing for older residents of Rockingham that are struggling to find affordable rentals.

Stellar Living charge below market rents which limits the ability to build new homes.

This project is reliant on grant funding from the State Government. We have already experienced a significant increase in the amount we had budgeted for, and further design changes are outside our capacity to fund.



## Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

**Must be submitted at least 72 hours (3 ordinary days) before the meeting**

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Please complete a separate form for each presenter and submit to [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au)

### Presenter Details

Name	Nick Grindrod
Company (if applicable)	Senior Planner, Rise Urban
Please identify if you have any special requirements:	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <a href="#">Click or tap here to enter text.</a>

### Meeting Details

DAP Name	Metro Outer
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Agenda Item Number	<a href="#">Click or tap here to enter text.</a>

### Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	<b>YES</b> <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> )? ( <i>contained within the Agenda</i> )	<b>SUPPORT</b> <input type="checkbox"/> <b>AGAINST</b> <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	<b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>
Will the presentation require power-point facilities?	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/> <b>If yes, please attach</b>
Will you be attending in person or via electronic means	<b>In person</b> <input checked="" type="checkbox"/> <b>Online</b> <input type="checkbox"/>





### Presentation Content\*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Why the DAP should approve instead of defer the development application.
--	---

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

- The new planning framework is 'seriously entertained' and should therefore be given much more weight than the soon-to-be superseded planning framework.
- More specific and relevant requirements in the planning framework (such as the 2-4 storey height range) take precedence over less specific and relevant requirements (such as objectives), given the permitted 2-4 storey height range has been determined to meet the objectives.
- Comparison of this development against the 'Suburban' street frontage type in the Structure Plan is irrelevant as the assessment is against the 'Urban' street frontage type. This development is consistent with the 'Urban' frontage type.
- We are asking the DAP to exercise discretion in relation to the front setbacks on the grounds that the continuity of the building frontage along Louise Street won't be impacted, it responds to the site context, there is a sense of openness along this section of Louise Street established by the POS across the road, and the DRP supports the increased front setbacks.
- The R-Codes do not specifically require a pedestrian path to be provided to Louise Street, and we have exhausted all options to provide one that is legally protected. We are asking the DAP to approve this DA on the basis that pedestrians can walk to and from Louise Street in the area in Lot 303 between the carriageway and lot boundary that is protected by bollards.
- Resolution of the legality of the pedestrian street access to Units 1 and 2 through a requested condition to provide a short footpath within the site.
- This development typology and scale is worthy of approval as both 'Grouped Dwelling' and 'Multiple Dwellings' are D uses for this site, 2 storeys is permitted and the Structure Plan 'Urban' street frontage type encourages the terrace typology that this development delivers.
- We would greatly appreciate if the DAP members supported an alternative recommendation to approve this development application.



AGILE PLANNING FOR THE NEW NORMAL

**Nick Grindrod**  
Senior Planner  
Rise Urban Pty Ltd

# Development Application – Social Housing

## 14 Grouped Dwellings

81 Louise Street, Rockingham

DAP Presentation – 10 October 2024



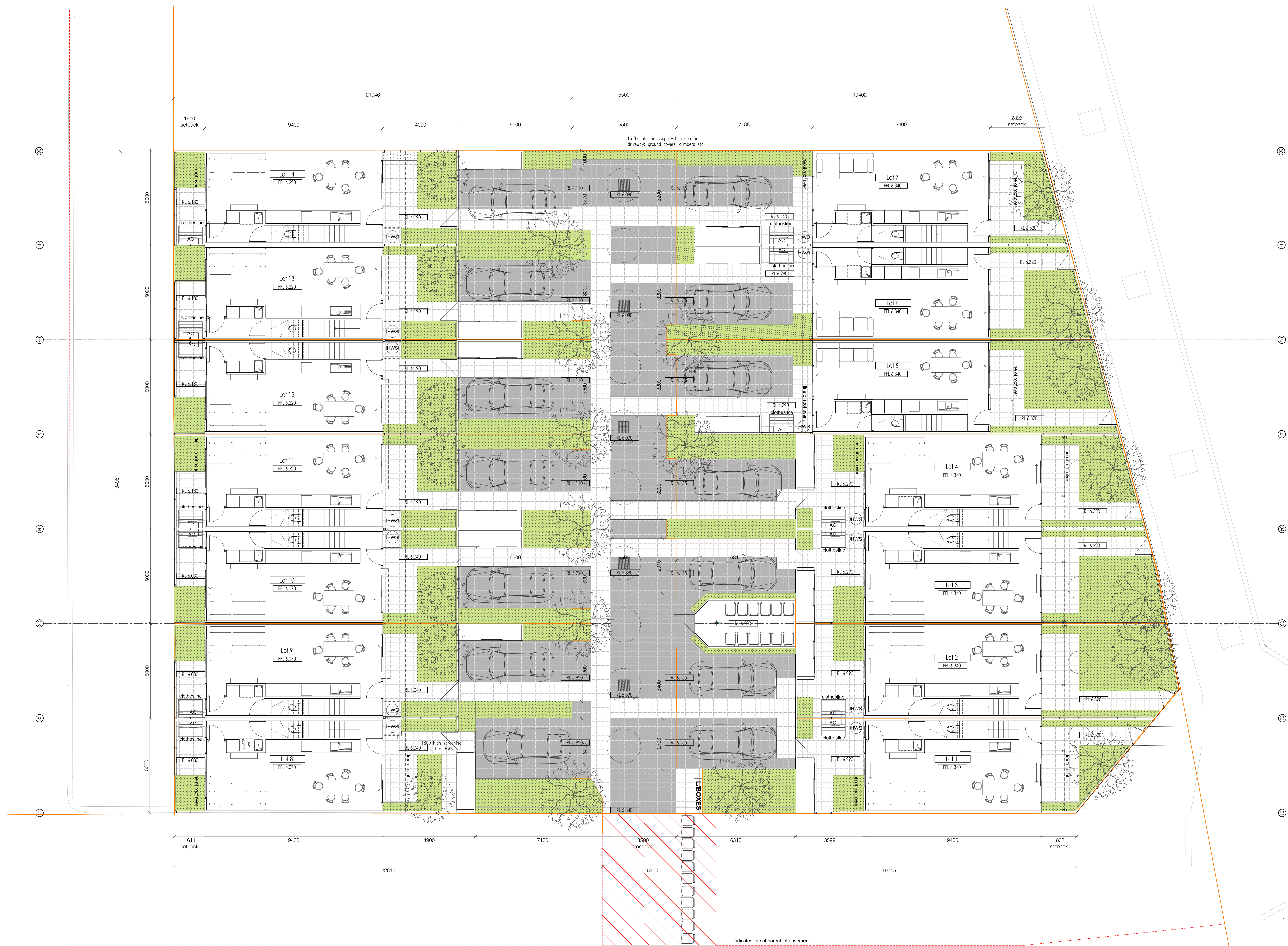
Indicates stormwater drain,  
design by civil engineer

GROSS INTERNAL FLOOR AREA

	GF AREA	FF AREA	GROSS AREA
ALL LOTS	43.5m <sup>2</sup>	37.7m <sup>2</sup>	81.2m <sup>2</sup>

OPEN SPACE

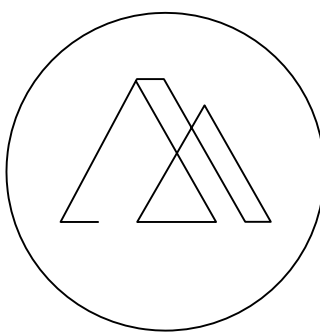
	LOT AREA	FOOTPRINT	SITE COVER
LOT 1	113m <sup>2</sup>	48.7m <sup>2</sup>	43%
LOT 2	122m <sup>2</sup>	48.7m <sup>2</sup>	39.9%
LOT 3	119m <sup>2</sup>	48.7m <sup>2</sup>	40.3%
LOT 4	121m <sup>2</sup>	48.7m <sup>2</sup>	40.3%
LOT 5	115m <sup>2</sup>	49.2m <sup>2</sup>	42.8%
LOT 6	108m <sup>2</sup>	49.2m <sup>2</sup>	45.6%
LOT 7	100m <sup>2</sup>	49.2m <sup>2</sup>	49.2%
LOT 9	108m <sup>2</sup>	48.9m <sup>2</sup>	45.3%
LOT 10	106m <sup>2</sup>	48.9m <sup>2</sup>	56.2%
LOT 11	107m <sup>2</sup>	48.9m <sup>2</sup>	45.8%
LOT 12	107m <sup>2</sup>	48.9m <sup>2</sup>	45.8%
LOT 13	107m <sup>2</sup>	48.9m <sup>2</sup>	45.8%
LOT 14	106m <sup>2</sup>	48.9m <sup>2</sup>	46.2%



Revision	Issued	Date
3	Issue for Information - Planning RFI	08.08.2024
2	Issue for Approval - Planning	09.04.2024
1	Issue for Approval - Planning	05.04.2024
0	Issue for Approval - Planning	20.03.2024

Use figured dimensions at all times. Do not scale or measure off drawings. All dimensions and levels to be checked on site by the Contractor prior to commencing. If discrepancies are found notify the Architect and seek direction prior to proceeding.

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MDC  
ARCHITECTS  
1 Silas Street, East Fremantle WA 6158  
t: 0405 003 035 e: info@mdcarchitects.com.au  
ACN: 624 192 605

PROJECT	Lot 10, Goddard St, Rockingham		
DRAWING	PLAN - GROUND FLOOR		
CLIENT	Dale Alcock Projects	SCALE	1:100 AT A1
DRAWING STATUS	ISSUE FOR INFORMATION	DRAWING NUMBER	A_010
DATE	08.08.2024	REVISION	3



# ‘Suburban’ vs ‘Urban’

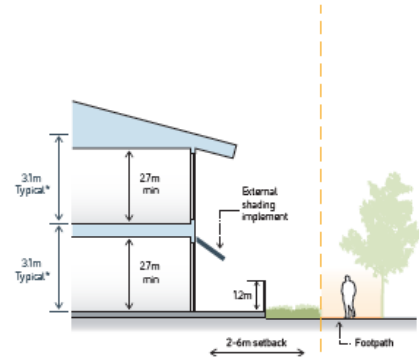


VS



# 'Suburban' vs 'Urban'

## SUBURBAN STREET

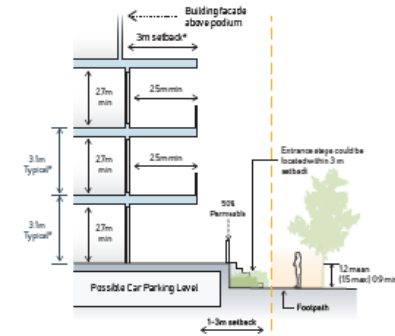


Suburban streets are residential in nature, with single houses, terraces, low-scale apartments interfacing with the street environment. They have a moderate relationship with the public realm, while creating amenity and maintaining a visual connection to streets:

- + Buildings are set back from the boundary to allow for landscaping, increased privacy and amenity for residents. The front setback is prominent, in response to the prevailing neighbourhood character.
- + A second layer of courtyards, gates and low permeable fences will encourage living on the street, particularly when infill development (i.e. terraces and apartments) make their way into suburban streets.

Typically found in low density residential precincts and where low-scale infill is proposed.

## URBAN STREET A (RESIDENTIAL)



Urban residential streets are similar to suburban streets in that their sole function is for residential uses. The primary difference is the scale of development, with terraces and mid-rise apartments more prominent.

- + Front setbacks are more modest, it still allows for landscaping, however, the building becomes a more prominent feature on the street with balconies / courtyards ensuring good passive surveillance of streets.
- + Design approach will encourage living on the street, with appropriate vertical separation ensuring a clear delineation of the private / public domain.

Typically found in residential precincts and where new development or a more dense scale infill is proposed.



# 'Urban' frontage type description

## URBAN STREET A (RESIDENTIAL)

Urban residential streets are similar to suburban streets in that their sole function is for residential uses. The primary difference is the scale of development, with terraces and mid-rise apartments more prominent.

+ Front setbacks are more modest, it still allows for landscaping however, the building becomes a more prominent feature on the street with balconies / courtyards ensuring good passive surveillance of streets.

+ Design approach will encourage living on the street, with appropriate vertical separation ensuring a clear delineation of the private / public domain.





# Setbacks



# Setbacks





# Pedestrian Access









# Condition Amendment Requests

- ~~12. Prior to applying for a Building Permit, an amended Bushfire Attack Level (BAL) Assessment report shall be provided that classifies the vegetation Plot opposite the site in the Dowling Street Reserve as 'Class A - Forrest' to the satisfaction of the City of Rockingham.~~
13. The dwellings must be designed, constructed and maintained to the Bushfire Attack Level rating as specified in the BAL report ~~required in Condition No. 12 above~~, in accordance with Australian Standard AS3959-2009: Construction of Buildings in Bushfire-Prone Areas (AS3959).
14. Prior to applying for a Building Permit, an amended set of Development Plans must be submitted to the satisfaction of the City of Rockingham, that:
  - ~~• provides a communal letterbox location directly accessible from the public domain, or located otherwise to the satisfaction of the City of Rockingham, in consultation with Australia Post;~~