

Development Application – Urban Design Study

As part of the accompanying material for an application for development approval pursuant to Schedule 2, Part 8, Clause 63 of the Planning and Development (Local Planning Schemes) Regulations 2015, an urban design study is required for all developments visible from the public realm.

The urban design study is to be provided as drawings, 3D studies, and diagrams that interpret the development site's context into opportunities and constraints to generate early design parameters. The elements of the urban design study are based on Appendix 1 – Design Principles of the Built Form Policy.

Applicant Details

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Applicant Signature			

Prepared by

Name:	Andra Biondi, Principal Planning Officer		
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Applicant Signature			

Property Details

Lot Number	Lots 6 and 7		
Address:	79-81 Edward Street		
Suburb:	PERTH WA	Postcode:	6000

Urban Design Study:

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant comment
Context & Character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	The subject site comprises Lots 6 and 7 at Nos. 79–81 Edward Street and is generally level, with no significant topographical constraints affecting its development. The land is presently occupied by low-scale development, vehicle access and areas of hardstand, with limited established vegetation or habitat value within the site itself. The existing vegetation within the site and adjoining verges has been reviewed as part of the design process. The proposal seeks to retain and complement existing verge landscaping where practicable and substantially improve the environmental quality of the site through new tree planting, deep-soil areas, private garden courts, raised planters and waterwise understorey planting. The proposed landscaping will increase vegetation, shade and habitat opportunities compared with the existing condition.
Demonstrate consideration of the site's streetscape character.	The site has two distinct street interfaces. Edward Street provides the primary address and is characterised by a mixture of residential, commercial, hospitality and service-based developments.
Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.	The surrounding locality is an established mixed-use, inner-urban area containing traditional dwellings, grouped and multiple dwelling developments, contemporary infill housing, commercial premises, hospitality uses and older service-related buildings. Development is generally low to medium scale, although the applicable planning framework anticipates continued transition toward greater residential density and mixed-use development. The site is located within a permeable street network and benefits from access to nearby employment, commercial, recreation and public transport destinations, including HBF Park, Claisebrook Station and the broader inner-city area. Edward Street provides the principal public interface, while Dalmeny Street contributes to the locality's established network of secondary access streets and laneways. The surrounding area contains limited substantial natural features due to its established urban character. The proposal therefore provides an opportunity to improve local landscape quality, tree canopy, shade and pedestrian amenity through redevelopment of an extensively built and hardstand site.
Demonstrate how the site's context and character influenced the development. Consider the following: • History of the local area; • Heritage listed buildings in the area; • High quality contemporary buildings in the area; • Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and • Movement patterns / laneways.	The design has been directly influenced by the site's dual frontage, mixed-use zoning, R80 density coding and inner-urban setting. The development is arranged as a series of identifiable dwelling forms rather than a single undifferentiated building mass, helping to retain a fine-grain residential character while accommodating the density anticipated for the site. The Edward Street elevation provides the principal residential address, with articulated building forms, pedestrian entries, windows, balconies and landscaping contributing to street engagement. The Dalmeny Street elevation has also been developed as an active frontage, including glazing, openings, landscaping and architectural detailing rather than functioning solely as a rear servicing elevation. The central laneway responds to the established movement patterns and laneway character of the locality. Vehicular ingress is proposed from Dalmeny Street, with egress to Edward Street, while paving, planting, lighting and architectural treatments allow the space to operate as more than a conventional driveway. The design also incorporates a contemporary interpretation of the area's mixed residential and service-related character through robust materials, clearly expressed building forms, screening elements, landscaping and a cultural storytelling narrative incorporated into the communal realm.
Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	The existing site contains limited substantive landscaping and is predominantly occupied by buildings, paved access areas and hardstand. Existing vegetation within the road reserve and surrounding streetscape has been reviewed as part of the landscape design process, including the contribution of verge trees and planting to the Edward Street and Dalmeny Street interfaces. The redevelopment provides the opportunity to significantly improve the landscape quality and environmental performance of the site. Existing verge landscaping is to be retained where practicable and supplemented by new planting suited to the site's inner-urban conditions.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	Landscape has been treated as an integral part of the building and public-realm design. Planting is distributed throughout the development rather than being confined to residual spaces and includes deep-soil areas, private landscaped courtyards, dwelling parklets, verge planting, raised planters, overhead planting and landscaped communal areas. The internal laneway incorporates paving, planting and integrated lighting to create a pedestrian-oriented communal environment. Landscaping along Edward Street and Dalmeny Street softens the built form, improves the pedestrian experience and contributes additional shade, visual interest and tree canopy. Waterwise and climate-responsive species are proposed to reduce irrigation demand and ensure the landscaping is suitable for the site's urban conditions. The overall landscape response will provide a substantial improvement over the existing largely developed and hardstand condition.

Description	Applicant comment
Built Form & Scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	
What is the building massing and height of the streetscape? How has this been incorporated into the design?	The surrounding streetscape contains buildings of varying height, age and scale, including single-storey dwellings, grouped housing, commercial buildings and more recent medium-density development. The adjoining commercial properties include development constructed with nil or minimal lot-boundary setbacks, reflecting the mixed-use character of the locality. The proposal is up to four storeys in height, consistent with the intended scale for the Mixed Use Built Form Area. The building mass has been divided into a series of distinct dwelling forms, with changes in setbacks, façade depth, balconies, openings, screening, materials and landscaping reducing the perception of bulk. Upper levels are visually moderated through articulation and variations in building form. This enables the development to achieve the intended density and height while maintaining an appropriate human scale when viewed from Edward Street, Dalmeny Street and the internal laneway.
How does the development respond and contribute to the built form and scale of the streetscape?	The proposal replaces low-scale development and hardstand with a coordinated contemporary infill development that addresses both street frontages. Each dwelling is expressed as an identifiable residence, helping the development maintain a fine-grain rhythm rather than presenting as one large institutional building. The Edward Street frontage incorporates clearly identifiable dwelling entries, balconies, windows, landscaped setbacks and articulated architectural elements. The Dalmeny Street elevation has been revised to provide greater activity and visual interest through glazing, pedestrian access, landscaping and an active "storefront" quality. The development contributes to the emerging scale and character anticipated by the planning framework while responding to the lower-scale development presently surrounding the site.
Demonstrate how the development encourages an activated and vibrant streetscape environment.	Habitable rooms, balconies, dwelling entries and outdoor areas are oriented toward Edward Street, Dalmeny Street and the central laneway, providing activity and passive surveillance throughout the day. Landscaping, pedestrian paths, dwelling parklets and articulated entrances create transitional spaces between the private dwellings and the public realm. Garages and vehicle access have been integrated into the architecture to avoid dominating either streetscape. The treatment of the Dalmeny Street elevation ensures that it does not operate solely as a rear access frontage. Glazing, openings and landscaping provide visual engagement and contribute to a more attractive and active secondary streetscape.
Functionality & Build Quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.</i>	
Demonstrate how the proposed design complements the use of the building.	The development has been designed specifically to support six grouped dwellings and the day-to-day needs of their occupants. Each dwelling has a clearly identifiable entrance, functional internal layout, private outdoor living area, storage and resident parking. The central laneway provides efficient vehicle access and circulation while also functioning as a landscaped communal environment. Its paving, planting and lighting treatments differentiate pedestrian areas and reinforce the residential character of the space. Resident parking is provided within the development, with vehicle access arranged to reduce unnecessary manoeuvring and maintain a clear connection between Edward Street and Dalmeny Street. Waste storage, services and air-conditioning equipment are integrated into designated areas to minimise their visibility and avoid adversely affecting dwelling or streetscape amenity. Durable external materials, integrated landscaping, shading elements and clearly resolved service areas will support the long-term appearance, operation and maintenance of the development.
Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	The dwellings have been arranged to make effective use of the site's dual frontage and central laneway, allowing habitable rooms and outdoor living areas to receive natural light, ventilation and outlook. Openings are positioned on multiple elevations where practicable to facilitate natural cross-ventilation and reduce reliance on mechanical cooling. The design incorporates shading, balconies, screening and appropriate glazing to manage direct summer solar exposure while maintaining winter daylight access. Private outdoor areas and internal rooms have been positioned to provide a functional relationship between indoor and outdoor living spaces. The supporting NATHERS assessments achieve ratings of approximately 7.0 to 7.7 stars, demonstrating a strong level of thermal performance. The development also incorporates solar photovoltaic systems, energy- and water-efficient fixtures, waterwise landscaping and measures to reduce ongoing energy and water consumption. The redevelopment represents more efficient use of an established inner-urban site close to public transport, employment, services and recreation, reducing dependence on private vehicle travel and supporting a more compact urban form.
Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i>	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	The proposal provides a high standard of residential amenity through functional dwelling layouts, access to natural light and ventilation, private outdoor living areas, landscaped courtyards, balconies and outlook toward Edward Street, Dalmeny Street and the internal communal laneway. The central laneway has been designed as a landscaped and visually attractive communal environment rather than a purely utilitarian driveway. Planting, paving, overhead elements, lighting and cultural interpretation provide visual interest and improve the outlook from adjoining dwellings. The orientation and treatment of openings have been carefully considered to manage relationships with adjoining properties. Principal outlook is directed toward the two street frontages and internal laneway, while side-boundary-facing openings incorporate suitable sill heights, screening or privacy glazing where required. The adjoining properties are predominantly commercial in nature and include development with nil or minimal boundary setbacks. They do not contain private residential outdoor living areas or comparable sensitive residential interfaces. Notwithstanding this context, the design has sought to limit direct overlooking and protect reasonable privacy. Building articulation, landscaped setbacks and variations in material and form provide an attractive presentation for people viewing the development from the public realm and assist in reducing the visual impact of the building's scale.
Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	
Demonstrate how the design allow users and visitors to navigate through the development.	The development provides a clear hierarchy of movement and addresses. Edward Street functions as the principal residential frontage, while Dalmeny Street provides the secondary frontage and vehicle entry. Individual dwelling entrances are clearly expressed through changes in building form, pathways, landscaping, glazing and entry treatments. This allows residents and visitors to readily identify each dwelling without relying solely on signage. The central laneway provides an intuitive connection through the site, with paving, planting, lighting and architectural treatments distinguishing pedestrian movement areas from vehicle circulation. Clear sightlines are maintained along the laneway, and entrances, garages and communal areas are directly visible from the circulation space. The consistent landscape and paving language provides visual continuity and assists users in moving between the street, dwelling entrances, parking areas and communal spaces.
Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	The development incorporates principles of passive surveillance and Crime Prevention Through Environmental Design. Windows, balconies, entrances and habitable rooms overlook Edward Street, Dalmeny Street and the central laneway, ensuring that public and communal areas are subject to regular observation. Dwelling entrances are clearly visible and located along identifiable pedestrian paths. Integrated lighting will provide illumination to entrances, the laneway, parking areas and pedestrian routes without creating unreasonable glare for adjoining properties. Clear sightlines are maintained through the development, and landscaping within movement and access areas will be selected and maintained to avoid creating concealed spaces. Resident parking and private dwelling areas can be appropriately secured while retaining passive surveillance of communal areas. The internal access arrangement provides a clear and predictable movement path, with ingress from Dalmeny Street and egress toward Edward Street. The limited number of dwellings means vehicle movements will remain low and compatible with the pedestrian-oriented treatment of the laneway.

Description	Applicant comment
Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i>	
Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.	The proposal contributes to housing diversity by providing six contemporary grouped dwellings within an established inner-city area close to public transport, recreation, employment and local services. The development offers an alternative to both traditional detached housing and larger apartment developments and will accommodate a range of household types. The internal landscaped laneway, dwelling parklets and landscaped transitional spaces provide opportunities for incidental interaction between residents while maintaining clearly defined private dwelling areas. The design balances opportunities for social engagement with the need for privacy and residential security. The development will increase the number of residents within walking distance of surrounding businesses, services, public transport and community facilities, supporting local activity and contributing to the ongoing vitality of the area. The proposed cultural storytelling elements incorporated into paving and landscape treatments provide an opportunity to acknowledge the locality's history and identity and create a communal space that is distinctive to the development.
Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	
Demonstrate how the surrounding context and character has been incorporated into the design of the development.	The development adopts a contemporary architectural expression that responds to the varied residential, commercial and service-related character of the locality. Rather than replicating one particular architectural style, the design draws on the area's fine-grain development pattern, robust materiality, laneway character and mixture of traditional and contemporary buildings. The building is divided into clearly identifiable dwelling forms, with variations in setbacks, façade depth, openings, balconies, screens, materials and landscaping creating visual interest and reducing apparent bulk. The composition provides a coherent overall identity while allowing individual dwellings and entrances to remain distinguishable. Landscaping is integrated with the architecture at ground and upper levels, softening the building and providing seasonal variation, shade and colour. The Edward Street and Dalmeny Street elevations have each been designed as considered public interfaces, while the central laneway incorporates coordinated paving, planting, lighting and cultural interpretation. The resulting development provides an attractive and recognisable contemporary addition to the locality that responds to the site's mixed-use context and intended future character.

Please complete all sections of this application and send to mail@vincent.wa.gov.au along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.