

5.1 NO. 128A (LOT: 2; STR: 80812) HAROLD STREET, MOUNT LAWLEY - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: South

Attachments:

1. Location and Consultation Plan
2. Development Plans
3. Superseded Plans Deferred by Council at 5 April 2022 Meeting
4. Summary of Submissions - Administration's Response
5. Summary of Submissions - Applicant's Response
6. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the development application for alterations and additions to single house at No. 128A (Lot: 2; S/P: 80812) Harold Street, Mount Lawley in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Development Plans

This approval is for alterations and additions as shown on the approved plans dated 4 May 2022. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the use of the terrace, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

3. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

4. Visual Privacy

Prior to use of the terrace, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and are to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed to comply provisions, to the satisfaction of the City;

5. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development; and

6. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to an existing single house at No. 128A Harold Street, Mount Lawley (the subject site).

PROPOSAL:

The application is to extend the first floor of the dwelling over the existing garage at the rear in order to construct a new terrace addition with a pool.

The proposed terrace addition would be unroofed and have a 1.6 metre high decorative perforated aluminium privacy screen on all sides.

A 0.3 metre wide planter box is proposed to be installed adjacent to the south eastern lot boundary.

The lip of the pool would be 1.4 metres above the finished floor line of the terrace and access to the pool would be via a set of four stairs adjacent to the north western lot boundary.

The existing first floor bedroom wall and highlight window facing north east is proposed to be removed and replaced with an aluminium framed sliding door to provide direct access to the terrace area from the bedroom.

The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Lawrence Game
Applicant:	Anthony Rechichi Architect
Date of Application:	5 June 2021
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	231m ²
Right of Way (ROW):	Yes North-east – 3 metres wide, sealed and drained, and City owned.
Heritage List:	No

Site Context and Zoning

The subject site is bound by Harold Street to the south west, a two storey grouped dwelling to the north west, three single storey single houses across the ROW to the north east and a single storey single house to the south east. A location plan is included as **Attachment 1**.

The subject site and all adjoining properties are zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and all adjoining properties are also located within the Residential built form area and have a permitted building height of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site is 6.1 metres wide and contains an existing two storey single house. The existing dwelling on the subject site shares a common boundary wall with another two storey single house at No. 128B Harold Street to the north west which was simultaneously constructed and is a mirror image of the subject dwelling.

Ordinary Meeting of Council 5 April 2022

The application was previously presented to Council at its Ordinary Meeting on 5 April 2022 for determination. Administration's recommendation was that Council approve the application subject to conditions.

The following procedural motion was carried by Council after in considering the application:

That Item 9.1 No. 128A (Lot: 2; STR: 80812) Harold Street, Mount Lawley – Proposed Alterations and Additions to Grouped Dwelling be deferred for further information.

The deferral reason outlined during the Council meeting was to allow the applicant to give further consideration to the design with respect to the lot boundary setback of the first floor terrace to the south eastern lot boundary.

The development plans presented to Council at its 5 April 2022 Ordinary Meeting are included as **Attachment 3**.

Amended Plans in Response to Council Deferral - Key Changes

Following Council's deferral, the applicant submitted amended development plans included in **Attachment 2** to the City on 4 May 2022. The amended development plans sought to address the deferral reason cited by Council.

The changes undertaken by the applicant to address the reason for deferral are summarised as follows:

- Removal of the skillion roof patio structure that was covering the roof terrace. The roof terrace is now proposed to be completely uncovered;
- Reduction in the height of portions of the privacy screening around the pool from 2.7 metres previously proposed to 1.6 metres above the finished floor level of the pool terrace;
- Modification to the pool access stairs to remove the 1.1 square metre platform at the top of the staircase that was previously proposed. The access to the pool is now proposed to be via a set of four stairs adjacent to the north western lot boundary;
- Addition of a 0.3 metre wide planter box adjacent to the south eastern lot boundary; and
- Provision of supporting images to show the proposed design and aesthetic appearance of the perforated metal screens, landscaping and pool structure.

The applicant has obtained a statement from the structural engineer who prepared the original structural documentation for the dwelling. This was obtained in response to concerns regarding the structural feasibility of the proposed pool.

The statement outlines that augmentation of the existing garage structure which may include partial deconstructive works, improvement of footings and a separate steel frame would enable the proposed pool to be safely supported structurally.

The applicant has also advised that an increased setback from the south eastern lot boundary was considered but ultimately not provided in the revised plans. This is on the basis that it would be detrimental to the functionality of the space for users and the abovementioned design changes would be sufficient to mitigate concerns regarding building bulk and scale.

The appropriateness of the proposed development as well as the revisions to the plans are discussed in further detail in the Comments section of this report.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes Volume 1. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Outdoor Living Areas	✓	
Visual Privacy	✓	
Solar Access	✓	

Detailed Assessment

The Built Form Policy and R Codes have two pathways for assessing and determining a development application. These are through design principles and local housing objectives, or through deemed-to-comply standards.

Design principles and local housing objectives are qualitative measures which describe the outcome that is sought rather than the way that it can be achieved.

The deemed-to-comply standards are one way of satisfactorily meeting the design principles or local housing objectives and are often quantitative measures.

If a planning element of an application meets the applicable deemed-to-comply standard/s then it is satisfactory and not subject to Council's discretion for the purposes of assessment against the Built Form Policy and R Codes.

If a planning element of an application does not meet the applicable deemed-to-comply standard/s then Council's discretion is required to decide whether this element meets the design principles and local housing objectives.

The planning elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are set out below. The changes from what was previously considered by Council at its 5 April 2022 Ordinary Meeting are as follows:

- The boundary wall height has reduced from 6.1 metres to 5.1 metres on the first floor terrace to the north western boundary; and
- The deemed-to-comply lot boundary setback standard for the first floor terrace to the south eastern lot boundary has reduced from 2.6 metres to 2.3 metres due to the removal of the skillion roof patio structure.

Lot Boundary Setbacks/Boundary Wall	
Deemed-to-Comply Standard	Proposal
R Codes – Clause 5.1.3	
<u>Boundary wall length</u> Maximum permitted length of 22.2 metres.	First floor terrace north western boundary wall length of 31.3 metres.
<u>Boundary wall height</u> Maximum permitted height of 3.5 metres.	First floor terrace north western boundary wall height of 5.1 metres (inclusive of screen panels).
<u>Lot boundary setback</u> 2.3 metre setback for a building with a maximum height of 6.2 metres to the top of the bedroom wall extension, and a total length of 19.5 metres inclusive of the existing dwelling wall.	First floor terrace south eastern boundary setback of 1.1 metres.

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community Consultation Prior to Council Deferral

Three different iterations of plans for the proposed development underwent community consultation prior to the application being deferred by Council at its meeting on 5 April 2022.

The first community consultation period was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days from 27 July 2021 to 9 August 2021. The method of consultation included a notice on the City's website and five letters being sent to all owners and occupiers adjoining the subject site, as shown in **Attachment 1** and in accordance with the City's (former) Policy No. 4.1.5 – Community Consultation.

Seven submissions were received at the conclusion of the first community consultation period, all of which objected to the proposal. One of these submissions contained seven signatories that opposed the proposed development. Administration contacted each of these objectors and confirmed their comments of objection as contained in the document.

The second and third community consultation periods were undertaken in accordance with the City's Community Engagement and Stakeholder Policy. This was based on amended plans and supporting information submitted by the applicant to address concerns raised. These amended plans were re-advertised to owners/occupiers who had previously provided a submission. In respect to this:

- The second community consultation period was for seven days from 29 October 2021 to 5 November 2021. Three submissions were received, all of which objected to the proposal.
- The third community consultation period was for seven days from 8 March 2022 to 15 March 2022. Three submissions were received, all of which objected to the proposal. The City erroneously advertised the south eastern lot boundary deemed-to-comply setback as 2.1 metres. Upon identifying the error, this was communicated to all previous submitters by the City via email.

Across the three community consultation periods, the key concerns raised in relation to the proposed development related to:

- Impacts of building bulk on adjoining properties;
- Loss of access to sunlight for adjoining properties;
- Dominance of the structure when viewed from the Harold Street streetscape and right of way;
- Overlooking from the retractable staircase; and
- Relocation of the existing air conditioning units upon construction of the terrace.

Community Consultation Following Council Deferral

The amended proposal that was submitted by the applicant in response to the deferral by Council at its meeting on 5 April 2022 was readvertised to all previous submitters for a period of seven days from 5 May 2022 to 12 May 2022. The City received three submissions from previous submitters, all of which objected to the proposal.

The objections that were received reiterated previous concerns, with emphasis on the following:

- The impacts of building bulk on the streetscape;
- The impacts of the proposed setback to the south eastern lot boundary on the amenity of the adjoining property as a result of:
 - Increased overlooking and noise impacts, with reference made to the 75 percent obscurity of the privacy screening; and
 - Increased overshadowing to the outdoor living area and north facing windows; and
- The extent of the departures from the deemed-to-comply standards being sought, with a request that the 2.3 metre deemed-to-comply setback to the south eastern lot boundary be provided.

A summary of submissions received across the four consultation periods along with Administration's responses to each comment is provided in **Attachment 4**. The applicant's response to the submissions received are provided as **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: Yes

Two iterations of plans for the proposed development were referred to a member of the City's DRP for comments prior to the application being deferred by Council at its meeting on 5 April 2022.

The DRP member provided raised the following concerns and suggestions in relation to the original plans which proposed a nil setback of the roof terrace to the south eastern lot boundary:

- The upper floor setback to the south eastern lot boundary directly impacts on perceived visual bulk and scale of the addition. Consider greater separation of the south eastern screen wall from the lot boundary. Also consider the introduction of a greater setback for the screen from the north western lot boundary;
- There is minimal information of colours and materials on the proposed plans for privacy screening. Recommend the architect provides further clarification on materials and colours proposed to ensure the R Codes requirement relating to obscurity is achieved with the privacy screening;
- The location of the landscaping on the south eastern lot boundary setback would be difficult to access and maintain without going onto adjoining property resulting in potential overlooking concerns; and
- The retractable staircase is discouraged as it poses a safety and overlooking issue that would impact the amenity of the adjoining neighbour. Recommend removal of the retractable staircase and emergency access.

The applicant made the following changes to the plans in response to the DRP member's initial concerns and recommendations:

- Increased setback of privacy screen on first floor terrace to south eastern boundary from 0.645 metres to 1.1 metres;
- Removal of planting area along the 1.1 metre setback on top of the garage roof to the eastern boundary; and
- Removal of the proposed retractable staircase located to the east of the existing bedroom on the first floor.

The DRP members comments on the set of plans included in **Attachment 3** that were deferred by Council at its meeting on 5 April 2022 were as follows:

- The increased setback to the roof terrace is an improvement and reduces the impact to the adjoining properties and ROW. It is noted that it does not meet R Codes deemed to comply provisions, but it is consistent with the setback to the upper storey wall along this side. The transition to a lightweight privacy screen at 1.6 metre height further mitigates bulk/scale impacts.
- The lightweight perforated privacy screen treatments proposed is supported in principle based on colours and materials and subject to further detailed review at Building Permit stage. Colour proposed should ideally be neutral and perforations compliant with privacy provisions of the R Codes.
- The removal of landscaping above the eastern boundary wall is appropriate because there would have been practical difficulties accessing this area for maintenance.
- The proponent could still have planter or pot plants along the inside of the screen on the terrace. This could possibly grow through the privacy screen as well to soften this interface.
- The increased setback to the eastern lot boundary should provide a reduction in the shadow cast over the eastern property and the privacy screen having a height of 1.6 metres to this location.

Further DRP advice was not sought in relation to the amended plans included in **Attachment 2** which were submitted by the applicant in response to the deferral by Council at its meeting on 5 April 2022. This is because none of the changes that are proposed conflict with the DRP's previous advice and does not increase the bulk and scale of the built form was that previously proposed.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Community Engagement and Stakeholder Policy (formerly Policy No. 4.1.5 – Community Consultation); and
- Policy No. 7.1.1 – Built Form.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Delegation to Determine Applications:

This matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the delegation does not extend to applications for development approval that received more than five objections during the City's community consultation period.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2018-2028:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The City has assessed the application against the environmentally sustainable design provisions of the City's Policy No. 7.1.1 – Built Form. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020 – 2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budgeted implications from this report.

COMMENTS:Lot Boundary Setback to South East

The R Codes deemed-to-comply standard sets out the wall on the first floor to be setback 2.3 metres from the south eastern lot boundary. This has reduced from 2.6 metres due to the removal of the skillion roof patio which had a maximum height of 7.1 metres and that was previously proposed.

A privacy screen is being proposed to the south east of the first floor terrace that would be on top of an existing wall. This privacy screen would measure 7.0 metres in length and 1.6 metres in height above the terrace finished floor level. The privacy screening is setback 1.1 metres from the south eastern lot boundary.

The privacy screen addition connects to a proposed 0.6 metre extension to the existing upper floor bedroom used to access the pool terrace area. This wall would reach a total height of 6.2 metres and is also setback 1.1 metres to the south eastern lot boundary. The remainder of the existing dwelling first floor wall to this south eastern boundary is 11.9 metres in length, 6.6 metres in height and setback 1.1 metres.

The proposed lot boundary setback satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy for the following reasons:

- Mitigating Building Bulk:
 - The top of the privacy screen would be 5.1 metres in height measured from natural ground level which is 1.5 metres less than the existing south eastern first floor wall of the dwelling that it would adjoin. The stepping down of height would assist in reducing the impact of the building bulk associated with the first floor wall to the south eastern adjoining property;
 - The proposed aluminium privacy screening on the first floor would provide a contrast in colours and materials from the existing ground and first floors when viewed from the adjoining property. The privacy screens would be a neutral colour tone. The existing dwelling is constructed from white rendered brick wall and face brick boundary walls. This contrast would successfully delineate and distinguish the first floor from the ground floor to assist in reducing the extensions bulk impact. The view from the eastern adjoining property to the area where the terrace is proposed is currently the roof of a garage, air conditioner and parapet blade wall beyond;
 - The additions are unroofed, mitigating the impact of bulk by making the terrace less enclosed;
 - The massing associated with the remainder of the existing first floor wall is effectively reduced through existing window openings that have previously been approved; and
 - The DRP member noted that the transition between the existing first floor brick wall and light weight privacy screening would mitigate the impact of building bulk.
- Visual Privacy:
 - The proposed privacy screening is 1.6 metres in height measured from the terrace floor level. This would restrict views from the terrace area to the adjoining properties and complies strictly with the deemed-to-comply standards of the R Codes in relation to visual privacy. A condition of approval has been recommended requiring privacy screening to be installed prior to use of the terrace area;

- Following the deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans which include a 0.3 metre wide planter box along the inside south eastern edge of the roof terrace to provide separation between the usable area of the roof terrace and the south eastern adjoining property. The setback of the usable area of the roof terrace to the south eastern lot boundary would now be 1.5 metres; and
- The proposed staircase provides an entrance straight into the pool with no additional platform for viewing over the proposed privacy screening when entering the pool.
- Solar Access:
 - The proposal complies with the deemed-to-comply standard of the R Codes relating to solar access for adjoining properties. Overshadowing of the existing dwelling inclusive of the proposed terrace is 20.4 percent of the adjoining site's area. This is less than the 50 percent overshadowing permitted for R50 coded properties under the R Codes deemed-to-comply standard. Overshadowing is assessed under the R Codes based on shadow cast to the south on 21 June during winter. This is when the sun is at its lowest in the sky and would cast the greatest shadow during the course of a year when the sun's angle is at 34 degrees. The subject site is oriented such that the shadow cast in a south direction is angled which assists in reducing the amount of overshadowing on the adjoining property; and
 - The proposed terrace would result in an additional 7.2 square metres of shadow cast onto the adjoining property and equates to 1.5 percent of the adjoining property's site area. This is calculated based on when overshadowing is at its worst on 21 June as per the R Codes. The shadow cast onto the adjoining property would fall over a portion of the south eastern property's kitchen window and outdoor living area. Access to direct sunlight would still be maintained for the majority of the outdoor living area and rear of to the adjoining property.
- Ventilation: The proposed setback of 1.1 metres between the proposed privacy screen and the south eastern lot boundary provides separation to allow for sufficient ventilation to the subject site and adjoining property.
- Streetscape: The proposed lot boundary setback would not have an adverse impact on the Harold Street streetscape. It is located towards the rear of the site and would be obstructed from view by the existing dwelling.

Boundary Wall to North West

The R Codes deemed to comply standard permits boundary walls to two sides with a height of 3.5 metres and length of 22.2 metres, being two thirds the balance of the lot boundary behind the front setback.

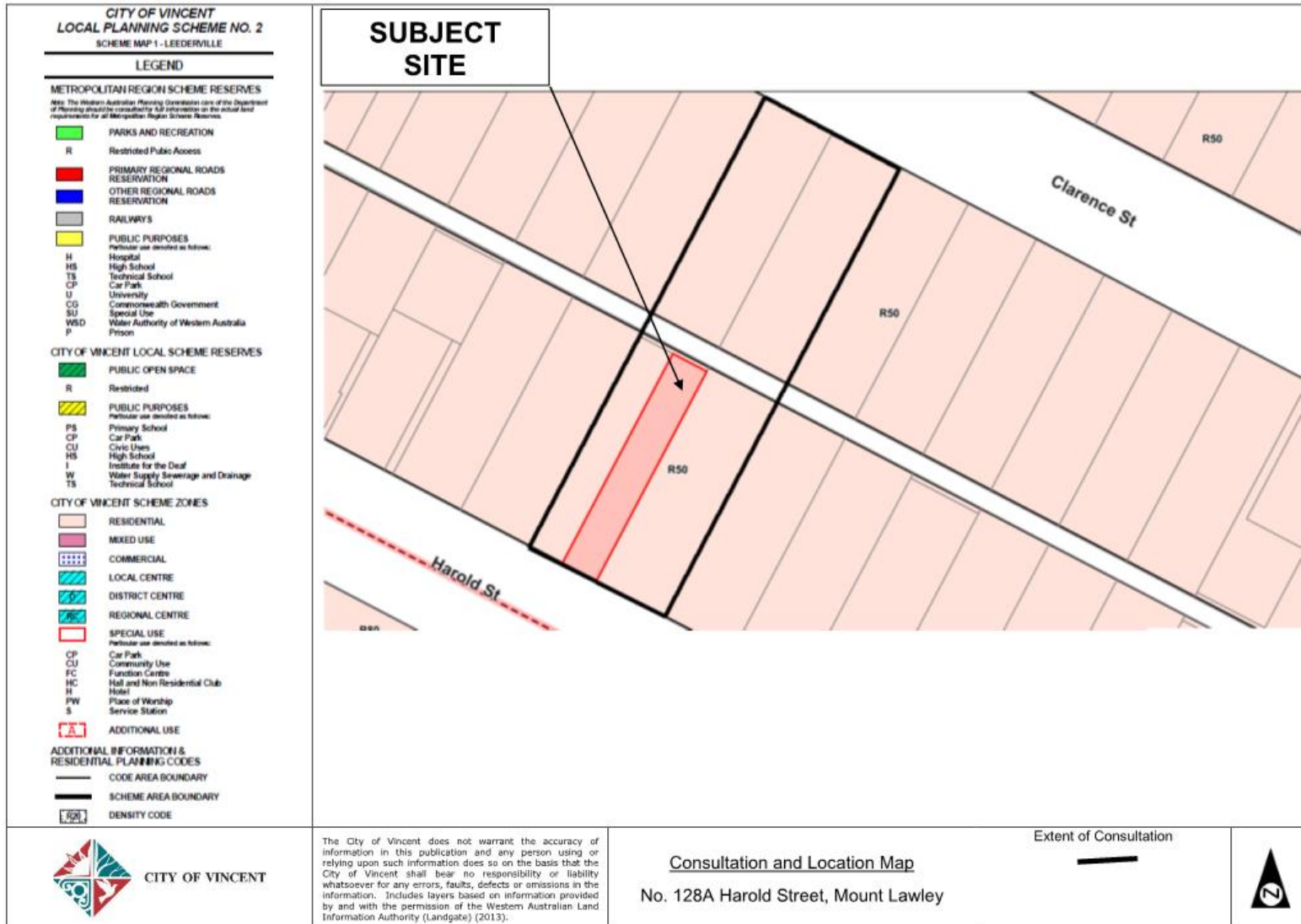
The privacy screen proposed to the north west of the first floor terrace is 7.6 metres in length and has maximum height of 5.1 metres above natural ground level, resulting in a 0.3 metre increase to the existing boundary wall height for this portion of the boundary. The proposed privacy screen to the first floor terrace would extend the existing boundary wall along the north western lot boundary by 7.6 metres to a total boundary wall length of 31.3 metres.

Following deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted the amended plans included in **Attachment 2** which reduced the proposed boundary wall height to the north western lot boundary by 1.0 metre, from the maximum height of 6.1 metres that was previously proposed.

The proposed boundary wall extension satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy for the following reasons:

- Mitigating Building Bulk:
 - The boundary wall extension would abut the garage of the adjoining property to the north-west. This would limit the impact associated with building bulk, as this area is void of any habitable rooms and living spaces; and
 - The proposed increase of 0.3 metres in height of the existing boundary wall would be due to the installation of aluminium privacy screening. The screen would be of varying material and colour to the existing parapet wall that would assist with breaking up the mass, reducing the appearance of blank walls and creating visual interest.
- Visual Privacy:
 - The proposed privacy screening on top of the existing parapet wall would restrict views west from the terrace area and assists in making more effective use of the proposed outdoor living area. The screening would be 1.6 metres in height measured from the terrace floor level and meets the deemed-to-comply standard of the R Codes in relation to visual privacy; and

- Following deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans which removed the previously proposed raised deck area at the top of the stair access to the pool, further reducing opportunities for perceived overlooking to adjoining properties.
- Ventilation: The proposed boundary wall extension abuts the roof area of the adjoining property's garage to the north west. The boundary wall would not restrict ventilation to any windows or living areas of the subject site or adjoining property.
- Solar Access: The proposed boundary wall extension does not restrict direct sunlight to the north western adjoining property including its highlight window to bed 3 on the first floor. This is because the shadow cast from the boundary wall and as measured in accordance with the R Codes would be cast to the south onto the proposed terrace area and subject site itself. The proposed boundary wall extension would not contribute to additional overshadowing of any of the adjoining properties.
- Streetscape:
 - The proposed boundary wall extension would not have an adverse impact on Harold Street, as it is located away from this street towards the rear of the site and obscured from view by the existing dwelling; and
 - The proposed boundary wall extension would not detrimentally impact the streetscape quality of the right of way (ROW). The ROW to the rear of the site is characterised by garage doors, boundary fences and examples of existing two storey buildings with blank upper floor facades.





CITY OF VINCENT
RECEIVED
4 May 2022

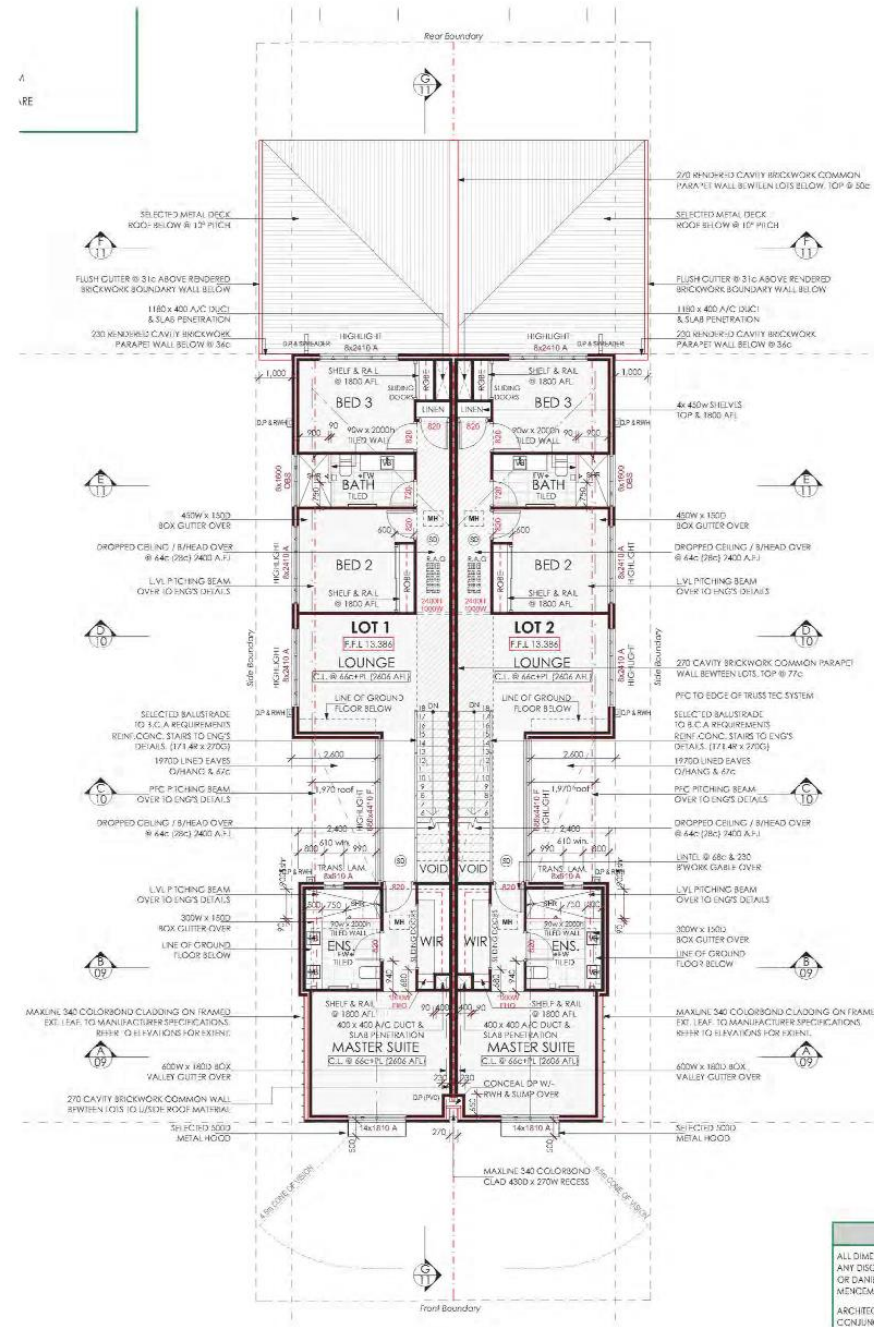
LIMESTONE RETAINING WALL NOTES:
 ONLY GOOD GRADE BUILDING STONE (SAWN OR RE CONSTITUTED) TO BE USED (MIN. BULK DENSITY + 1.80 T/M3)
 COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO EXIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).
 RECESSED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
 NO SURCHARGE ON RETAINING WALLS IS ASSUMED. THE HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 450GMS FROM THE BACK OF THE WALL AT BASE LEVEL.
 NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL.
 150MM THICK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE, BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.
 CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20
 BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REFERRED TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
 ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

AREA CALCULATION

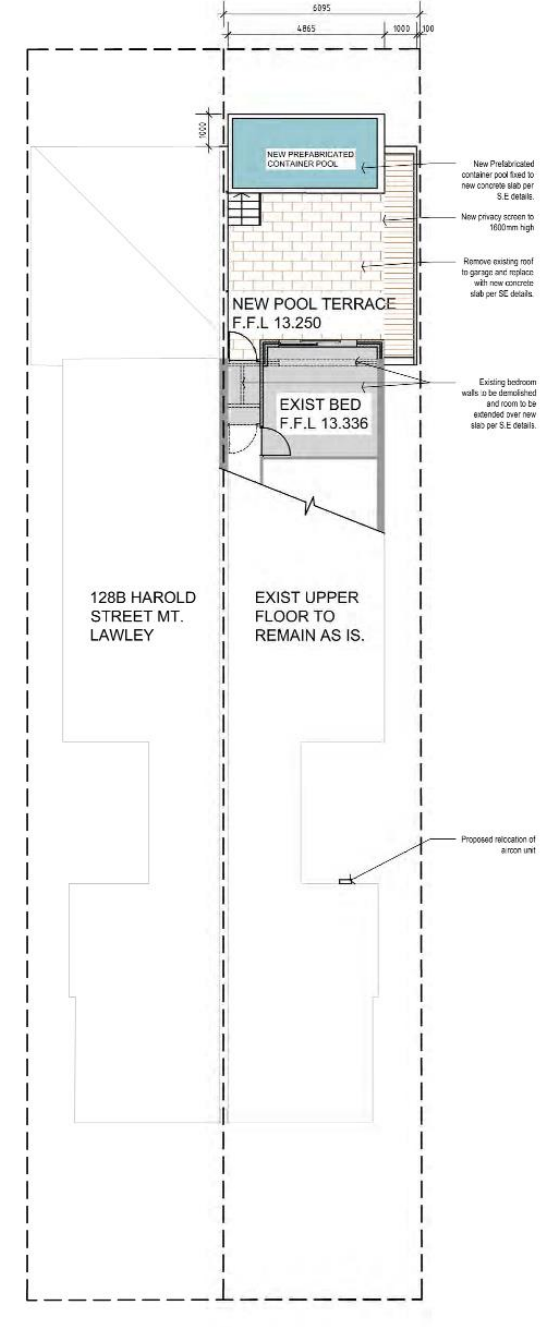
AREA CALCULATION	AREA (m ²)	CAR PARKING
TOTAL GROSS EXISTING HOUSE	265 m ²	
EXISTING UPPER FLOOR	105 m ²	
PROPOSED ADDITIONS	41 m ²	2 Bays
Total Area Upper floor	150 m ²	
Total Area House	310 m ²	

Rev No.	Date	Details	Name
0	16.02.2021	PRELIMINARY ISSUE	AR
1	03.06.2021	ISSUE FOR APPROVAL	AR
2	11.10.2021	DA Revisions	AR
3	18.02.2022	DA Revisions Pool Shortened	AR
4	16.03.2022	DA Revisions to notes	AR
5	04.05.2022	DA Revisions	AR

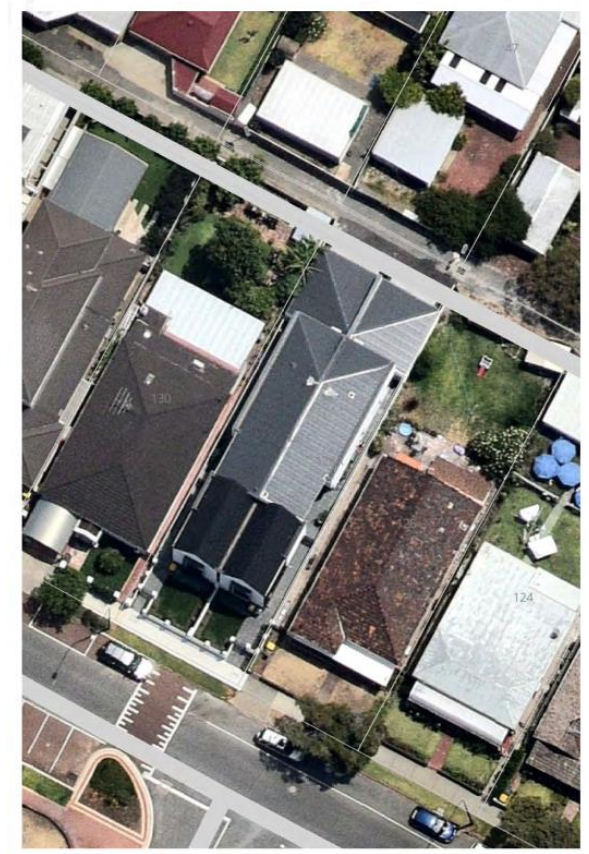
GENERAL:
 BUILDER TO RE-PEG SITE PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCY.
 ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (PALL TO SPOON DRAWING)
 REFER MECH ENG CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. A/C BY PROPRIETOR.
 CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A.
 TREATMENT: TREATMENT UNDER SLUGS TREATMENT USING CHLOROPYRIFOS ACCORDING TO A535901.
PLUMBING:
 BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.
 BUILDER TO DETERMINE WATER METER LOCATION WITH W/COMP AND ADVISE ARCHITECT.
 H/W TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRABLE END DWGS.
 ALL CABLETIES & FUTURES BY PROPRIETOR. ALL SANITARY FUTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & A/C WORKS.
STRUCTURAL:
 CONFIRM WITH PROPRIETOR ANY A/C NEEDS INCLUDING DUCTS IN SLAB.
 REFER TO SE DWGS FOR ALL STRUCTURAL, COL. & BEAM MEMBER SIZES.
 THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DWGS.
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS.



EXISTING HOUSE UPPER FLOOR PLAN
 1:100



PROPOSED UPPER FLOOR PLAN
 1:100



AERIAL PHOTO
 NTS

PROPOSED ADDITIONS TO EXISTING HOUSE

Location: 128A HAROLD ST MT LAWLEY

Title: SITE PLAN / AERIAL

Region North

Development Approval

Drawn by: AR Date: 06/05/2021

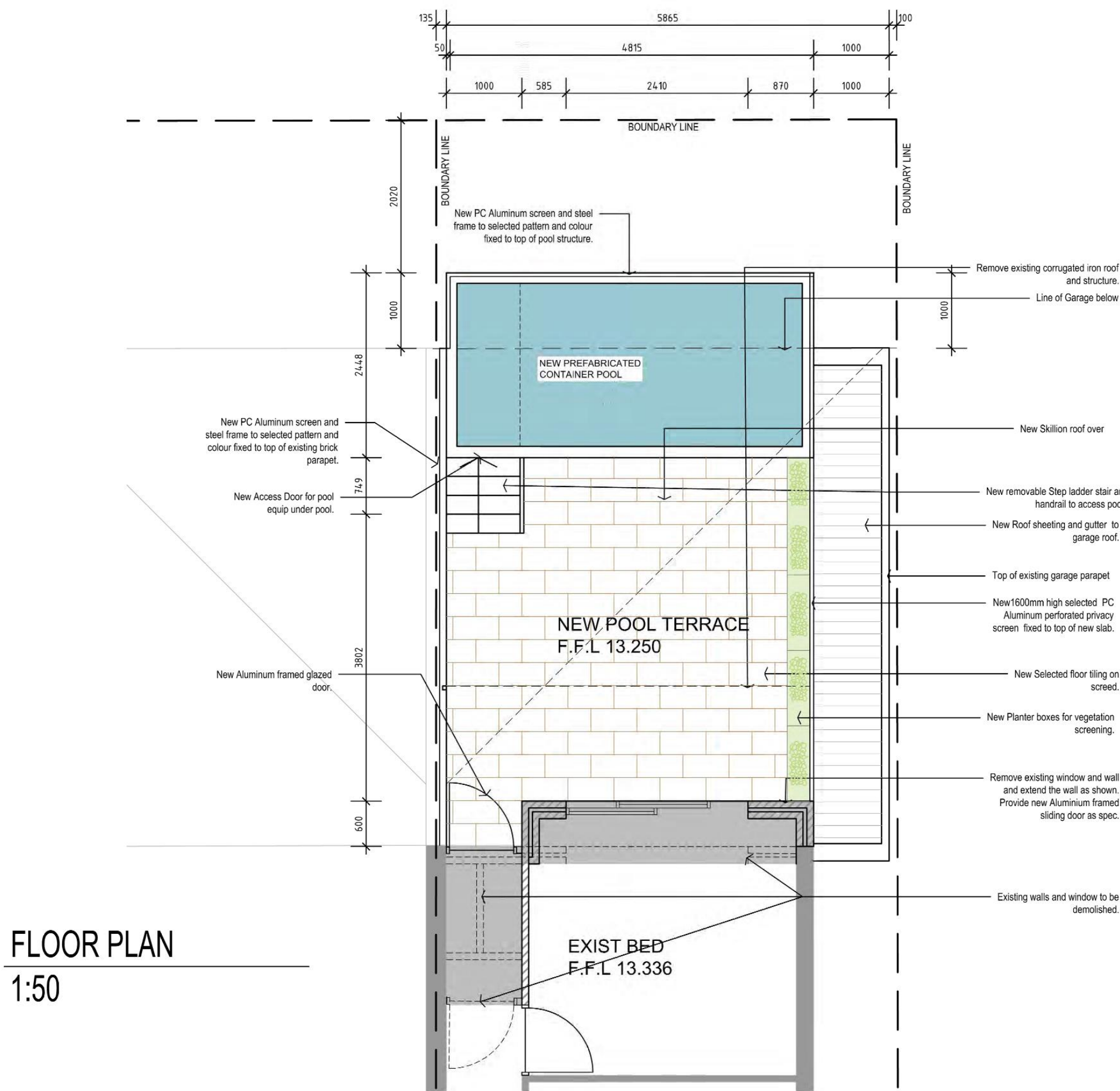
Checked by: AR Date: 04/05/2022 Revision No: 5

Drawing Scale: 1:100 @ A1
 1:200 @ A3

Project Number: 2020-22 Drawing Number: A1.00

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 W: www.rechichichitects.com.au



FLOOR PLAN
1:50

CITY OF VINCENT
RECEIVED
4 May 2022

LIMESTONE RETAINING WALL NOTES:
ONLY GOOD GRADE BUILDING STONE, SAWM OR RE CONSTITUTED IS TO BE USED. (MIN. BULK DENSITY = 1.80 TAD)
COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).
PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 400KG FROM THE BACK OF THE WALL AT BASE LEVEL.
NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL - BASE AWAY FROM THE FACE OF THE WALL.
150MM FIBRE CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G/L.
CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE AND BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No.	Date	Details	Name
0	04.06.2021	ISSUE FOR APPROVAL	AR
1	11.10.2021	DA Resubmit	AR
2	18.02.2022	DA Resubmit Pool Shortened	AR
3	10.03.2022	Gate and aluminium robe removed	AR
4	16.03.2022	Resubmit to submit	AR
5	04.05.2022	DA resubmit. Roof never removed. Deck removed. Plaster added. Driveway amended.	AR

GENERAL:
BUILDER TO RE-PEG SITE PRIOR TO CONSTRUCTION ADVISE ARCHITECT OF ANY DISCREPANCY.
ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO (FALL TO SPOON DRAIN). REFER MECH ENG CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AC BY PROPRIETOR.
CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A.
TERRACE TREATMENT UNDER SLAB. TERRACE TREATMENT USING CHLOROPYRIFOS ACCORDING TO AS3601.
PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.
BUILDER TO DETERMINE WATER METER LOCATION WITH YICORP AND ADVISE ARCHITECT.
H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.
ALL CABINETWORKS & FIXTURES BY PROPRIETOR. ALL SANITARY FIXTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & A/C WORKS.
STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY A/C REGS INCLUDING DUCTS IN SLAB.
REFER TO SE DWGS FOR ALL STRUCTURAL COL & BEAM MEMBER SIZES.
THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DWGS.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS.

Project: **PROPOSED ADDITIONS TO EXISTING HOUSE**

Location: **128A HAROLD ST MT LAWLEY**

Title: **FLOOR PLAN**

Project North:

DEVELOPMENT APPROVAL

Drawn by: AR Date: 03/05/2021

Checked by: AR Date: 04/05/2022 Revision No: 5

Drawing Scale: **1:100 @ A1**
1:50 @ A3

Project Number: **2020-22** Drawing Number: **A1.01**

ANTHONY RECHICHI ARCHITECT

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**CITY OF VINCENT
RECEIVED
4 May 2022**

LIMESTONE RETAINING WALL NOTES:
ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.35 T/M3)
COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 30MM STANDARD PENETROMETER TEST).
PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
NO SURCHARGE ON RETAINING WALLS IS ASSUMED. IE HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.
NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL.
150MM THICK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER U.L.
CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE. NDI
BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.


Rev No.	Date	Details	Name
0	04.08.2021	ISSUE FOR APPROVAL	AR
1	11.10.2021	DA Revisions	AR
2	16.02.2022	DA Revisions-Pool shortened	AR
3	18.03.2022	DA Revisions to notes. Screen height raised.	AR
4	04.05.2022	DA Revisions. Screen height increased. Deck removed. Roof cover removed.	AR

GENERAL:
BUILDER TO RESP/EG SITE PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCY.
ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO (FALL TO SPOON DRAIN). REFER MECH ENGR CONTRACTOR DRAWINGS FOR PROPOSED AC UNIT LOCATIONS. AC BY PROPRIETOR.
CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A.
TERRACE TREATMENT UNDER SLAB. TERMITES TREATMENT USING CHLOROPYRIFOS ACCORDING TO AS3901.
PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.
BUILDER TO DETERMINE WATER METER LOCATION WITH WORKP AND ADVISE ARCHITECT.
H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENGR DWGS.
ALL CABINETWORKS & FIXTURES BY PROPRIETOR. ALL SANITARY FIXTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & AC WORKS.
STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY AC REGS INCLUDING DUCTS IN SLAB.
REFER TO SE DWGS FOR ALL STRUCTURAL COL & BEAM MEMBER SIZES.
THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DWGS.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS.

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
SECTION A-A

Project North


DEVELOPMENT APPROVAL

Drawn by: AR Date: 09/08/2021

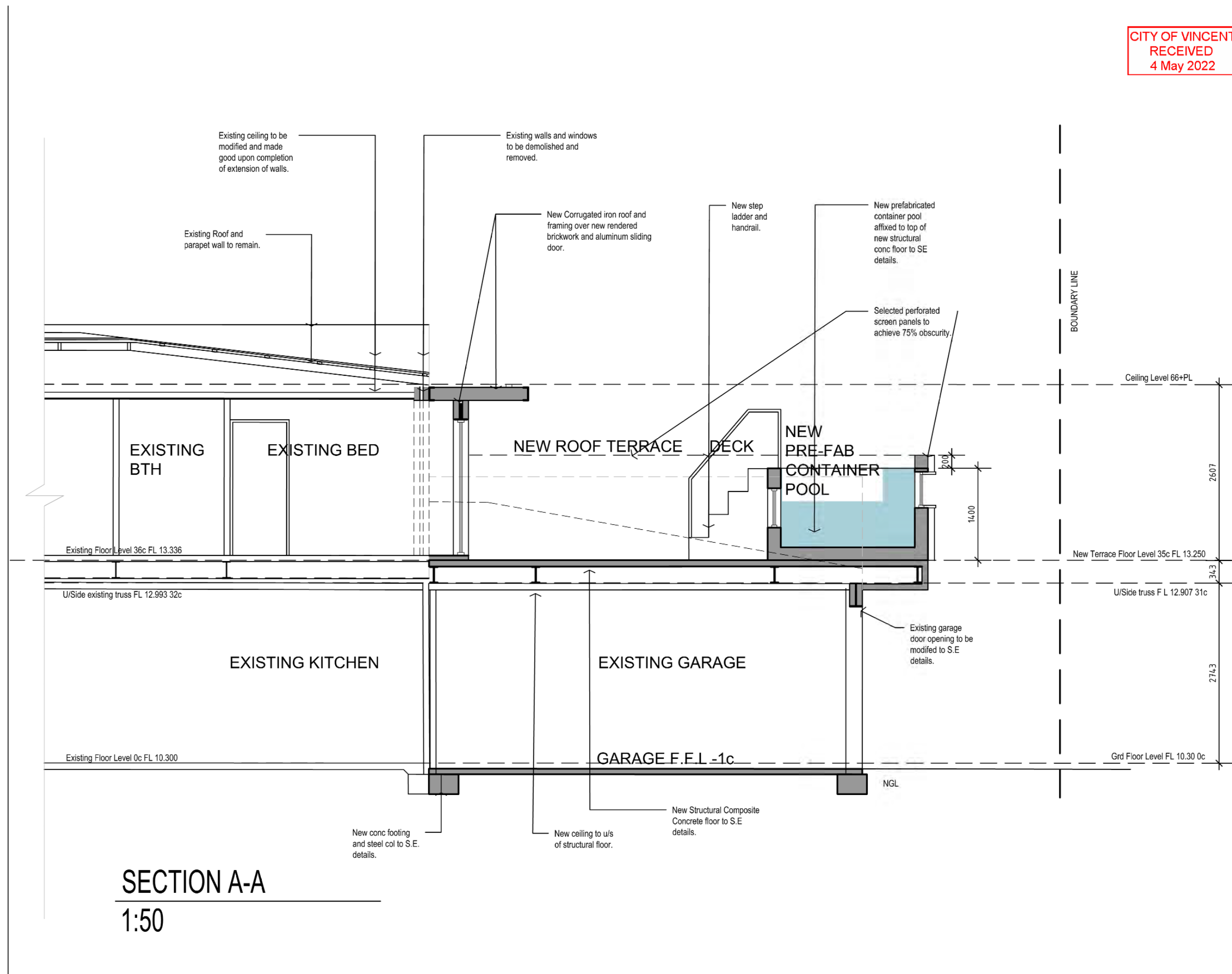
Checked by: AR Date: 04/05/2022 Revision No: 4

Drawing Scale: 1:100 @ A1
150 @ A3

Project Number: 2020-22 Drawing Number: A2.01

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SECTION A-A
1:50

**CITY OF VINCENT
RECEIVED
4 May 2022**

LIMESTONE RETAINING WALL NOTES:
 ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.80 T/M³)
 COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).
 PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
 NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.
 NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL.
 150MM THICK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.
 CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE. NB:
 BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
 REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
 ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

No	Date	Description	Name
0	04.08.2021	ISSUE FOR APPROVAL	AR
1	11.10.2021	DA Revisions	AR
2	18.03.2022	DA Revisions-Pool shortened	AR
3	18.03.2022	DA Revisions-Pool shortened	AR
4	04.05.2022	DA Revisions Revising lowered and changed pool cover placement.	AR

GENERAL:
 BUILDER TO RE-PEG SITE PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCY.
 ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN).
 REFER MECH ENG/ CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AS BY PROPRIETOR.
 CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSIGNED CLASSIFICATION IS SANDY SOIL CLASS A.
 TREATMENT: UNDER SLAB TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3901.
PLUMBING:
 BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SINKER RUNS PRIOR TO COMMENCEMENT OF WORKS.
 BUILDER TO DETERMINE WATER METER LOCATION WITH WORK AND ADVISE ARCHITECT.
 H.V.L. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENDINGS.
 ALL CABINETWORKS & FIXTURES BY PROPRIETOR. ALL SANITARY FIXTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & A/C WORKS.
STRUCTURAL:
 CONFIRM WITH PROPRIETOR ANY A/C REQS INCLUDING DUCTS IN SLAB.
 REFER TO BE DINGS FOR ALL STRUCTURAL CCL & BEAM MEMBER SIZES.
 THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & BE DINGS.
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DINGS.

PROPOSED ADDITIONS TO EXISTING HOUSE

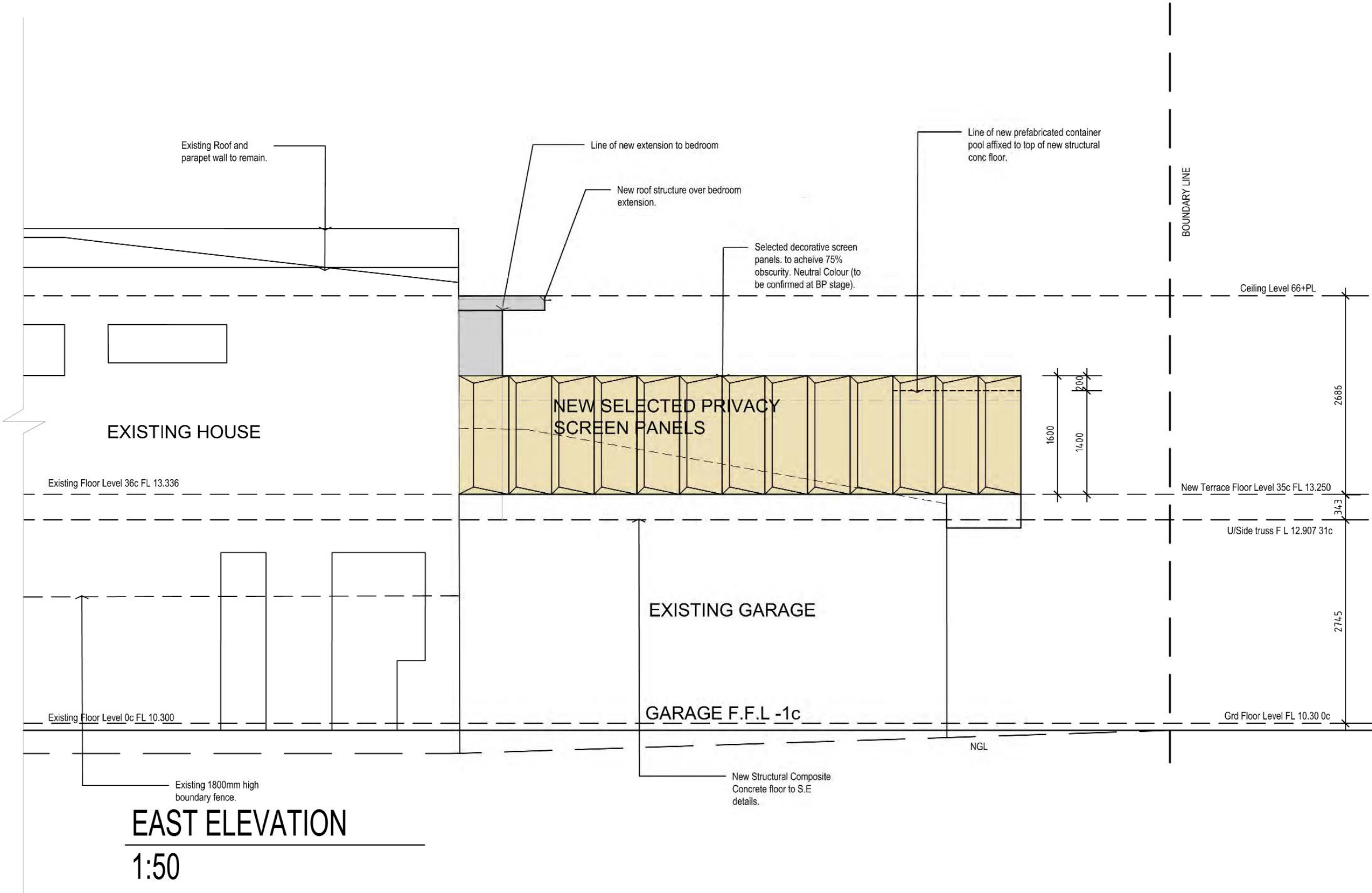
Location:
 128A HAROLD ST
 MT LAWLEY
 Title:
 East Elevation



DEVELOPMENT APPROVAL

Drawn by: AR Date: 03/05/2021
 Checked by: AR Date: 04/05/2022 Revision No: 4
 Drawing Scale: 1:100 @ A1
 Project Number: 2020-22 Drawing Number: A2.02
ANTHONY RECHICHI ARCHITECT

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**EAST ELEVATION
1:50**

CITY OF VINCENT
RECEIVED
4 May 2022

LIMESTONE RETAINING WALL NOTES:
 ONLY 2000 GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. DULC DENSITY = 1.80 T/M³).
 COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).
 PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
 NO SURCHARGE ON RETAINING WALLS IS ASSUMED (IE HORIZONTAL BACKFILL ONLY). NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT REAR FROM THE BACK OF THE WALL AT BASE LEVEL.
 NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL.
 150MM THICK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 200MM MINIMUM BELOW THE LOWER G.L.
 CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20.
 BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
 REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
 ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No.	Date	Details	Name
0	04.04.2021	ISSUE FOR APPROVAL	AR
1	11.01.2021	DA Revisions	AR
2	18.01.2022	DA Revisions-Pool shortened	AR
3	18.01.2022	Notes related screen lowered, Screen and height raised	AR
4	04.05.2022	DA revisions, Screen height lowered and changed Roof cover removed.	AR

GENERAL:
 BUILDER TO BE PCO SITE PRIOR TO CONSTRUCTION, ADVISE ARCHITECT OF ANY DISCREPANCY.
 ALL EXTERNAL FINISH TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO (PALL TO SPOON DRAIN).
 REFER MECH ENG CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS AS BY PROPRIETOR.
 CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A.
 TREATMENT: TREATMENT UNDER SLAB TREATMENT USING CHLOROPYRIFOS ACCORDING TO AS3681.
PLUMBING:
 BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.
 BUILDER TO DETERMINE WATER METER LOCATION WITH W/COMP AND ADVISE ARCHITECT.
 H/W/L TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.
 ALL CABINETWORKS & FIXTURES BY PROPRIETOR. ALL SANITARY FIXTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & A/C WORKS.
STRUCTURAL:
 CONFIRM WITH PROPRIETOR ANY A/C REQS INCLUDING DUCTS IN SLAB.
 REFER TO BE DWGS FOR ALL STRUCTURAL COL & BEAM MEMBER SIZES.
 THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DWGS.
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS.

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
 128A HAROLD ST
 MT LAWLEY

Title
 West Elevation

Project North


DEVELOPMENT APPROVAL

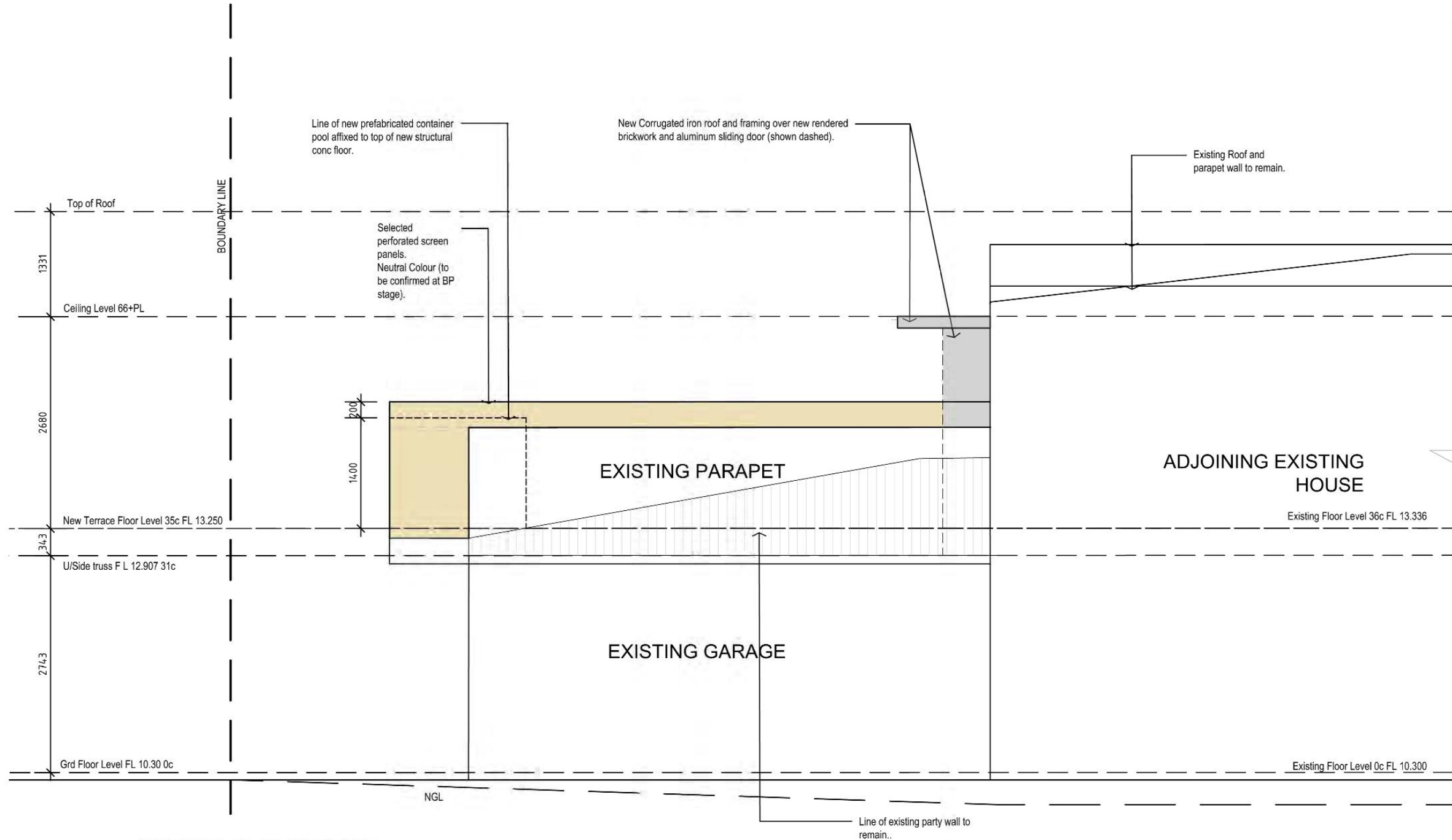
Drawn by: AR Date: 01/06/2021
 Checked by: AR Date: 04/05/2022 Revision No: 4

Drawing Scale: 1:100 @ A1
 1:50 @ A3

Project Number: 2020-22 Drawing Number: A2.03

ANTHONY RECHICHI ARCHITECT

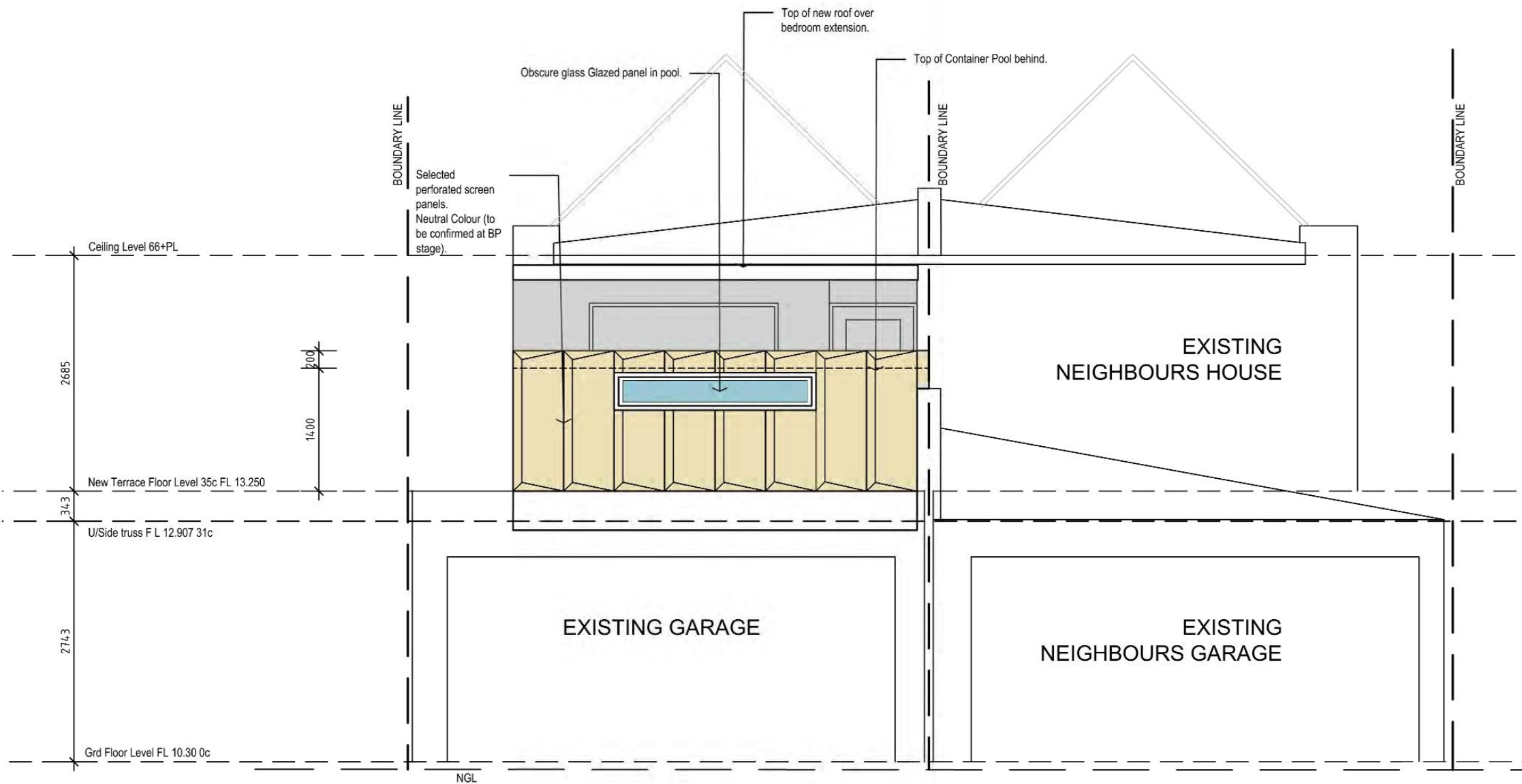
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 W: www.rechichichitect.com.au



WEST ELEVATION
1:50

**CITY OF VINCENT
RECEIVED
4 May 2022**

LIMESTONE RETAINING WALL NOTES:
 ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.35 T/M3)
 COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 30MM (STANDARD PENETROMETER TEST).
 PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
 NO SURCHARGE ON RETAINING WALLS IS ASSUMED. IE HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.
 NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL.
 150MM THICK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.
 CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE. NO3
 BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
 REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
 ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.



NORTH ELEVATION
1:50

Rev No.	Date	Details	Name
0	04.08.2021	ISSUE FOR APPROVAL	AR
1	11.10.2021	DA Revisions	AR
2	18.02.2022	DA Revisions -Pool Shortened	AR
3	18.02.2022	DA Revisions to notes	AR
4	04.05.2022	DA Revisions Roof cover removed, Screening lowered and changed.	AR

GENERAL:
 BUILDER TO INSPECT SITE PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCY.
 ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO (FALL TO SPOON DRAIN). REFER MECH ENGR CONTRACTOR DRAWINGS FOR PROPOSED AC UNIT LOCATIONS. AC BY PROPRIETOR.
 CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A.
 TERRACE TREATMENT UNDER SLAB. TERNITE TREATMENT USING CHLOROPYRIFOS ACCORDING TO A338801.

PLUMBING:
 BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.
 BUILDER TO DETERMINE WATER METER LOCATION WITH WORKER AND ADVISE ARCHITECT.
 H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENGR DWGS.
 ALL CABINETWORKS & FIXTURES BY PROPRIETOR. ALL SANITARY FIXTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & AC WORKS.

STRUCTURAL:
 CONFIRM WITH PROPRIETOR ANY AC RISERS INCLUDING DUCTS IN SLAB.
 REFER TO SE DWGS FOR ALL STRUCTURAL COL. & BEAM MEMBER SIZES.
 THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DWGS.
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS.

Project: **PROPOSED ADDITIONS TO EXISTING HOUSE**
 Location: 128A HAROLD ST MT LAWLEY
 Title: **NORTH ELEVATION**
 Project North:

DEVELOPMENT APPROVAL

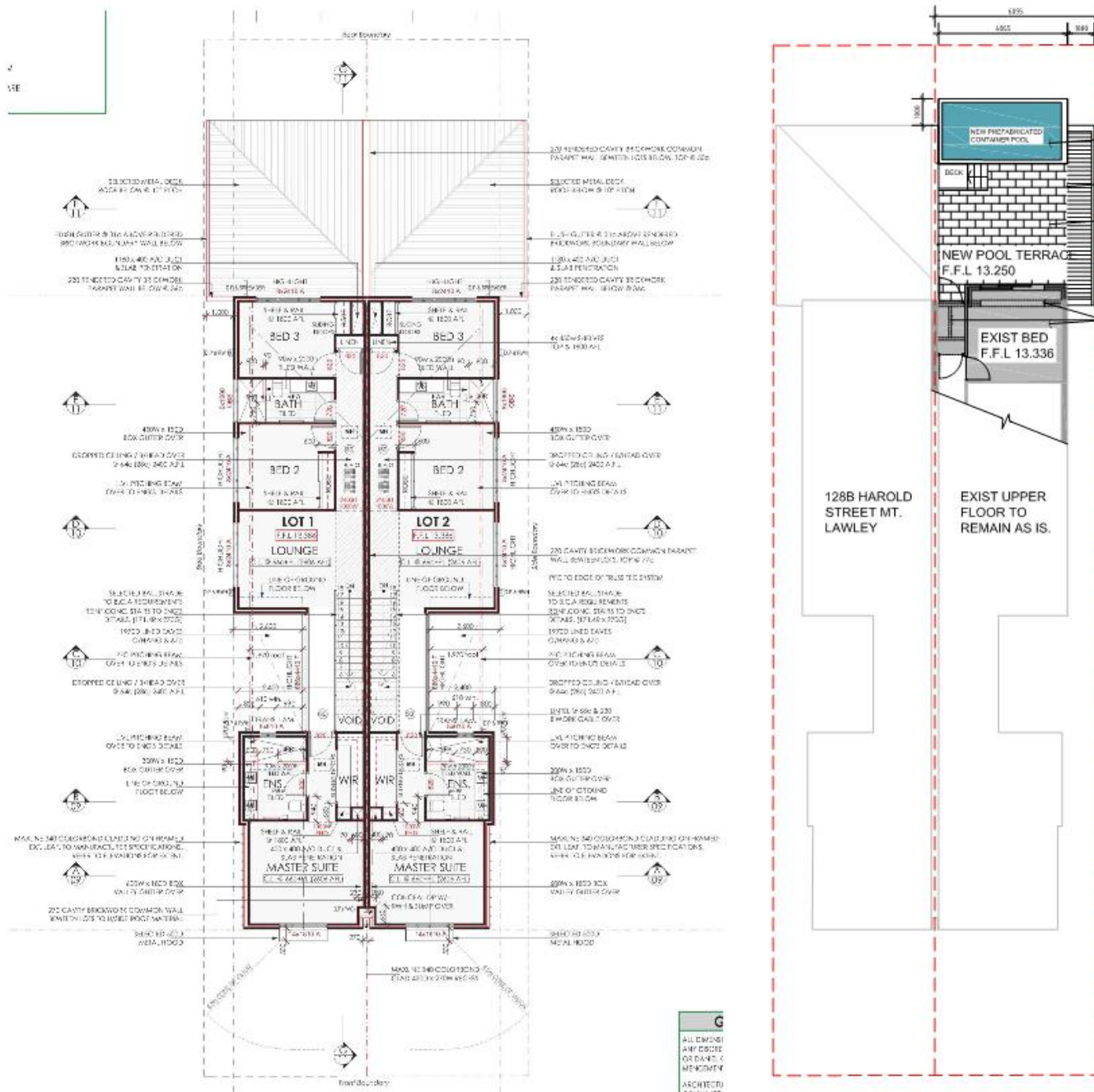
Drawn by: AR Date: 03/05/2021
 Checked by: AR Date: 04/05/2022 Revision No: 4
 Drawing Scale: 1:100 @ A1
 150 @ A3

Project Number: 2020-22 Drawing Number: A2.04
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SUPERSEDED

**CITY OF VINCENT
RECEIVED
22 February 2022**

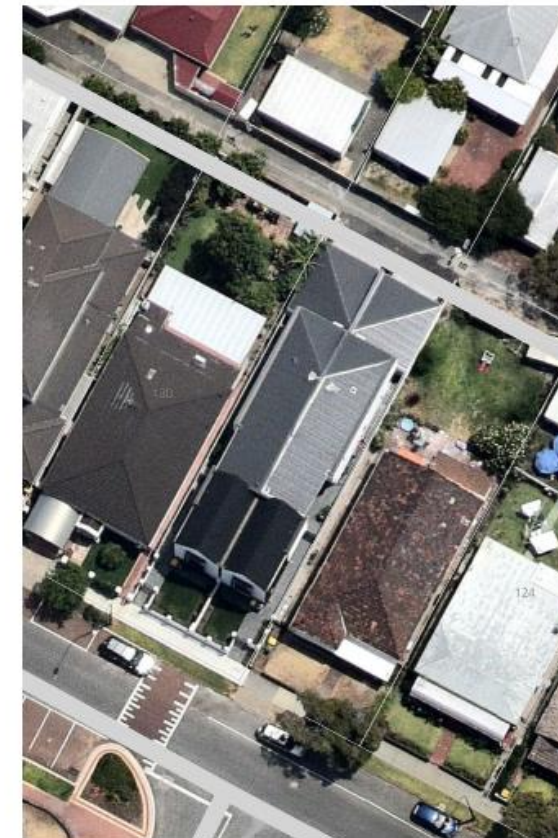


EXISTING HOUSE UPPER FLOOR PLAN
1:100

PROPOSED UPPER FLOOR PLAN
1:100

AREA CALCULATION

EXISTING UPPER FLOOR	AREA (sqm)	CAR PARKING
Net area	105 m ²	
PROPOSED ADDITIONS		
Pool Terrace	41 m ²	2 Bays
Total Area Upper floor	156 m ²	
Total Area House	310 m ²	



AERIAL PHOTO
NTS

Superseded Plans Deferred by Council at 5 April 2022 Meeting

LIMESTONE RETAINING WALL NOTES

ONLY GOOD GRADE BUILDING STONE (SANDY OR RE-CONSTITUTED) IS TO BE USED (MIN. STRENGTH = 10.7 MPa)

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO NOT LESS THAN 75% BLOWING PER 50MM STANDARD PENETROMETER TEST

PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL

NO SURCHARGE ON RETAINING WALLS IS ASSUMED UNLESS HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE BUILT AHEAD AT 450MM FROM THE BACK OF THE WALL AT BASE LEVEL

NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL

50MM THICK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 200MM MINIMUM BELOW THE LOWER OF SL

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE AND

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO NEAR

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT

ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS

Rev No.	Date	Details	Notes
0	16.02.2021	PRELIMINARY ISSUE	AR
1	03.04.2021	ISSUE FOR APPROVAL	AR
2	11.10.2021	DA Revision	AR
3	18.02.2022	DA Revision Pool Shortened	AR

GENERAL

BUILDER TO RE-PEG SITE PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCY

ALL EXTERNAL FINISHES TO BE DRAWN TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. FALL TO BROOK DRAIN

REFER EACH ENG CONTRACTOR DRAWINGS FOR PROPOSED ACT LIMIT LOCATIONS AS BY PROPRIETOR

CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A

TERRACE TREATMENT UNDER SLAB (TERRACE TREATMENT USING CHLOROPYRIFOS ACCORDING TO AS8501)

PLUMBING

BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SERVICES PRIOR TO COMMENCEMENT OF WORKS

BUILDER TO DETERMINE WATER METER LOCATION WITH ACCURACY AND ADVISE ARCHITECT

WALLS TO BE NOTICATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS

ALL CABINETWORKS & FITTURES BY PROPRIETOR. ALL SANITARY FITTURES TO BE SELECTED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION

THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CO-ORDINATION OF PENETRATIONS FOR SANITARY & A/C WORKS

STRUCTURAL

CONFIRM WITH PROPRIETOR ANY AC BEGS INCLUDING DUCTS IN SLAB

REFER TO BE DWGS FOR ALL STRUCTURAL COL. & BEAM MEMBER SIZES

THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & BE DWGS

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS

Project:

PROPOSED ADDITIONS TO EXISTING HOUSE

Location:

128A HAROLD ST MT LAWLEY

Title:

SITE PLAN / AERIAL

Project Mark:

Development Approval

Drawn by: AR Date: 08/04/2021

Checked by: AR Date: 08/04/2021 Revise No: 3

Drawing Scale: 1:100 @ A1
1:200 @ A2

Project Number: 2020-22 Drawing Number: A1.00

ANTHONY RECHICHI ARCHITECT

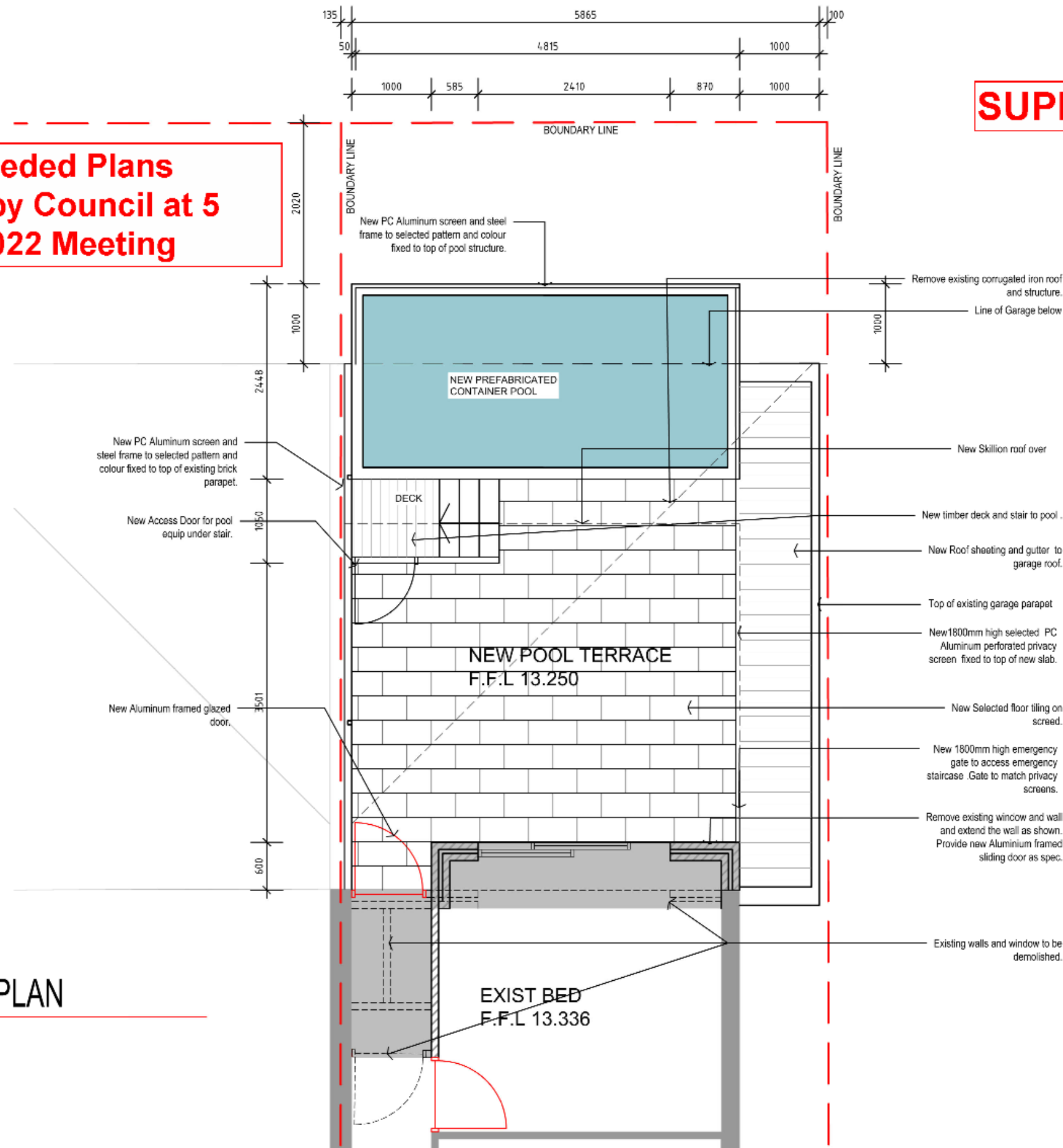
PO BOX 108 - DUNDAS ST W VIC 3087
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www.arj.com.au

**Superseded Plans
Deferred by Council at 5
April 2022 Meeting**

**CITY OF VINCENT
RECEIVED
22 February 2022**

SUPERSEDED

**FLOOR PLAN
1:50**



IMPORTANT RETAINING WALL NOTES
 ONLY QUALIFIED BUILDERS SHOULD CONSIDER THE CONTRIBUTION OF TO BE USED FOR A RETAINING WALL.
 CONTRACTOR SHALL VERIFY AND IN FRONT OF RETAINING WALL TO BE SET TO WITH 10% BLOW PER 30MM STANDARD PENETRATION TEST.
 FINISHED WITH SMOOTHING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
 NO SURCHARGE ON RETAINING WALLS BE ASSIGNED TO HORIZONTAL SURFACE ONLY. NO STRUCTURE PENETRATIONS TO BE ABOVE A LINE AT EDGE FROM THE BACK OF THE WALL AT EACH LEVEL.
 NO STRUCTURE IS TO BE BUILT ABOVE THE HEIGHT OF WALL UNLESS ABOVE THE FACE OF THE WALL.
 FOUNDATION FOR WALLS SHALL BE SUBMITTED FOR APPROVAL. BASE BOTTOM OF CONCRETE FOOTING IS TO BE 200MM MINIMUM BELOW THE GROUND LEVEL.
 CONCRETE FOOTING SHALL BE 100MM MINIMUM.
 REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DETAIL.
 ALL WALLS MUST BE BUILT USING BONDING THROUGH THE TILES/CLAY.

No.	Date	Issue	By
0	04.09.2021	ISSUE FOR APPROVAL	AR
1	11.10.2021	BA Revisions	AR
2	18.02.2022	BA Revisions Pool Shortened	AR

GENERAL:
 SUBJECT TO ANY OTHER NOTES TO CONSTRUCTION, ADVISE ARCHITECT OF ANY DISCREPANCY.
 ALL EXTERNAL FINISHES TO BE FINISHED TO LANDSCAPING FACTORY FOR CRACKING AND FORTIFIED FINISH TO PROVIDE A BETTER MECHANICAL CONTRAST (DRAWINGS FOR PROPOSED ACTUAL LOCATIONS AS BY PROPOSITOR).
 CONFORM TO CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSURED QUALITY CONTROL ON WORKING DRAWINGS.
 FINISHES TO BE MAINTAINED BY PROPOSITOR OR AS SHOWN ON DRAWINGS.
PLUMBING:
 REFER TO CADD AND COVER ALL EXISTING UTILITY SERVICES UNLESS OTHERWISE NOTED TO BE DISCONNECTED.
 REFER TO RETAINING WATER METER LOCATION WITH LOCATIONS AND ADVISE ARCHITECT.
 SHALL BE MAINTAINED BY PROPOSITOR OR AS SHOWN ON DRAWINGS.
 ALL CABLEWORKS & FIBER OPTIC INSTALLATION ALL SERVICES TO BE DISCONNECTED BY PROPOSITOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 THE ARCHITECT ACCEPTS NO LIABILITY FOR THE COORDINATION OF PENETRATIONS FOR SANITARY & AC WORKS.
STRUCTURAL:
 CONFORM WITH PROPOSITOR'S AND REVISIONS INCLUDING DUCTS TO BE BUILT.
 REFER TO BE BUILT FOR ALL STRUCTURAL OR A REVISIONS.
 THE ARCHITECT IS RESPONSIBLE & LIABLE FOR THE COORDINATION OF THE ARCHITECTURAL & SERVICES.
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

Project: **PROPOSED ADDITIONS TO EXISTING HOUSE**

Location: 128A HAROLD ST MT LAWLEY

Title: FLOOR PLAN

Project No:

DEVELOPMENT APPROVAL

Drawn by: JH	Date: 20/02/22
Checked by: AR	Date: 18/02/22
Revision No: 2	

Drawing Scale: 1:100 @ A1
1:50 @ A0

Project Number: 2020-22
Drawing Number: A1.01

ANTHONY RECHICHI ARCHITECT

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Superseded Plans Deferred by Council at 5 April 2022 Meeting

SUPERSEDED

**CITY OF VINCENT
RECEIVED
22 February 2022**

LIMESTONE RETAINING WALL NOTES:
 ONLY GOOD QUALITY BUILDING STONE (SAND OR RE CONSTITUTE) IS TO BE USED IN ALL SUCH CONSTRUCTION.
 COMPACT GRAVEL UNDER AND IN FRONT OF RETAINING WALL TO BE SET SEVEN (7) METERS FROM EXISTING PROPERTY BOUNDARY LINE.
 PROTECT FROM SCOURING BY A MINIMUM OF SEVEN (7) METERS AFTER COMPLETION OF WALL.
 NO REINFORCEMENT OR REINFORCING WALLS IS ASSUMED IN EXISTING WALLS. ONLY NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 400MM FROM THE BASE OF THE WALL AT GRADE LEVEL.
 NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + HALF WAY FROM THE FOOT OF THE WALL.
 EXISTING CONCRETED FOOTING MAY BE SUBSTITUTED FOR LIMESTONE WALL. BOTTOM OF CONCRETE FOOTING IS TO BE 200MM MINIMUM BELOW THE CONCRETE SLAB.
 CONCRETE FOOTING SYSTEMS GRADE IS APPLICABLE AND BELIEVED TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO BEAR.
 REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND POSITION OF ARCHITECTURAL FINISHES FOR LOCATION AND POSITION.
 ALL WALLS MUST BE BUILT USING BODIES THROUGH THE THICKNESS.

Rev	Date	By	Desc
0	04.04.2022	AN	ISSUE FOR APPROVAL
1	11.02.2022	DA	Revisions
2	18.02.2022	DA	Revisions - Pool shortened

GENERAL:
 BUILDER TO BE PREPARED FROM TO CONSTRUCTION AND BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES.
 ALL EXTERNAL FINISHES TO BE FINISHED TO SATISFACTORY STANDARD EXCEPT FOR DECORATIVE AND FINISHES (CALL TO SPECIFIC BRANDS). REFER WITHIN PLAN CONSTRUCTION DRAWINGS FOR PROPOSED FINISHES AND LOCATIONS AS APPLICABLE.
 EXISTING SOIL CLASSIFICATION PRIOR TO THE CONSTRUCTION IS TO BE DETERMINED AND CLASSIFIED TO THE APPROPRIATE SANDY SOIL CLASSIFICATION.
 EXISTING FOUNDATION UNDER SLAB IS TO BE DETERMINED AND CLASSIFIED TO THE APPROPRIATE FOUNDATION CLASSIFICATION.
PLUMBING:
 BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SANITARY SERVICES PRIOR TO COMMENCEMENT OF WORKS.
 BUILDER TO DETERMINE WATER METER LOCATION WITHIN PROPERTY AND RECORD POSITION.
 BUILDER TO BE RESPONSIBLE FOR PROTECTION OF ALL SERVICES OR REPAIRS TO SERVICES.
 ALL SANITARY SERVICES TO BE PROVIDED BY PROFESSIONAL ENGINEER. ALL SANITARY SERVICES TO BE PROVIDED BY PROFESSIONAL ENGINEER TO COMPLETION OF CONSTRUCTION.
 THE ARCHITECT ACCEPTS NO LIABILITY FOR THE LOCATION OF SANITARY SERVICES FOR SANITARY & AIR WORKS.
STRUCTURAL:
 CONSTRUCTION PROPOSER MAY NOT BE RESPONSIBLE FOR THE LOCATION OF SANITARY SERVICES.
 REFER TO ALL DWGS FOR ALL STRUCTURAL AND FINISHES.
 THE ARCHITECT IS RESPONSIBLE AS A USER FOR THE LOCATION OF THE SANITARY SERVICES.
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

PROPOSED ADDITIONS TO EXISTING HOUSE

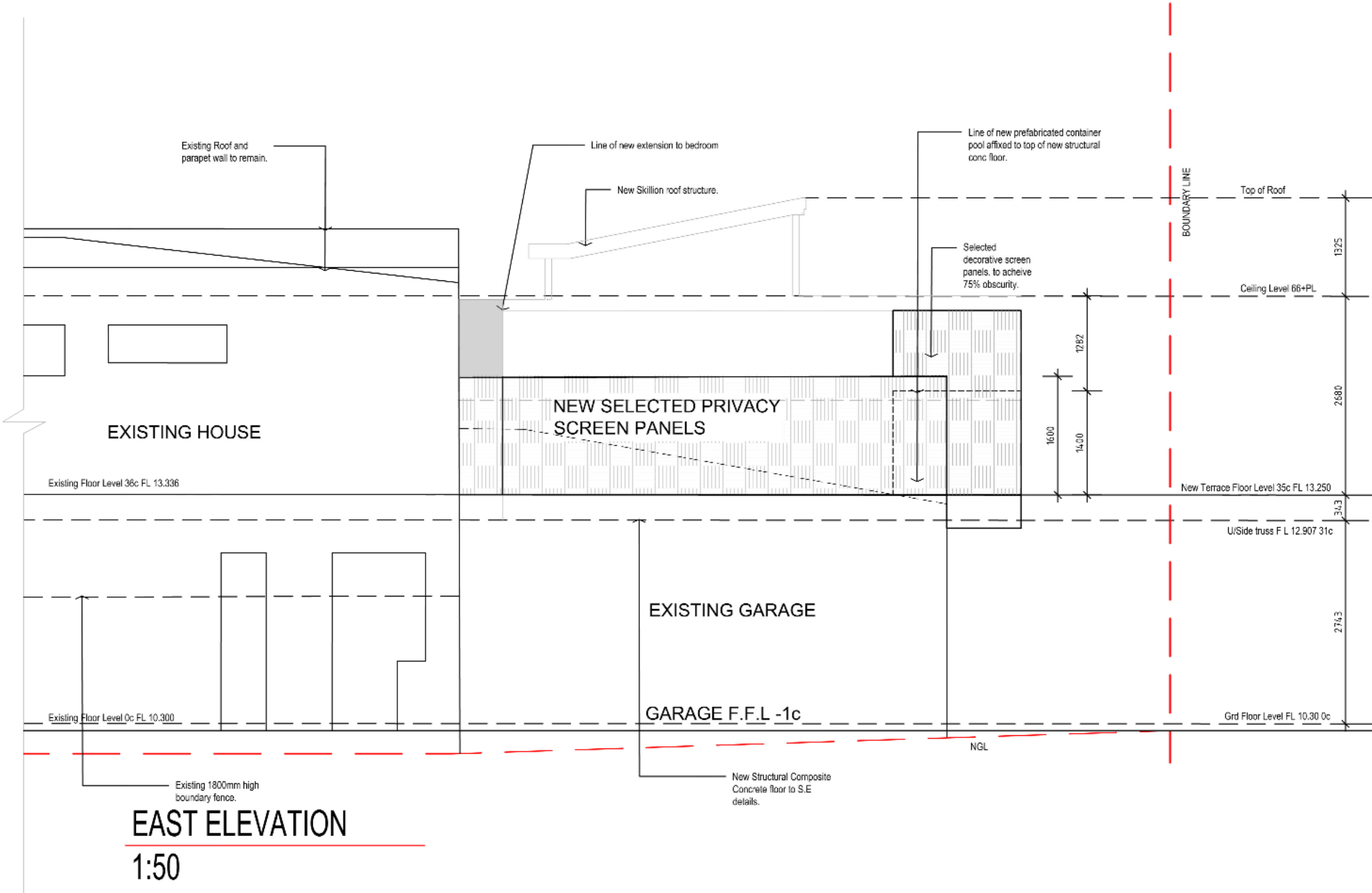
128A HAROLD ST
 MT LAWLEY
 East Elevation

DEVELOPMENT APPROVAL

Drawn by	DA
Checked by	AN
Drawn Date	10/02/22
Drawn Scale	1:100 @ A1
Project Number	2020-22
Drawing Number	A2.02

ANTHONY RECHICHI ARCHITECT

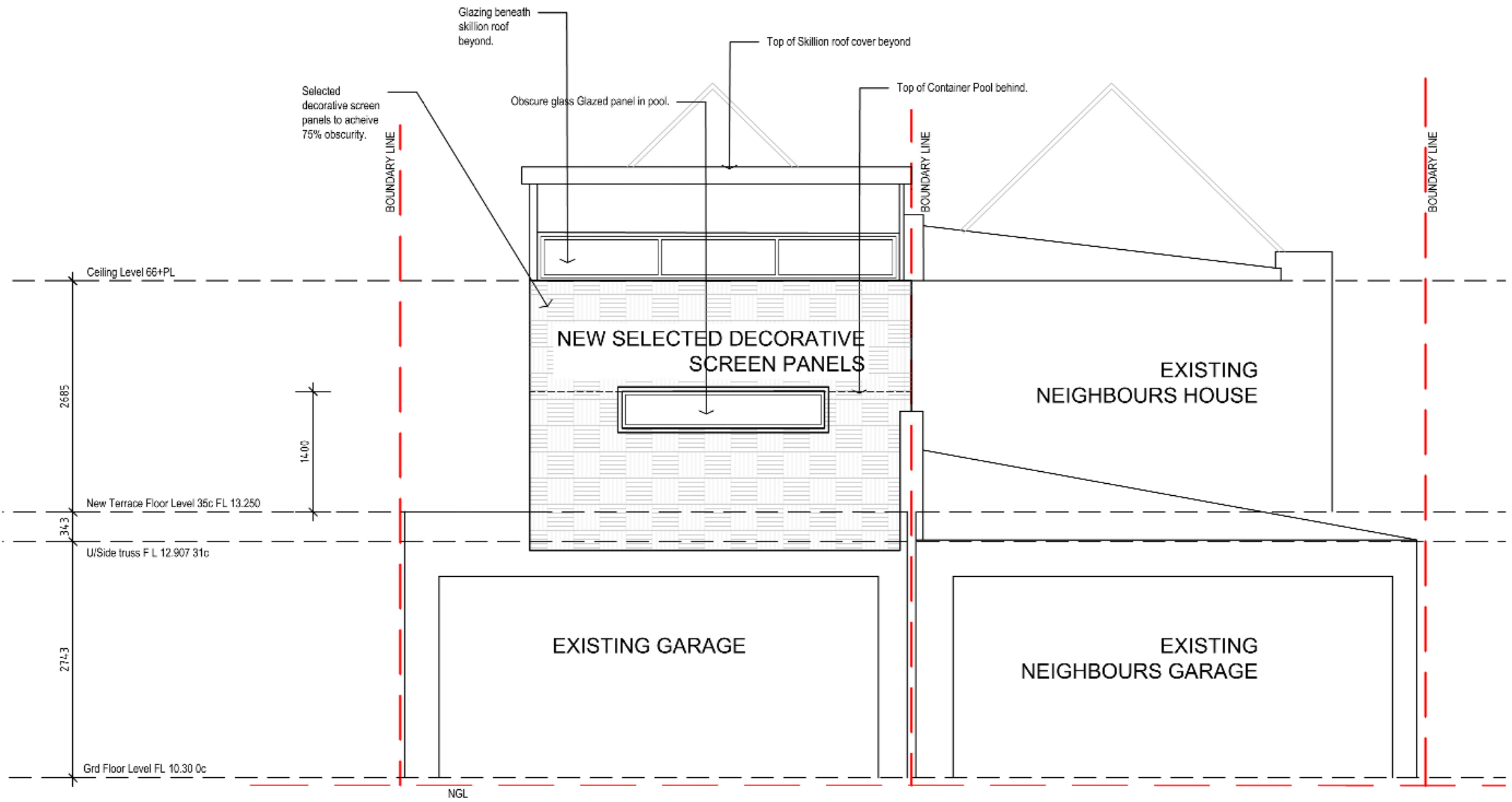
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Superseded Plans Deferred by Council at 5 April 2022 Meeting

SUPERSEDED

**CITY OF VINCENT
RECEIVED
22 February 2022**



NORTH ELEVATION
1:50

LIMESTONE RETAINING WALL NOTES:
 1. ALL VERTICAL SURFACES TO BE FINISHED WITH LIMEWASH OR CONCRETE PAINT TO MATCH EXISTING WALLS.
 2. CONTACT DESIGNER IMMEDIATELY IN FRONT OF RETAINING WALL TO VERIFY EXISTING WALLS ARE AS SHOWN IN PLANS.
 3. FINISH WITH BUCKRAM A MINIMUM OF SEVEN (7) DAYS AFTER CONSTRUCTION.
 4. 5. SHOWERS ON RETAINING WALLS IS NOT TO BE VERTICAL EXCEPT IN CASE OF STRUCTURE RELATING TO EXISTING WALLS ABOVE FROM THE BACK OF THE WALL AT EACH FOOT.
 5. NO STRUCTURE IS TO BE BUILT CLOSER THAN THE HEIGHT OF WALL + 500MM TO THE FACE OF THE WALL.
 6. FINISH WITH CONCRETE FINISHES MAY BE SUBSTITUTED FOR LIMESTONE BASE BOTTOM OF CONCRETE FOOTING IS TO BE 200MM MINIMUM BELOW THE COVER SOIL.
 7. COMPLETELY FINISH WITH BUCKRAM, 5-10% GRAB RIG.
 8. SUBJECT TO PROPOSED DRAINAGE AND WATERPROOFING AS REQUIRED URGENT.
 9. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DETAIL.
 10. ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No	Rev	Check	Issue
0	04.06.2021	ISSUE FOR APPROVAL	AR
1	15.10.2021	DA Feedback	AR
2	18.02.2022	DA Feedback - Pool Shortened	AR

GENERAL:
 1. REFER TO ALL SITE PLANS PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DEVIATIONS.
 2. ALL EXISTING WALLS TO BE DEMOLISHED TO EXISTING FOUNDATION EXCEPT FOR EXISTING WALLS TO BE RECONSTRUCTED.
 3. REFER TO ALL CONTRACTOR DRAWINGS FOR PROPOSED ADVICE ON LOADS AND STRUCTURE.
 4. CONFIRM SOIL CLASSIFICATION FROM TO THE CONTRACTOR OR CONSULTANT ASSIGNED TO THE PROJECT.
 5. FINISH WITH LIMEWASH OR CONCRETE PAINT TO MATCH EXISTING WALLS.
PLUMBING:
 1. REFER TO ALL PLUMBING AND SANITARY DRAWINGS FOR ALL EXISTING INTERNAL SANITARY AND PLUMBING WORK.
 2. REFER TO ALL PLUMBING AND SANITARY DRAWINGS FOR ALL EXISTING INTERNAL SANITARY AND PLUMBING WORK.
 3. ALL SANITARY SERVICES TO BE PROVIDED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CONSTRUCTION OF SANITARY AND PLUMBING WORK.
FINISHES:
 1. REFER TO ALL FINISHES AND MATERIALS DRAWINGS FOR ALL EXISTING INTERNAL SANITARY AND PLUMBING WORK.
 2. THE ARCHITECT ACCEPTS NO LIABILITY FOR THE CONSTRUCTION OF FINISHES AND MATERIALS WORK.
 3. ALL FINISHES TO BE PROVIDED BY PROPRIETOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROPOSED ADDITIONS TO EXISTING HOUSE

128A HAROLD ST
MT LAWLEY

NORTH ELEVATION

DEVELOPMENT APPROVAL

Drawn by: AR Date: 20/02/22

Created by: AR Date: 18/02/22 Revision: 2

Drawing Scale: 1:100 @ A1

Project Number: 2020-22 Drawing Number: A2.04

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Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City’s response to each comment.

Comments Received in Objection:	Administration Comment:
<p><u>Building Bulk and Overshadowing</u></p> <ul style="list-style-type: none"> Concerns regarding the pool terrace boundary wall height and length due to the dominance and ability to reduce direct sunlight. The proposed height of the boundary wall is too high in relation to the requirements. North-western boundary wall height and length will negatively impact the streetscape and is considered excessively bulky for the lot size. The boundary wall would dominate the outdoor living areas of the adjoining properties and would create an adverse impact of bulk. Concern with the extent of the lot boundary setback departures being sought, request that the 2.3 metre deemed-to-comply setback to the south eastern lot boundary be provided. 	<p><i>Boundary Wall to North West</i></p> <p>The proposed privacy screen to the first floor terrace would extend the boundary wall to the north west by 7.6 metres in length and 0.3 metres in height.</p> <p>Following the deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans reducing the height which reduced the proposed boundary wall height to the north western lot boundary by 1.0 metre, from the maximum height of 6.1 metres that was previously proposed.</p> <p>Inclusive of the existing boundary wall of the dwelling to the first floor, it would result in a total boundary wall length of 31.3 metres and 5.1 metres in height, in lieu of the deemed-to-comply standard of 22.2 metres length and 3.5 metres height.</p> <p>The proposed boundary wall extension satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy.</p> <p>The privacy screen extension on top of the existing parapet wall between the dwelling on the subject site and the dwelling to the north west is being proposed to restrict overlooking from the terrace.</p> <p>The proposed privacy screen directly adjoins the garage to the rear of the adjoining property and does not abut any major openings, habitable rooms or living spaces.</p> <p>The shadow cast from the privacy screen would fall onto the subject site itself and not the adjoining property due to the orientation of the lot and would not create an adverse impact of shadow to the adjoining property to the north west.</p> <p>The visual contrast of varying material between the existing parapet (rendered brick) and privacy screening (aluminium) would assist with breaking up the mass, reducing the appearance of blank walls and creating visual interest. reduces the impact of blank walls when viewed from the right of way and adjoining properties. The boundary wall extension would not be visible from Harold Street as it is located to the rear of the existing two storey dwelling and would not have a detrimental impact to the existing streetscape.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<ul style="list-style-type: none"> The skillion roof exceeds the deemed-to-comply requirement of 6 metres to 7 metres and would result in increased visual bulk and shadow. 	<p><i>Wall to South-East</i></p> <p>Through the course of the application, the applicant provided amended plans increasing the setback of the privacy screen to the south-eastern boundary from 0.645 metres to 1.1 metres. This brings the setback in line with the existing dwelling setback of the first floor bedroom.</p> <p>The proposed privacy screen to the first floor terrace would extend the boundary wall to the south-east by 7.6 metres in length.</p> <p>Inclusive of the existing wall of the dwelling it would sit on top, it would be a total height of 5.1 metres measured from natural ground level. It would also be a continuation on from the existing dwelling first floor wall to this south-eastern boundary that is 11.9 metres in length, 6.6 metres in height and setback 1.1 metres. The proposed boundary wall extension satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy.</p> <p>The stepping down in height by 1.5 metres of the privacy screen from the existing dwelling first floor wall that it would continue on from would assist in reducing the impact of the building bulk to the south-eastern adjoining property.</p> <p>The proposed aluminium privacy screening on the first floor would provide a contrast in materials from the painted white render of the existing ground and first floors when viewed from the adjoining property that would assist in providing visual interest and reducing building bulk.</p> <p>The proposal complies with the deemed-to-comply standard of the R Codes relating to solar access for adjoining properties. Overshadowing of the existing dwelling inclusive of the proposed terrace is 20.4% of the adjoining site's area. This is less than the 50 percent overshadowing permitted for R50 coded properties under the R Codes deemed-to-comply standard. The proposed terrace would result in an additional 7.2 square metres of shadow cast onto the adjoining property and equates to 1.5 percent of the adjoining property's site area.</p> <p><i>Skillion Roof</i></p> <p>Following the deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans removing the previously proposed skillion roof patio structure from the roof terrace. The removal of the skillion roof patio would further reduce the appearance of building bulk from the adjoining properties and laneway.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> • The proposed screen walls are not high enough to restrict views from the pool terrace. • Concern that the proposed 75 percent obscuration would result in overlooking to the adjoining south eastern property. 	<p>Privacy screening to all sides of the proposed terrace area meet the visual privacy deemed-to-comply standards of the R Codes. The deemed-to-comply standard of the R Codes sets out screening to a height of a minimum of 1.6 metres in height from the terrace floor level.</p> <p>Following the deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans which reduced the height of all privacy screening to be a maximum of 1.6 metres above the finished floor level of the roof terrace. The reduced height of the privacy screening would further reduce the appearance of building bulk from the adjoining properties and laneway.</p> <p>Permanently fixed screening devices with an obscuration of 75 percent and height of 1.6 metres is considered to be an effectively means of mitigating any overlooking that would have an adverse impact on an adjoining property because:</p> <ul style="list-style-type: none"> • At 75 percent obscuration all that can practically be see is the screen itself, rather than anything beyond; and • At a height of 1.6 metres views to the sky and parallel from the terrace are maintained but views down into the adjoining property are obscured. In this instance, the addition of the 0.3 metre wide planter box along the south eastern edge of the terrace would make this even more the case as the distance between the screen and usable area of the deck is increased. <p>A condition of approval has been recommended requiring privacy screening to be installed prior to use of the terrace area.</p>
<p><u>Noise</u></p> <p>Concern that the proposed 75 percent obscuration would result in increased noise impacts on the adjoining south eastern property.</p>	<p>The proposed development is an addition to an existing single house which is permitted within the residential zone, the level of acoustic privacy would be consistent with what is expected in an R50 coded residential area.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Landscaping</u></p> <p>Concerns regarding the proposed vertical garden/landscaping strip within the proposed non-compliant setback area. Maintenance of the area would result in overlooking into the south-eastern adjoining property.</p>	<p>The planting area along the 1.1 metre setback on top of the garage roof to the south-eastern boundary has been removed from the proposed development in subsequent amended plans submitted by the applicant.</p> <p>Following the deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans which include a 0.3 metre wide planter box along the inside south eastern edge of the roof terrace to provide separation between the usable area of the roof terrace and the south eastern adjoining property. The setback of the usable area of the roof terrace to the south eastern lot boundary would now be 1.5 metres.</p>
<p><u>Retractable Staircase</u></p> <ul style="list-style-type: none"> • Concerns regarding the impact of the retractable staircase, particularly in relation to overlooking of adjoining properties when utilised. • Concerns regarding the bulk impact of the staircase when viewed above the dividing fence line from the adjoining property. • Request further details on any motorised aspect to the staircase and the noise impact it may generate. 	<p>The retractable staircase has been removed from the proposed development in subsequent amended plans submitted by the applicant.</p>
Comments Received Expressing Concern:	Administration Comment:
<p><u>Air Conditioning Unit Relocation</u></p> <p>The proposed development would replace the location of the existing air conditioning unit external fixtures. Concerns that the proposed development will require the relocation of the units to an undesirable location. Request further details regarding this relocation.</p>	<p>The proposed air conditioning units would be required to be moved to a location that is not visible from the street or appropriately screened from adjoining properties. The applicant has indicated that the air conditioning units would be relocated behind the existing first floor master bedroom and is indicated on the final development plans.</p> <p>A condition of approval has been recommended requiring the appropriate placement of air conditioners to ensure this.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant Comment
<p><u>Building Bulk and Overshadowing</u></p> <ul style="list-style-type: none"> • Concerns regarding the pool terrace boundary wall height and length due to the dominance and ability to reduce direct sunlight. • The proposed height of the boundary wall is too high in relation to the requirements. • North-western boundary wall height and length will negatively impact the streetscape and is considered excessively bulky for the lot size. • The boundary wall would dominate the outdoor living areas of the adjoining properties and would create an adverse impact of bulk. • The lot boundary setback would substantially adversely impact the adjoining properties through loss of sunlight and privacy. • The pool terrace boundary wall is a total height of 6.1 metres to 7.4 metres located on the south-eastern lot boundary. This reduced setback increases the shadow and reduces direct sunlight into the adjoining property's north facing windows and backyard. It also would create an impact of visual building bulk when viewed from the adjoining property to the south-east. • The pool terrace wall is setback 0.645 metres in lieu of 1.2 metres from the south-eastern lot boundary. This reduced setback increases the shadow and reduces direct sunlight into the adjoining property's north facing windows and backyard. • The skillion roof exceeds the deemed-to-comply requirement of 6 metres to 7 metres and would result in increased visual bulk and shadow. 	<p>The proposal has been amended to be setback approx. 1.2m from the side (south-eastern) boundary and in line with the existing houses' external walls. The screening has been reduced in height to 1.6m and has eliminated the vertical garden. The roof has also been reduced to 1.2m setback. The transparency is 75% obscure 25% transparent to further assist with privacy concerns. There is very little impact on the adjoining neighbour's access to northern light given the lots' north-south (approx.) orientation.</p> <p>The skillion roof is a small, roofed area of a dimension of 4.0 x 4.8. It is pitched at a similar roof pitch to main roof of the house and a small portion extends above the existing roof height by approximately 400mm. It provides necessary roof cover of the terrace area to allow for an extended and purposeful usage of the outdoor living space. Without it the space becomes virtually futile.</p>
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> • The proposed screen walls are not high enough to restrict views from the pool terrace. 	<p>The north-western wall to the proposed terrace and pool sits atop the common parapet wall between the two residences that separates the two garages. The consultant appears to be referring to the north-eastern wall facing the laneway</p>

Comments Received in Objection:	Applicant Comment
	<p>which is fully screened to 75% obscurity 25% transparency and to a height of 2.8m. A partial glimpse of a view when standing on the 1m x 1m wide landing to get into the pool may be possible, which is an insignificant occurrence. The screen walls on the north-west and south-east boundaries are 1.6m high to the same transparency levels thereby effectively minimising overlooking and maintaining privacy to the neighbouring property.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> Concerns regarding the proposed vertical garden/landscaping strip within the proposed non-compliant setback area. Maintenance of the area would result in overlooking into the south-eastern adjoining property. 	<p>The vertical garden has been eliminated.</p>
<p><u>Retractable Staircase</u></p> <ul style="list-style-type: none"> Concerns regarding the impact of the retractable staircase, particularly in relation to overlooking of adjoining properties when utilised. Concerns regarding the bulk impact of the staircase when viewed above the dividing fence line from the adjoining property. Request further details on any motorised aspect to the staircase and the noise impact it may generate. 	<p>The retractable staircase has been eliminated.</p>
Comments Received Expressing Concern:	City Comment
<p><u>Air Conditioning Unit Relocation</u></p> <ul style="list-style-type: none"> The proposed development would replace the location of the existing air conditioning unit external fixtures. Concerns that the proposed development will require the relocation of the units to an undesirable location. Request further details regarding this relocation. 	<p>The air-conditioner will be relocated to the roof behind the front parapet wall. It will not be seen from the street or front the neighbours.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. In relation to Advice Note 2 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 3, Clause 3.1 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 4 March 2022.
6. This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
7. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
8. No verge trees shall be REMOVED. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorized pruning.
9. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
10. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
11. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
12. With reference to Condition 4 Clause 5.4.1 C1.2 Visual Privacy requirements of the R codes states that *screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property.*
13. In regards to Condition 6, all storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.