

9.3 NO. 80 (LOT: 102; D/P: 413590) AUCKLAND STREET, NORTH PERTH - PROPOSED SINGLE HOUSE SECTION 31 RECONSIDERATION

Ward: North

- Attachments:**
1. Consultation and Location Plan
 2. Development Plans
 3. Applicant Reconsideration Report
 4. 20 June 2023 Council Minutes and Deferred Plans
 5. Auckland Street Render and Perspective
 6. Summary of Submissions - Administration Response
 7. Summary of Submissions - Applicant Response
 8. Clause 67 of the Deemed Provisions and Residential Zone Objectives - Administration Assessment
 9. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, SETS ASIDE its decision dated 20 June 2023 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVE the application for a Single House at No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth in accordance with the plans shown in Attachment 2 with the associated determination advice notes in Attachment 9, subject to the following conditions:

1. Development Plans

This approval is for Single House as shown on the approved plans dated 29 May 2023 and 6 October 2023. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, 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;

3. Colour and Materials

The colours, materials and finishes of the development shall be in accordance with the approved schedule of finishes 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;

4. Visual Privacy

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 (Visual Privacy) of the Residential Design Codes Volume 1 deemed-to-comply provisions, to the satisfaction of the City;

5. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the practical completion of the development, 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;

6. Street Walls and Fences

The gate and/or fencing infill panels above the approved solid portions of wall shall be visually permeable in accordance with the Residential Design Codes, to the satisfaction of the City;

7. 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;

8. Landscaping

8.1 An updated detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
- Spacing between and pot size of proposed trees and plantings;
- Low maintenance groundcover and shrubs, such as native *hibberta scandens* (Snake Vine) or *grevillea obstusifolia* (Gin Gin Gem);
- Areas to be irrigated or reticulated;
- The provision of a minimum 15 percent deep soil and planting areas, as defined by the City's Policy No. 7.1.1 – Built Form; and
- The provision of trees to maximise canopy coverage within deep soil and planting areas and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list; and

8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

9. Car Parking and Access

9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1; and

9.2 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to reconsider a development application for a two storey single house at No. 80 Auckland Street, North Perth (the subject site) at the invitation of the State Administration Tribunal (SAT).

The subject site is an irregularly shaped R20 coded lot, measuring 353 square metres in area. The lot features a wider lot frontage compared to its lot depth and has an angled street boundary alignment to Auckland Street. It has a 26.2 metre frontage to Auckland Street, with a depth of 18.3 metres along its northern boundary and a depth of 10.0 metres along its south boundary. The subject site slopes down by 2.2 metres from its northern side boundary to its southern side boundary. The site is also affected by a 2.5 metre wide sewer easement that runs along the full extent of its rear boundary.

The subject site has previously received various development approvals for the construction of a single house. The approval history includes both single and double storey designs, all of which feature a similar site planning response and building layout to the subject proposal. The primary differences are the streetscape presentation and roof form.

At its Ordinary Meeting on 20 June 2023, Council resolved to defer the development application for a two storey Single House on the subject site for the following reason:

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

A copy of the minutes of the 20 June 2023 Ordinary Meeting and plans considered at that meeting (the previous proposal) are included as **Attachment 4**.

The landowner lodged an application with the State Administrative Tribunal (SAT) on 7 August 2023 appealing Council's decision on the grounds of a 'deemed refusal'. This is because the statutory timeframe in which the application is to be determined had been exceeded. A mediation session was held on 29 August 2023 and Council has been invited by the SAT to reconsider its decision pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

The applicant has submitted amended plans for Council to consider. Changes from the previous proposal include the following:

- Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
- Alfresco roof form change from a pitched roof to a flat roof. The former pitched roof had a maximum height of 4.2 metres. The proposed flat roof has a height of 3.1 metres.
- Ground floor setbacks from Auckland Street as follows:
 - Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.
 - Setback of Staircase to Auckland Street decreased from 4.36 metres to 4.34 metres.
 - Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
 - Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
 - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Upper floor setbacks as follows:
 - Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
 - Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
 - Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
 - Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.
 - Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
- Garage width reduced from 6.7 metres to 6.4 metres.
- Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.

These changes have been made to the proposal by the applicant following SAT mediation in response to Council's reasons for deferral, with some of these changes being more substantial than others.

These changes would assist in providing greater graduation of the proposed development as it transitions to the south, distance from the street horizontally and greater articulation of the development in setbacks between the ground floor and upper floor.

Discretion is being sought in respect to the same planning elements in the R Codes and Built Form Policy, with the exception of the upper floor setback of the balcony relative to the ground floor building line that now meets the deemed-to-comply standard. The proposal seeks a design principles assessment in relation to street setback, lot boundary/boundary wall setbacks, outdoor living areas and landscaping.

Administration recommended approval of the previously deferred proposal and the changes made as part of the amended plans would have the effect of improving the development outcome. The application would continue to meet the applicable deemed-to-comply or design principles/local housing objectives of the R Codes and the City's Built Form Policy.

Administration maintains its support for the development proposal.

It is recommended that Council's decision of 20 June 2023 be set aside and be substituted with a new decision to approve the application.

PROPOSAL:

The application proposes a two storey single house on a vacant lot at No. 80 Auckland Street, North Perth. The proposed development plans are included as **Attachment 2**.

The applicant's supporting report of the proposed development is included as **Attachments 3**.

A scaled streetscape elevation is contained in **Attachment 5**. The streetscape elevation found within **Attachment 3** is not to scale and is not accurate.

BACKGROUND:

Landowner:	Number 80 Pty Ltd
Applicant:	Coastview Australia Pty Ltd
Client:	Number 80 Pty Ltd
Date of Application:	25 November 2022
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R20
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Single House
Lot Area:	353m ²
Right of Way (ROW):	No
Heritage List:	No

Site Context and Zoning

The subject site is bound by Auckland Street to the west, a vacant site that is currently undergoing construction of a two-storey single house to the north, and single storey single houses to the east and south. Beyond Auckland Street to the west is the Gill Street Car Park which is a local reserve for public open space. A location plan is provided as **Attachment 1**.

The subject site and surrounding properties are zoned Residential R20 under the City's Local Planning Scheme No. 2 (LPS2) and are located within the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy), with a building height standard of two storeys.

Existing Streetscape

Auckland Street is characterised by a mixture of contemporary and Californian Bungalow housing styles that range between one and two storeys in height. Where provided, there are both examples of upper floors that are set back, as well projecting forward of the building alignment on the ground floor.

The streetscape features carports and garages with varying front setbacks at ground level, as well as uncovered car parking areas in the front setback area. Where front fencing is provided, they are generally low street walls or visually permeable fencing on top of street walls.

Front setback areas of homes are landscaped and Auckland Street is lined with established street trees. Gill Street Car Park located directly opposite the subject site features mature trees and plantings around its perimeter, with car parking located central to the site.

Lot Creation and Site Characteristics

The subject site was created through a subdivision approved by the Western Australian Planning Commission in 2016. This was contrary to the City's recommendation.

The City was a referral agency in the consideration of the subdivision application. In its referral response, the City did not support the proposed subdivision. This is because the proposed lot sizes would not comply with the average lot sizes prescribed for R20 coded lots under the R Codes.

The approved subdivision resulted in the creation of two lots, one being the subject site and the other being No. 31 Gill Street, which adjoins the property to the north. The primary street frontage of the subject site was formerly the secondary street frontage of the parent lot prior to subdivision occurring.

The subject site is currently vacant, with the previous house and associated structures on the parent lot having been demolished in 2018. The site slopes down by 2.2 metres from its northern to southern boundaries.

The subject site is irregularly shaped as a result of the angled alignment of Auckland Street and the dimensions of the lot. The subject site presents a 26.2 metre frontage to Auckland Street, with a northern side boundary depth of 18.3 metres and a southern side boundary depth of 10.0 metres. This means that the lot has a wider street frontage than it has lot depth.

Sewer Easement

The subject site is affected by a 2.5 metre wide sewer easement which runs along the full extent of the rear lot boundary. The sewer main is owned by the Water Corporation.

The Water Corporation confirmed that:

- There is a 0.15 metre diameter PVC sewer main running parallel along the inside of the rear boundary approximately 1 metre away and at a depth of approximately 1 metre;
- Encroachment into the easement is possible, so long as the building is no closer than 0.6 metres to the centreline of the sewer main; and
- There is a maintenance shaft located at the south-eastern corner of the subject site, which would require a setback of 1 metre from any building to the edge of the maintenance shaft.

Previous Development Approvals

Subject Site

Since the subject site was created following subdivision approval issued in 2016, the following development approvals have been granted under delegated authority by Administration for the site:

- A development approval issued in 2018 for a single storey single house. The application was lodged in July 2018 and approved in October 2018. This approval has expired.
- A development approval issued in 2020 for a two storey single house. Application was lodged in June 2020 and approved in July 2020. This approval is valid until 10 July 2024 and was issued during the Minister for Planning's Notice for Exemptions from Planning Requirements during State of Emergency.
- A development approval that was issued in 2021 for an amendment to the previous 2020 approval. Application was lodged in April 2021 and approved in June 2021. This amended approval is valid until 10 July 2024 and was issued during the Minister for Planning's Notice for Exemptions from Planning Requirements during State of Emergency.

Each of these development approvals reflect a single house with similar site planning, building footprints and with reduced street setbacks. The building height and roof form have changed over the course of these development approvals.

The 2018 approval was a single storey dwelling with a similar floor plan layout to the ground floor of the current proposal and had a pitched roof. This application received one submission that provided comment but neither supported nor objected to the proposal.

Subsequent approvals in 2020 and 2021 included a second storey with the ground floor largely reflecting the 2018 approval and had flat roofs. The 2020 application did not receive any submissions during community consultation and the 2021 application was not advertised. The 2021 application was not advertised because it was generally consistent with the previously approval.

The following key planning elements did not meet the deemed-to-comply standards in the 2020 and 2021 approvals:

- Primary Street Setback (including setbacks to the porch, upper floor walls and upper floor balcony);
- Lot Boundary Setback (including boundary walls);
- Building Height; and
- Open Space.

The current application proposes greater street setbacks than what has previously been approved. The current application is also compliant with the deemed-to-comply standard for building height with a gable roof form, as well as deemed-to-comply standards relating to open space.

Adjoining Property – No. 31 Gill Street

No. 31 Gill Street was the other lot created through the 2016 subdivision approval.

A development application was lodged in October 2021 for a two storey single house at No. 31 Gill Street, adjoining the subject site to the north.

The application as approved in May 2022. The following key planning elements did not meet the deemed-to-comply standards in the approval:

- Primary Street Setback (including setbacks to the garage, porch and upper floor balcony);
- Lot Boundary Setback (including boundary walls);
- Building Height;
- Open Space; and
- Overshadowing.

An amended development application was lodged in May 2023 seeking approval for an increase to the height of a boundary wall and to incorporate a moat around the swimming pool. This amended application was approved in June 2023.

Processing Timeframes of Applications

Queries have been raised in respect to processing timeframes of these previous approvals.

Processing timeframes for development applications by the City are reflective of staff resourcing as well as development assessment practices.

Compared to the average processing timeframe for all development applications processed in the 2019/20FY, the average processing days for development applications determined in 2021/22 and 2022/23FY's have grown.

The main reason for this is staff turnover. At the start of the COVID pandemic there was very low staff turnover and so applications were being assessed more efficiently and without the need to train up and reallocate applications to new staff. In 2021 and 2022 staff turnover increased significantly across the development industry. The City has lost experienced staff and had to train up and reallocate applications to new staff. This resulted in inefficiencies with processing applications. Processing timeframes for applications have started to reduce with greater staffing stability.

The City has also been seeking to improve its development assessment practices since 2021 to better inform its decision making. This has included introducing Design Review Panel review of single houses, as well as undertaking additional rounds of community consultation if amendments are made to plans after the application has been lodged as per the City's more recently adopted Community and Stakeholder Engagement Policy. These improved practices have had an implication on processing timeframes for applications.

Deferred Proposal

At its Ordinary Meeting on 20 June 2023, Council resolved to defer its consideration of the development application for a two storey single house at the subject site for the following reason:

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

State Administrative Tribunal Appeal & Process

The SAT is an independent body that can review decisions made in relation to applications for development approval. If an applicant would like a review of a decision made by the City on a development application, they can apply to the SAT to appeal.

On 7 August 2023 following Council's deferral of the application, the landowner lodged an appeal to the SAT as a 'deemed refusal'. This is given the statutory timeframe of 90 days in which the application is to be determined under the *Planning and Development (Local Planning Schemes) Regulations 2015* had been exceeded.

Following appeal, the applicant and the City agreed to proceed to a mediation session. The purpose of mediation is to resolve a dispute by settlement between the parties, designed to help the parties find constructive solutions to their problems.

A mediation session was held on 29 August 2023 with the City's Officers and two Councillors in attendance. At the conclusion of the mediation, the SAT issued orders inviting the City to reconsider its decision by 1 December 2023 pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. The City was invited to reconsider its decision, as the applicant agreed to make amendments to the proposed plans in efforts to address Council's reasons for deferral.

The changes made to the proposal following mediation are summarised as follows:

- Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
- Alfresco roof form change from a pitched roof to a flat roof. The former pitched roof had a maximum height of 4.2 metres. The proposed flat roof has a height of 3.1 metres.
- Ground floor setbacks from Auckland Street as follows:
 - Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.
 - Setback of Staircase to Auckland Street decreased from 4.36 metres to 4.34 metres.
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 - Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
 - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Upper floor setbacks as follows:
 - Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
 - Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
 - Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
 - Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.
 - Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
- Garage width reduced from 6.7 metres to 6.4 metres.
- Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.

The amended plans for Council's reconsideration are included in **Attachment 2** and the applicant's supporting information contained in **Attachment 3**.

Section 31 of the *State Administrative Tribunal Act 2004* sets out that the SAT can invite the decision-maker to reconsider its decision. In reconsidering its decision Council may do one of the following:

- Refuse the development application; or
- Set aside the deferral that was taken as a 'deemed refusal' and substitute a new decision by approving the development application subject to conditions.

If Council resolves to set aside the 'deemed refusal' decision and approve the proposed development, then it is available to the applicant to withdraw the SAT application in the instance they are satisfied with the conditions imposed on the approval. The applicant would also have the option to continue pursuing the matter through SAT if they were not satisfied with any of the conditions imposed.

If Council resolves to refuse the proposed development, a directions hearing is scheduled for 8 December 2023 whereby the SAT could make orders for the matter to be listed for a final hearing to occur in 2024. A final hearing involves the SAT determining the application in the absence of the applicant and the City being able to mediate an outcome.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the amended proposal following SAT mediation against the provisions of the City's Policy No. 7.1.1 – Built Form and State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes). The table also includes the assessment of the proposal that was previously deferred by Council.

In each instance where the amended proposal requires the discretion of Council, the relevant planning element is further detailed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply	Requires the Discretion of Council	
		Deferred Proposal	Amended Proposal
Street Setback		✓	✓
Front Fence	✓		
Building Setbacks/Boundary Wall		✓	✓
Building Height/Storeys	✓		
Open Space	✓		
Outdoor Living Areas		✓	✓
Landscaping (R Codes)		✓	✓
Visual Privacy	✓		
Vehicle Parking & Access	✓		
Solar Access	✓		
Site Works/Retaining Walls	✓		
External Fixtures	✓		
Surveillance	✓		

Detailed Assessment

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

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

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.

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 the element meets the applicable 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 as follows:

Street Setback		
Deemed-to-Comply Standard	Deferred Proposal	Amended Proposal
Built Form Policy Clause 5.1		
Dwelling Primary Street Setback: 7.7 metres	Living and Dining Rooms Setback: 2.9 metres	Living Room Setback: 2.95 metres Dining Room Setback: 3.0 metres
Unenclosed Porch/Veranda Primary Street Setback: 3.85 metres	Porch Setback: 2.6 metres Alfresco Setback: 3.0 metres	Porch Setback: No change. Alfresco Setback: 3.85 metres. This meets the deemed-to-comply standard.
Walls on upper floors to be setback 2.0 metres behind the ground floor building line.	Upper Floor Sitting Room is setback 0.66 metres behind the ground floor building line.	Upper Floor Sitting Room is setback 1.12 metres behind the ground floor building line.
Balconies to be setback 1.0 metre behind the ground floor building line.	Balcony is setback 0.6 metres behind the ground floor building line.	Balcony is setback 1.01 metres behind the ground floor building line. This meets the deemed-to- comply standard.
Lot Boundary Setback		
Deemed-to-Comply Standard	Deferred Proposal	Amended Proposal
R Codes Volume 1 Clause 5.1.3		
<u>Northern Lot Boundary Setback:</u> Ground Floor Bed/Study: 1.5 metres	<u>Northern Lot Boundary Setback:</u> Ground Floor Bed/Study: 1.2 metres	<u>Northern Lot Boundary Setback:</u> No change.
<u>Northern Boundary Wall:</u> Boundary walls are not to be located within the front setback area (7.7 metres).	<u>Northern Boundary Wall:</u> Garage/Store boundary wall is located within the front setback area.	<u>Northern Boundary Wall:</u> No change.
Outdoor Living Areas		
Deemed-to-Comply Standard	Deferred Proposal	Amended Proposal
R Codes Volume 1 Clause 5.3.1		
Outdoor living area to be behind the street setback area (7.7 metres).	A portion of outdoor living area is located within the street setback area.	No change.
Landscaping		
Deemed-to-Comply Standard	Deferred Proposal	Amended Proposal
R Codes Volume 1 Clause 5.3.2		
No more than 50% of street setback area to consist of impervious surfaces.	The street setback area consists of 81.1% as impervious surfaces.	The street setback area consists of 75.8% as impervious surfaces.

The above elements of the proposal do not meet the specified deemed-to-comply standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

The application has been advertised three times during its course of assessment.

Application as Originally Submitted

The plans in the application as originally submitted underwent 14 days community consultation between 25 January 2023 and 8 February 2023 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The method of consultation for this first round of consultation included a notice on the City's website and seven letters being sent to owners and occupiers of adjoining and adjacent properties, in accordance with the City's Community and Stakeholder Engagement Policy.

At the conclusion of the first consultation period, the City received nine submissions, all of which objected to the proposal.

Following this initial community consultation period, amended plans dated 24 April 2023 and additional information were submitted by the applicant in response to the community submissions and the City's comments.

The amended plans were advertised for a period of seven days between 3 May 2023 and 10 May 2023, with letters sent to previous submitters and a notice displayed on the City's website in accordance with the Community and Stakeholder Engagement Policy.

At the conclusion of this second community consultation period, the City received five submissions, all of which objected to the proposal.

The application was subsequently considered by Council and deferred.

Amended Plans following SAT Mediation

Following Council's deferral of the application and the subsequent SAT mediation, amended plans and supporting information were submitted to the City.

These amended plans proposed no new or greater departures to the deemed-to-comply standards of the Built Form Policy and R Codes than the previous plans. This means that no greater discretion is being sought as part of the amended proposal.

The standards of the Community and Stakeholder Engagement Policy does not prescribe that an application is to be readvertised where there are no new or greater departures to the deemed-to-comply standards.

Given the community interest in the application and the principles of the Community and Stakeholder Engagement Policy, the City advertised the amended plans and accompanying information for a period of seven days between 2 October 2023 and 8 October 2023.

This included letters being sent to previous submitters and a notice displayed on the City's website in accordance with the Community and Stakeholder Engagement Policy. This is consistent with the City's approach to advertising of amended plans received during assessment of the application in May 2023.

At the conclusion of the consultation period, the City received five submissions, all of which objected to the proposal. One of the submissions received was prepared by a law firm on behalf of two of the neighbouring properties.

Key matters raised during the consultation period are summarised as follows:

- The revised proposal includes minimal changes and do not address the reasons for deferral.
- The development would set a negative precedent.
- The ground and upper floor setbacks would not protect the Auckland Street streetscape or amenity of adjoining dwellings and neighbours.
- Visual privacy and overshadowing concerns.
- Questions regarding proposed extent of boundary fencing and pool fence compliance.
- Concerns with the development's consistency with the City's planning scheme aims and neighbourhood character.
- Opposition to the inaccuracies within the applicant's justification report.

Administration's responses to the summary of submissions received during all three consultation periods are provided in **Attachment 6**. The applicant's response to the summary of submissions is provided as **Attachment 7**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a member of the City's DRP Chairperson on three occasions prior to the SAT appeal. The [DRP Section](#) of Administration's previous report on the application that was considered by Council at its 20 June 2023 Ordinary Meeting outlines the development's progress through the design review process.

The DRP Chair had not provided comments on the final set of plans that were presented to Council at its Ordinary Meeting on 20 June 2023. In its report to Council, Administration had included responses to the remaining principles of good design that did not receive support from the DRP Chair.

Following mediation, the amended plans dated 6 October 2023 were referred to the City's DRP Chair for review. This means that the DRP Chair's comments reflect changes made as part of the amended plans following SAT mediation, as well as the final set of plans that Council had previously considered and deferred.

The DRP Member provided the following comments in respect to the positive aspects of the proposal as considered against the 10 Principles of Good Design:

- Context and Character: The addition of a streetscape elevation, the use of brick at ground level (rather than at upper level) and a materials schedule is positive.
- Landscape Quality: The additional soft landscaping and planting that has been added is supported.
- Sustainability: The solar panels and additional landscaping that have been included are positive.
- Aesthetics: The combination of the addition of the streetscape elevation, 3D render and use of brick at lower level rather than at upper level are positive.

In relation to the principles of good design that have not been fully supported, the DRP Chair provided the following comments for further consideration:

- Built Form and Scale: It is acknowledged that the site is an awkward irregular shape however the proposal is seeking a number of significant planning framework variations including primary street setback, porch setback, upper floor setback alignment, boundary walls in the front setback and the side setback.
- Amenity:
 - Bedrooms that rely solely on high level or frosted windows (in lieu of a major opening) is not something that the DRP supports as it limits the amount of natural light and outlook provided to these rooms.
 - Bedrooms smaller than 3 metres in dimension is not something that the DRP typically supports.
 - All living areas and bedrooms have very limited north light access predominantly facing south and/or west.

A summary of the DRP progress is shown in the table below.

Design Review Progress				
	<i>Supported</i>			
	<i>Pending further attention</i>			
	<i>Not supported</i>			
	<i>No comment provided / Insufficient information</i>			
	DRP Chairperson			
	<i>Referral 1 – Plans dated 25 November 2022</i>	<i>Referral 2 – Plans dated 29 March 2023</i>	<i>Referral 3 – Plans dated 24 April 2023</i>	<i>Referral 4 – Plans dated 6 October 2023</i>
Principle 1 – Context & Character				
Principle 2 – Landscape Quality				
Principle 3 – Built Form and Scale				
Principle 4 – Functionality & Built Quality				
Principle 5 – Sustainability				
Principle 6 – Amenity				
Principle 7 – Legibility				
Principle 8 – Safety				
Principle 9 – Community				
Principle 10 – Aesthetics				

The table below provides a summary of the outstanding DRP Chairperson comments and Administration’s response to these.

Principle 3 – Built Form and Scale	
DRP Chairperson Comments	Administration Response
<ul style="list-style-type: none"> It is acknowledged that the site is an awkward irregular shape however the proposal is seeking a number of significant planning framework variations including primary street setback, porch setback, upper floor setback alignment, boundary walls in the front setback and the side setback. 	<ul style="list-style-type: none"> The application is seeking a design principles and local housing objectives assessment for various planning elements as required under the R Codes and Built Form Policy. The acceptability of these aspects of the application as considered against the applicable design principles and local housing objectives is referred to in the Comments section below and detailed in the previous officer report to Council. The proposed single house has been designed to respond to the primary street setbacks of the adjoining properties. This is detailed in the Comments section. The proposed rear setbacks comply with the deemed-to-comply standards of the R Codes. The proposed development meets the deemed-to-comply standards for building height and open space of the R Codes and Built Form Policy. These controls inform the building envelope of the site. Street setback also inform the developable area of the site and this is considered further in the Comments section and in considering the site characteristics.

Principle 6 – Amenity	
DRP Chairperson Comments	Administration Response
<ul style="list-style-type: none"> Bedrooms that rely solely on high level or frosted windows (in lieu of a major opening) is not something that the DRP supports as it limits the amount of natural light and outlook provided to these rooms. Bedrooms smaller than 3m in dimension is not something that the DRP typically supports. All living areas and bedrooms have very limited north light access predominantly facing south and/or west. 	<ul style="list-style-type: none"> The R Codes and Built Form Policy do not include a deemed-to-comply standard for minimum bedroom dimension and does not restrict the provision of high level windows to bedrooms. The DRP Chair comments relate to Bedroom 4 having a minimum width of 2.92m. All other bedrooms have a minimum dimension of at least 3m. Bedroom 4 area has increased from 10.27m² to 11.56m² with a minimum dimension of 2.92m and would be functional and capable of use. DRP Chair comments relate to Bedroom 4 having a hi-light window with no major openings. All other bedrooms include a major opening. The high level window to Bedroom 4 is to the eastern wall and provides access to morning sun all year round and is operable to enable ventilation. It would not result in overlooking to the eastern adjoining property.

LEGAL/POLICY:

- Planning and Development Act 2005;*
- State Administrative Tribunal Act 2004;*
- Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes;
- Community and Stakeholder Engagement Policy; and
- Policy No. 7.1.1 – Built Form Policy.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, and Part 14 of the *Planning and Development Act 2005*, the applicant has applied to the SAT for a review of Council's decision to defer the development application at its 20 June 2023 meeting.

State Administrative Tribunal Act 2004

The SAT may invite the decision-maker to reconsider its decision during SAT appeal proceedings. Section 31 of the SAT Act sets out that upon being invited by the SAT to reconsider its decision, the decision-maker may:

- affirm the decision; or
- vary the decision; or
- set aside the decision and substitute its new decision.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions in the Planning Regulations and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, history of the site, the City's local planning scheme, State and local planning policies, submissions received on the application and advice from the DRP.

An assessment of the proposal as considered against these matters that are to be given due regard in the determination of the application is included in **Attachment 8**.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

An assessment of the proposal as considered against these objectives of the Residential zone is included in **Attachment 8**.

Auckland Street Character Retention Area

The City has received a nomination for Auckland Street to be a Character Retention Area. Administration is currently progressing consideration of the Character Retention nomination. This is not a due regard matter for consideration of the current application, as the Character Retention Area nomination is not yet seriously entertained. This is because it has not been endorsed by Council for advertising and is neither certain nor imminent. It is anticipated that this will be presented to Council within the coming months for consideration to advertise.

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 to Administration to determine applications does not extend to requests from the SAT for a reconsideration of a Council decision under Section 31 of the SAT Act.

The application also received more than five objections during a previous 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 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

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 is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

FINANCIAL/BUDGET IMPLICATIONS:

Should this application proceed to a full SAT hearing, the City may incur a cost related to the engagement of a consultant which would be met through the existing Operational Budget.

COMMENTS:Summary Assessment

In assessing the amended proposal against the planning framework, the application is recommended for approval. The following key comments are of relevance:

- Changes have been made to the proposal by the applicant following SAT mediation in response to Council's reasons for deferral. Council's reasons for deferral relate to considering 1. greater graduation as it transitions to the south, 2. distance from the street horizontally, and 3. greater articulation of the development in setbacks between the ground floor and upper floor.
- The following changes to the amended plans have been made in response to considering greater graduation at it transitions to the south:
 - Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
 - Alfresco roof form change from a pitched roof to a flat roof. This has reduced the height from the former pitched roof of a maximum height of 4.2 metres to the proposed flat roof with a height of 3.1 metres.
 - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- The following changes to the amended plans have been made in response to considering distance from the street horizontally, with ground floor setbacks from Auckland Street as follows:
 - Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
 - Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
 - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
 - Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.
 - Garage width reduced from 6.7 metres to 6.4 metres.
 - Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.

Aside from the increase to the Alfresco street setback, these other ground floor setback changes are relatively minor.

- The following changes to the amended plans have been made in response to considering greater articulation of the development in setbacks between the ground floor and upper floor, with upper floor setbacks as follows:
 - Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
 - Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
 - Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
 - Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
 - Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.
- These changes made to the proposal would have the effect of improving the development outcome.

- The amended proposal would not substantially change the overall development. The site planning and building form remains similar to the previously deferred plans, with the exception of the roof form of the alfresco area changing from a pitched roof to a flat roof.
- Discretion is being sought in respect to the same planning elements in the R Codes and Built Form Policy, with the exception of the upper floor setback of the balcony relative to the ground floor building line that now meets the deemed-to-comply standard.
- Council is to consider the appropriateness and acceptability of the overall amended development proposal. This is informed by the extent to which Council is satisfied changes made to the proposal by the applicant has addressed Council's previous reasons for deferral of the application. This also needs to be balanced with the other aspects of the development proposal that did not form part of Council's reasons for deferral.
- Administration recommended approval of the previously deferred proposal. In considering the changes made that would improve the development outcome, Administration maintains its recommendation to approve the application. The following key comments are a summary of Administration's reasons for the application to be approved:
 - The site planning and aspects of the proposal where discretion is being sought are primarily the result of the irregular lot shape and site characteristics.
 - Changes have been made to the alfresco area to increase the sense of openness and reduce building bulk as the dwelling transitions to the south. This has been achieved through increased setbacks and a revised roof form.
 - The design response of the proposed development has been guided by adjoining properties to the north and south along Auckland Street. This has informed street setbacks to the ground floor and the siting of two storey and single storey building height on the property. This is to moderate the impact of the proposed development on the streetscape and these adjoining properties. The horizontal stepping back of the dwelling also improves the streetscape transition.
 - The dwelling meets visual privacy (overlooking) deemed-to-comply standards. The outdoor living area would not unduly impact the amenity of the adjoining southern property given it is immediately adjacent to a driveway and car parking area that is visible from Auckland Street.
 - The proposal complies with solar access (overshadowing) deemed-to-comply standards to the southern adjoining property.
 - The proposed dwelling meets the building height deemed-to-comply standards.
 - Garage setback meets the deemed-to-comply standards, with a reduced width to further assist in ameliorating the building bulk impacts associated with garage doors as it presents to Auckland Street.
 - The upper floor setback and balcony setback have been increased to assist with reducing building bulk. The balcony setback behind the predominant building line complies with the deemed-to-comply standard.
 - Articulation, design treatments and varied setbacks break up the building mass, better differentiating between the ground and upper floors and reducing solid blank walls which reduces the impacts of building bulk.

Amended Plans Considered Against Council's Reasons for Deferral

Council's reasons for deferral are as follows:

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

Council's reasons for deferral have been summarised into three key areas. The assessment below relates to the amended plans submitted by the applicant following SAT mediation, and how they address Council's reasons for deferral. In this assessment, Council's deferral reasons have been summarised into three key components, as well as the inclusion of the applicant's justification and the concerns raised during community consultation.

1. Further consideration to the graduation of the development as it transitions to the south

The applicant has made the following changes to the amended plans that relate to the proposed development's relationship with the southern adjoining property:

- Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
- Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.

- Alfresco roof form change from a pitched roof to a flat roof. This has reduced the height from the former pitched roof of a maximum height of 4.2 metres to the proposed flat roof with a height of 3.1 metres.

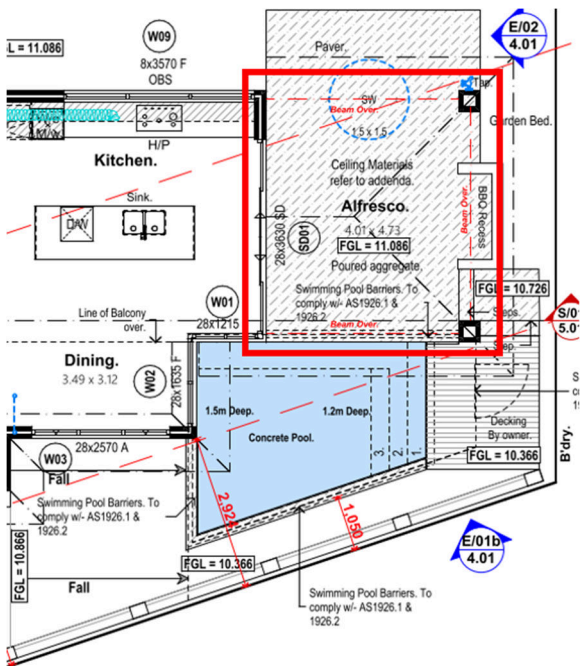


Figure 1 – Deferred Proposal

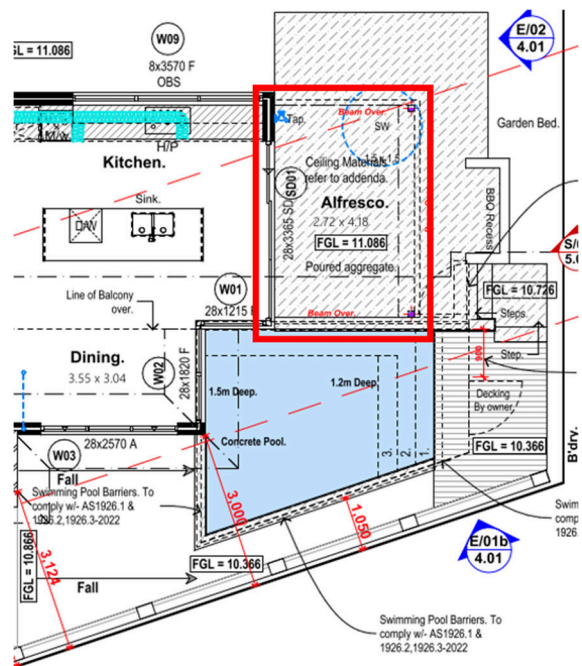


Figure 2 – Amended Proposal

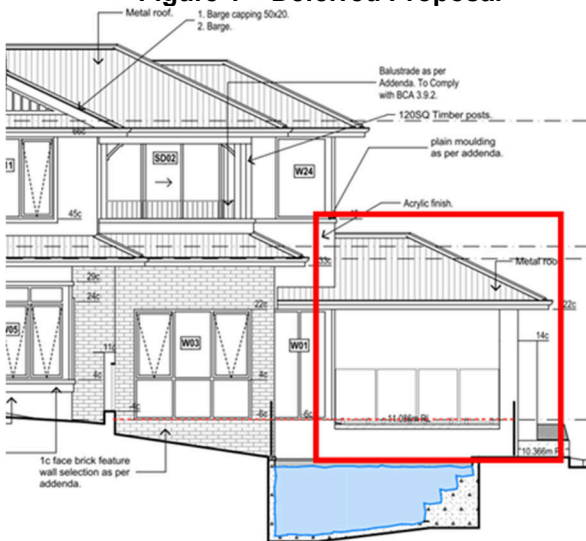


Figure 3 – Deferred Proposal

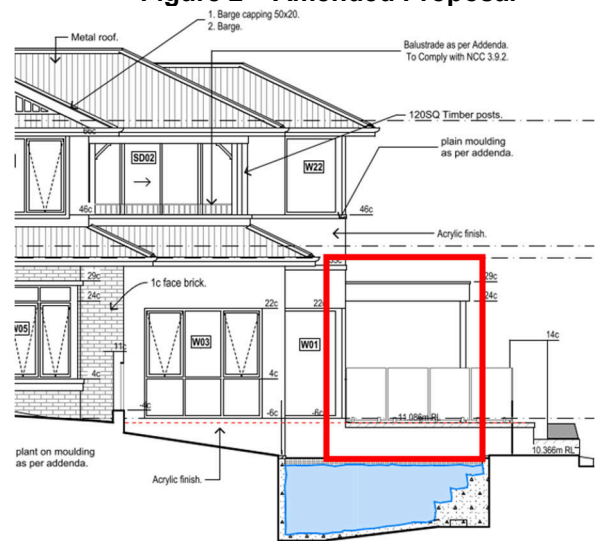


Figure 4 – Amended Proposal

Applicant Justification

The applicant’s supporting information relates to these changes further reducing the perceived bulk of the dwelling. This would be from the perspective of the southern neighbours at No. 78 Auckland Street and from a two-dimensional streetscape perspective in the reduction of the dwelling’s perceived width.

The applicant has noted that the adjoining property to the south has its vehicle access and garage near the common boundary with the subject site. These are considered non habitable spaces that are not used frequently nor for extended periods of time given they are visible from the street. The alfresco and outdoor living space does not have detrimental impact on the privacy of the adjoining property.

Community Consultation Concerns

Concerns raised during community consultation referred to the ground level of the southern side of the dwelling not being reduced enough. The proposed bulk and scale, and overshadowing and overlooking from the proposed dwelling would negatively impact the amenity of the southern adjoining dwelling.

Administration's Comments

- **Response to Deferral Reason:** The proposed increased setback of the alfresco from the southern adjoining property and from Auckland Street, as well as reducing the alfresco area and its height would improve graduation of the development as it transitions to the south. This would further reduce perceived impacts of building bulk and height to the southern adjoining property.
- **Response to Community Consultation Comments:** The proposal complies with the deemed-to-comply provisions of the R Codes in respect of building height, building setback to the southern lot boundary, solar access (overshadowing) and visual privacy (overlooking). This means that the proposed development would not detrimentally impact the amenity of the adjoining southern property. The increased setback of the alfresco and reducing its height has reduced overshadowing of the adjoining property by 1 square metre (0.13 percent).

The proposed transition to the southern adjoining property would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined under the Street Setback section in the previous officer report to Council's Ordinary Meeting dated 30 June 2023 available [here](#).

2. Further consideration to the distance from the street horizontally across the development.

The applicant has made the following changes to the amended plans that relate to the proposed development's ground floor primary street setback:

- Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
- Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
- Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres and the Garage width reduced from 6.7 metres to 6.4 metres. The Garage has also been setback from nil to 0.5 metres from the northern side boundary.

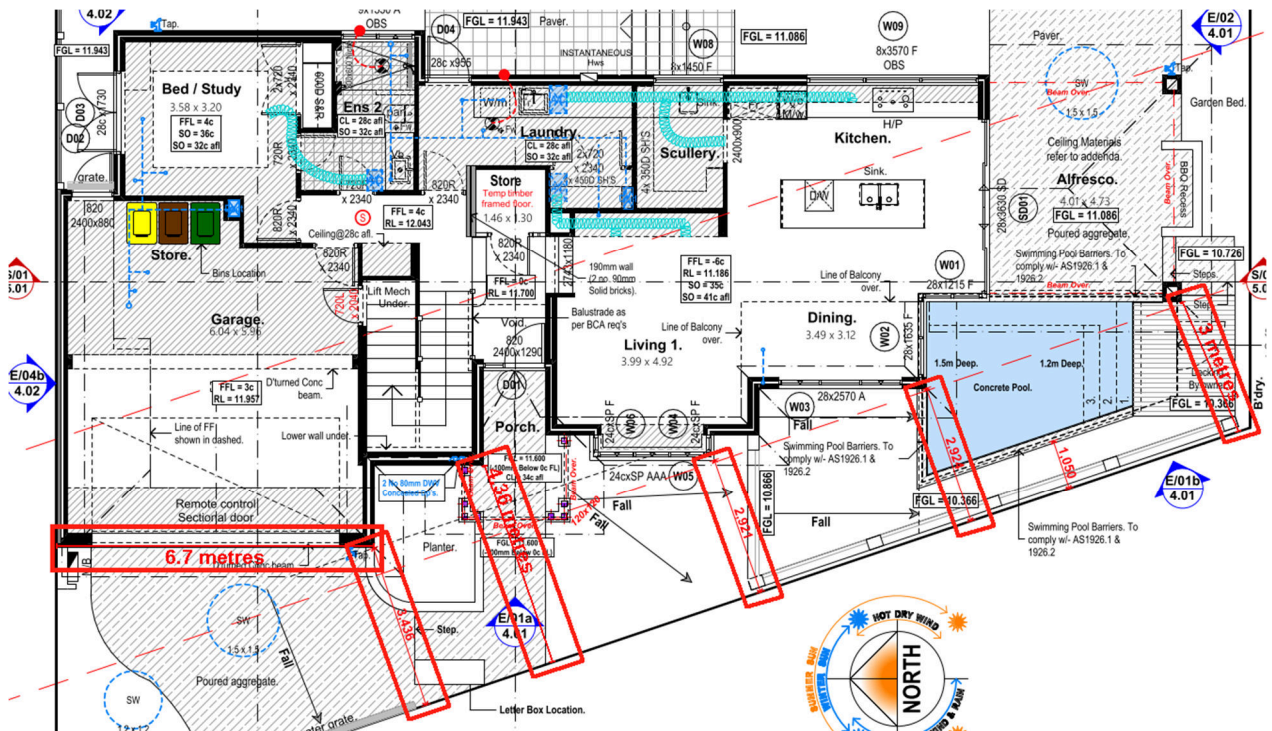


Figure 5 – Deferred Proposal

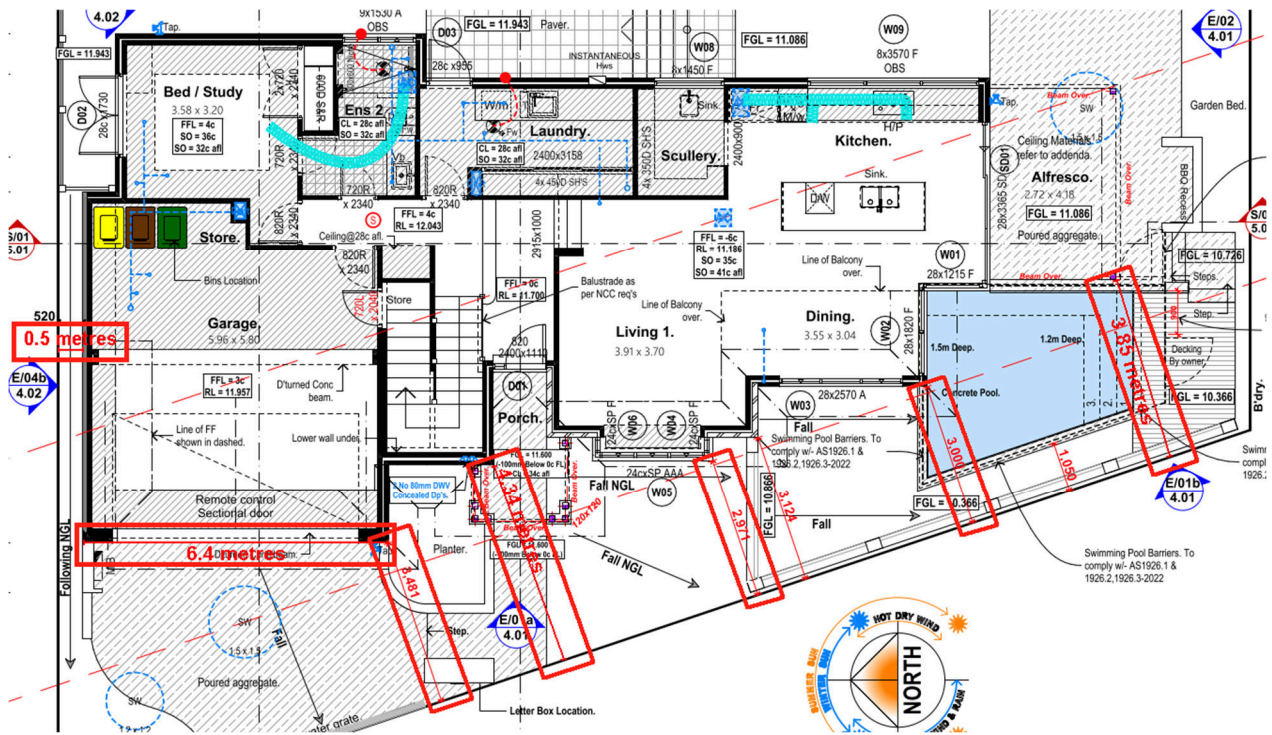


Figure 6 – Amended Proposal

Applicant Justification

The applicant’s supporting information refers to the garage being modified to be setback 0.5 metres away from the northern side boundary. This creates separation from and reduces the perceived impact of bulk on the adjoining northern property at No. 31 Gill Street. It also allows for adequate space for bin storage.

The garage also does not protrude forward of the dwelling alignment and occupies approximately 26 percent of the lot width in lieu of the maximum permitted 50 percent deemed-to-comply standard under the Built Form Policy.

Community Consultation Concerns

Concerns raised during community consultation referred to the proposed ground floor setback not protecting the streetscape and amenity of Auckland Street. This is because the intensity and scale of the proposed development is contrary to the pattern of development in the broader locality. This would impact the character of the streetscape and associated built environment. Concerns referred also to the primary street setback not being maximised as the sewer easement at the rear of the property can be encroached up to 0.6 metres.

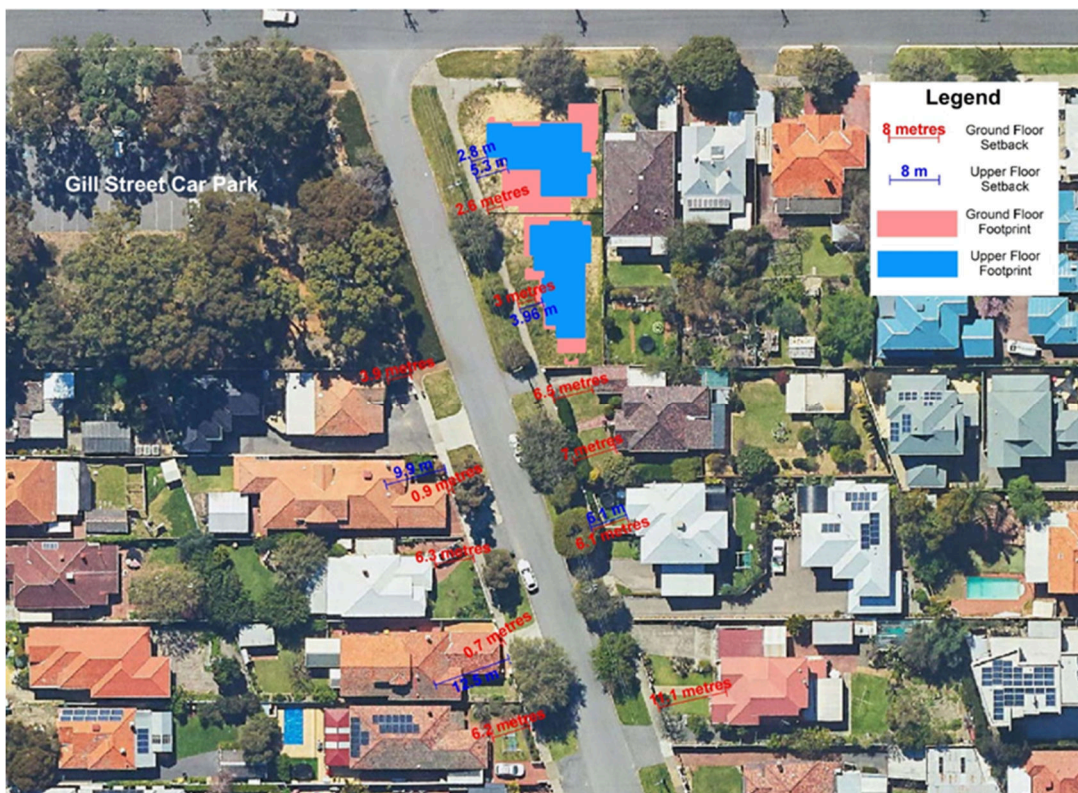
Administration’s Comments

- **Response to Deferral Reason:** The applicant has increased the street setbacks of all ground floor rooms including the Garage, Living Room and Dining Room, and the appurtenant Alfresco structure. The extent of the increase to the setback to the ground floor rooms is minor and is not substantial. The increased setback to the Alfresco structure is more substantial.
- **Response to Community Consultation Comments:** The proposed dwelling has been designed so that it responds to the irregular lot shape and site characteristics. The diagram below shows the area of the site that could be developed for buildings in considering the deemed-to-comply street setback area and the sewerage easement located to the rear boundary of the site. This developable area is approximately 27 percent of the site. In considering this, the proposal seeks discretion to develop forward of the street setback line.



The proposed dwelling has been designed to respond to the primary street setbacks of the adjoining properties along Auckland Street. The proposed dwelling has been designed to not protrude forward of the dwelling that is being constructed at No. 31 Gill Street immediately to the north. This would read as being consistent with the streetscape pattern for that site. The northern adjoining property’s approved garage street setback is 2.6 metres and dwelling street setback is 2.7 metres. The proposed development has a minimum garage street setback of 3.48 metres and minimum dwelling street setback of 2.97 metres.

- The proposed dwelling complies with the deemed-to-comply standards of the R Codes in relation to building setbacks to the eastern lot boundary (rear). It would be possible for the proposed dwelling to further encroach into the easement area along the rear of the property, so long as the building is no closer than 0.6 metres to the centreline of the sewer main. The applicant is not proposing this further encroachment as part of the proposed plans. The possibility to further encroach into the easement area to the rear of the property is not a relevant planning consideration in the assessment of the acceptability of proposed street setbacks. This is because it is the role of the City to assess the proposed development and not to second guess whether there is an alternative or better proposal for the site.



The proposed street setbacks would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined under the Street Setback section in the previous officer report to Council’s Ordinary Meeting dated 30 June 2023 available [here](#).

3. Further consideration to providing greater articulation of the development in setbacks between the ground floor and upper floor

The applicant has made the following changes to the amended plans that relate to the proposed development’s upper floor setbacks:

- Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
- Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
- Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
- Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
- Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.

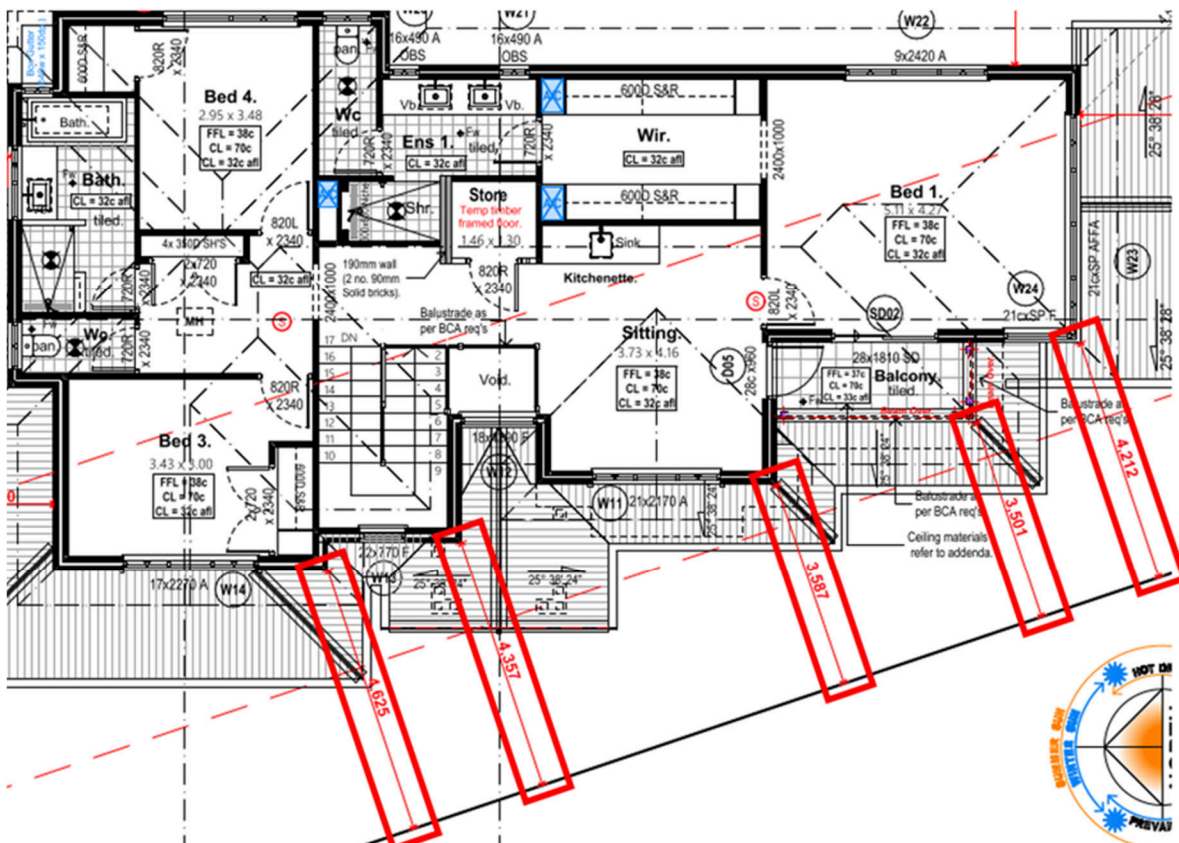


Figure 7 – Deferred Proposal

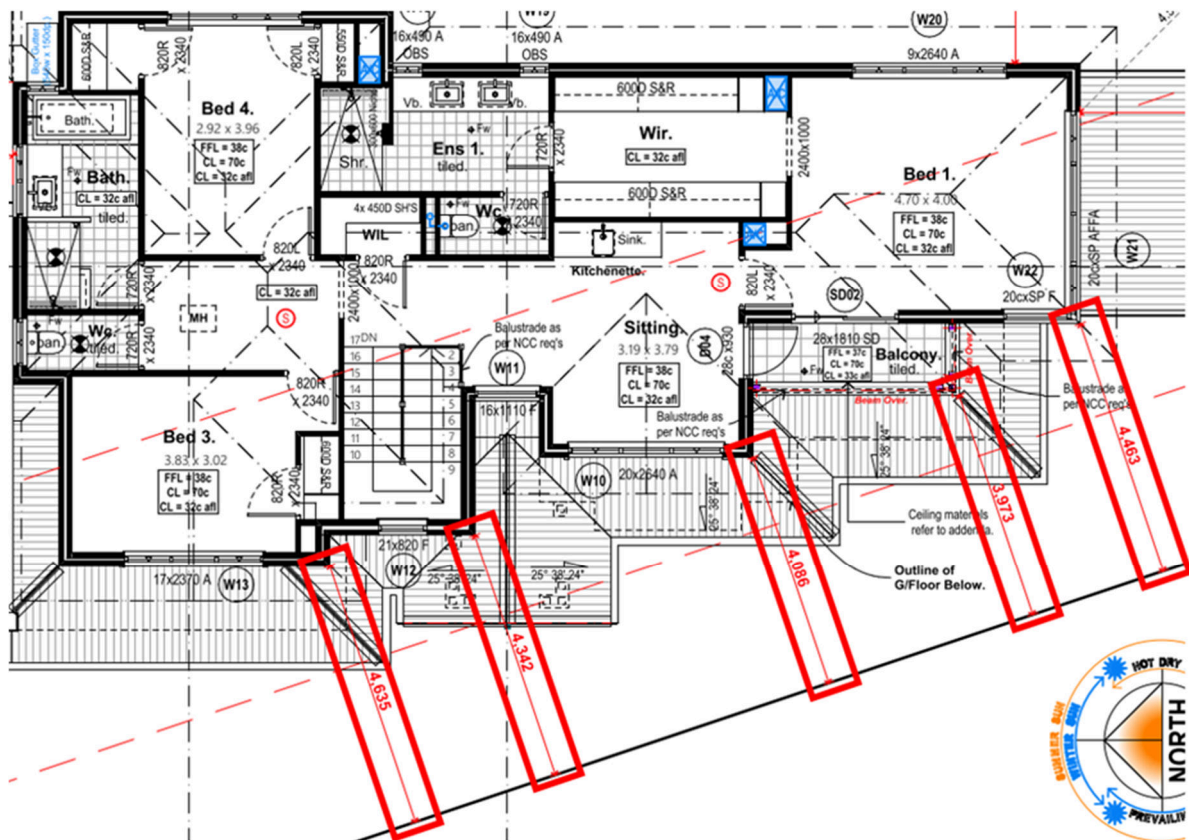


Figure 8 – Amended Proposal

Applicant Justification

The applicant’s supporting information refers the increased setback providing greater articulation in setbacks between the ground and upper floors addressing the street. This clearly distinguishes the central portion of the upper floor and further minimises the visual bulk of the dwelling.

The setting back of Bedroom 1 provides minimal protrusion over the pool below whilst ensuring the bedroom is appropriately setback from the southern adjoining dwelling in terms of appropriate transition and deemed-to-comply lot boundary setbacks and visual privacy.

The additional setting back of the balcony shows a clear distinguishment between the ground and upper floors, as it is stepped back 2.1 metres from the southernmost point of the ground floor roof line.

Community Consultation Concerns

Concerns raised during community consultation referred to the proposed upper floor not being appropriately setback behind the ground floor as per the 2.0 metres deemed-to-comply standard. This would negatively impact the adjoining properties’ amenity due to the excessive bulk and scale, worsened by the pitched roof, which will obstruct significant view corridors to Perth City skyline. Concerns also related to the upper floor setback departure being further exacerbated by the proposed departure to the ground floor setbacks.

Administration’s Comments

- Response to Deferral Reason: The applicant has increased the upper floor setback of the sitting room to be 1.12 metres of rooms behind the ground floor predominant building line. This means that all upper floor rooms of the dwelling are a minimum 1.12 metres behind the ground floor predominant building line. The upper floor balcony setback has been increased to be 1.0 metre behind the ground floor predominant building line so that it meets the deemed-to-comply standard. These changes would further assist in delineating between the ground and upper floors. This would assist in reducing the building bulk impact to the street and provide greater visual relief.
- Response to Community Consultation Comments: The ground floor of the proposed development has been setback to ensure consistency with the ground floor setback of the northern adjoining dwelling and to step back as it transitions to the southern adjoining property.

The upper floor of the proposed development has been further stepped back from the ground floor. Together with the use of differing design treatments, this would distinguish between the ground and upper floors and would assist in reducing the impacts of building bulk.

The obstruction of significant views are a design principle under the R Codes relating to building height. This assessment against design principles is required only where a proposal does not comply with the building height deemed-to-comply standard. The proposal complies with the deemed-to-comply standards of the R Codes in respect to building height. This means that the consideration of the proposal in regards to views of significance is not applicable.

The proposed upper floor setbacks to the street would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined under the Street Setback section in the previous officer report to Council's Ordinary Meeting dated 30 June 2023 available [here](#).

Previous Officer Report Comments

The previous [officer report](#) that was considered at Council's Ordinary Meeting on 30 June 2023 includes Administration's comments on the assessment and acceptability of the following matters:

- Street Setback;
- Lot Boundary Setback/Boundary Wall;
- Outdoor Living Areas;
- Landscaping; and
- Environmentally Sustainable Design.

Administration's comments in respect to these planning elements remain applicable.

**CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE**

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

- PARKS AND RECREATION**
- R Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- OTHER REGIONAL ROADS RESERVATION**
- RAILWAYS**
- PUBLIC PURPOSES**
Particular use denoted as follows:
- H Hospital
- HS High School
- TS Technical School
- CP Car Park
- U University
- CG Commonwealth Government
- SU Special Use
- WSD Water Authority of Western Australia
- P Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

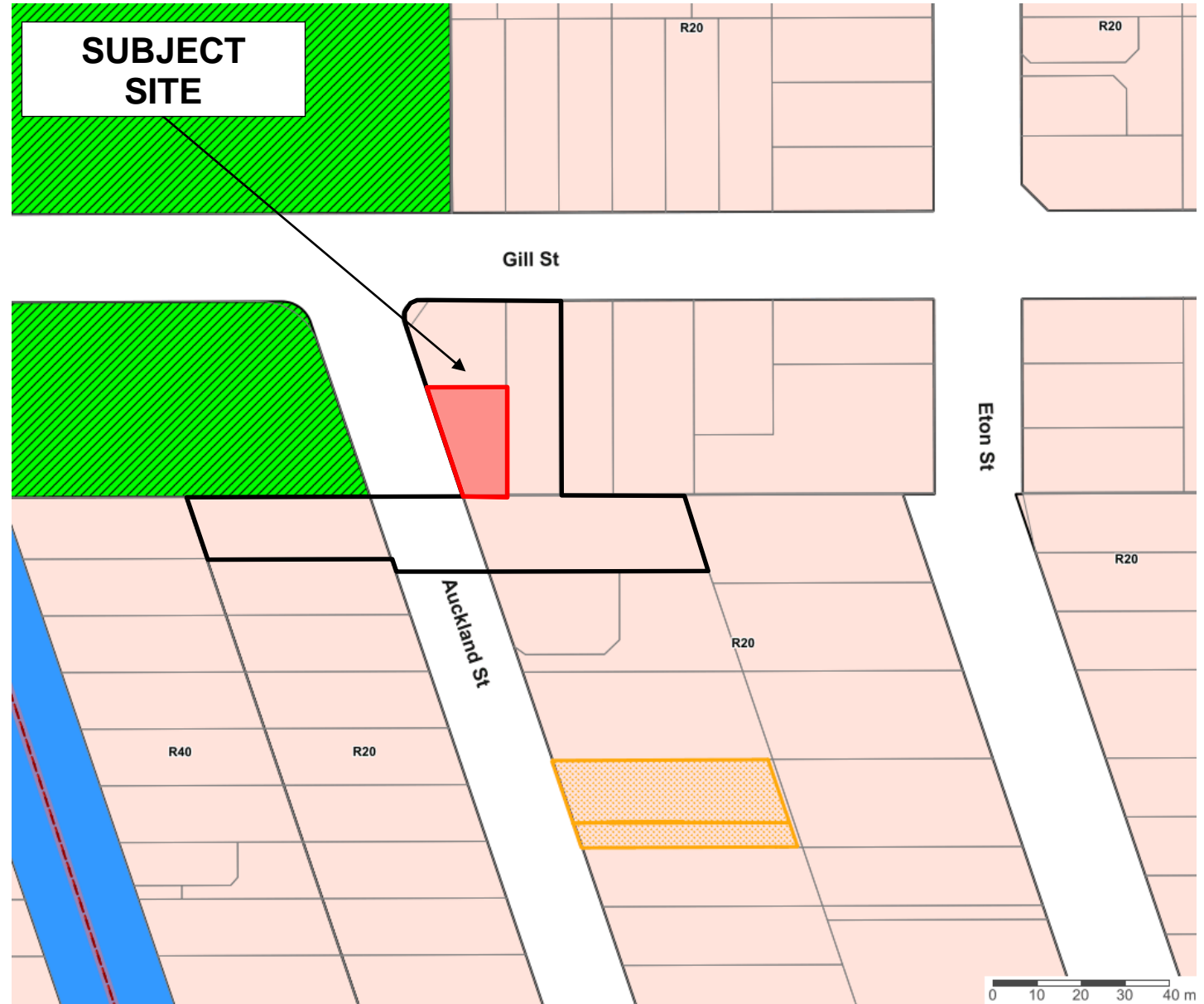
- PUBLIC OPEN SPACE**
- R Restricted
- PUBLIC PURPOSES**
Particular use denoted as follows:
- PS Primary School
- CP Car Park
- CU Civic Uses
- HS High School
- I Institute for the Deaf
- W Water Supply Sewerage and Drainage
- TS Technical School

CITY OF VINCENT SCHEME ZONES

- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**
Particular use denoted as follows:
- CP Car Park
- CU Community Use
- FC Function Centre
- HC Hall and Non Residential Club
- H Hotel
- PW Place of Worship
- S Service Station

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



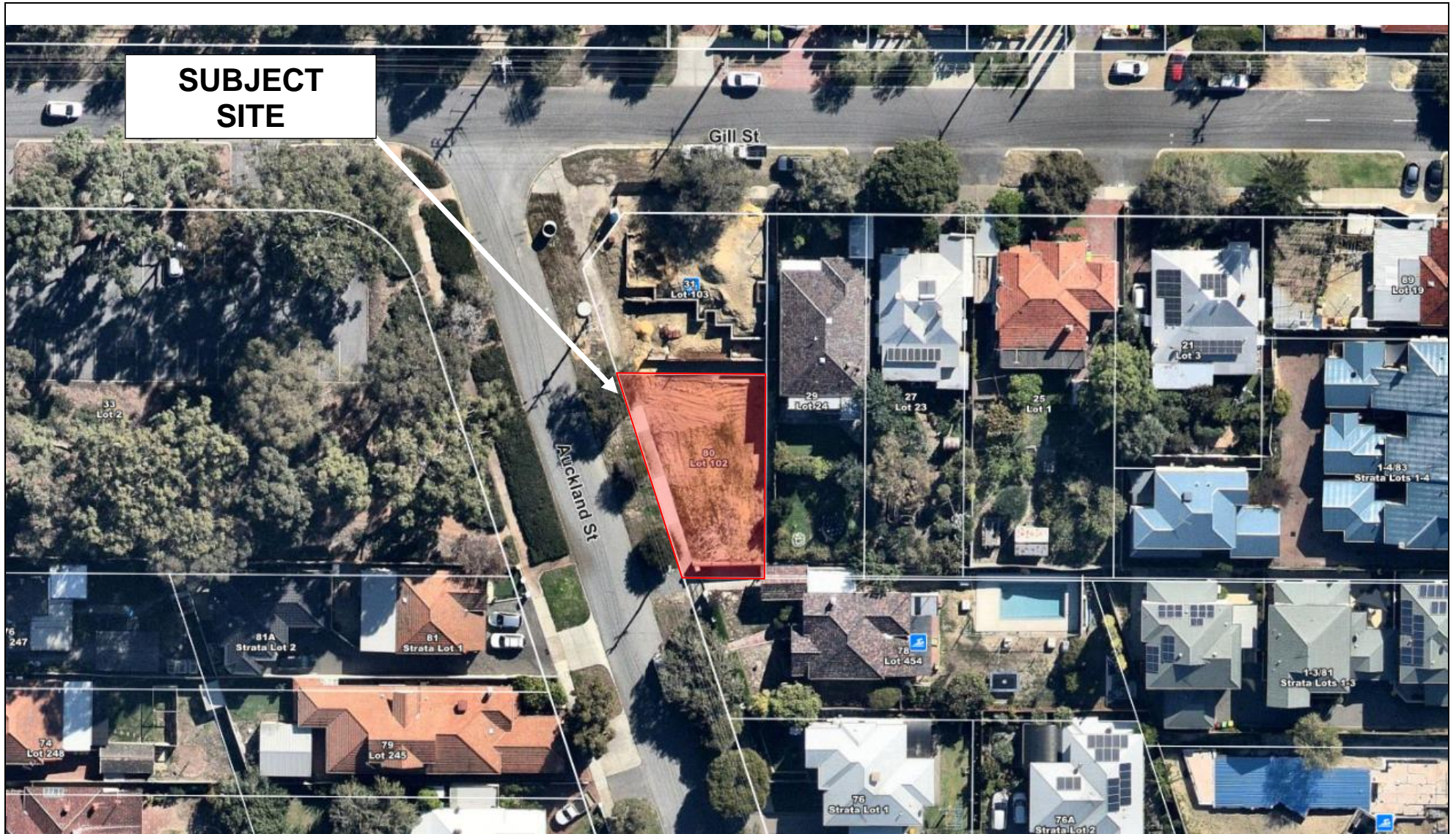
CITY OF VINCENT

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Consultation and Location Map
No. 80 Auckland Street, North Perth

Extent of Consultation





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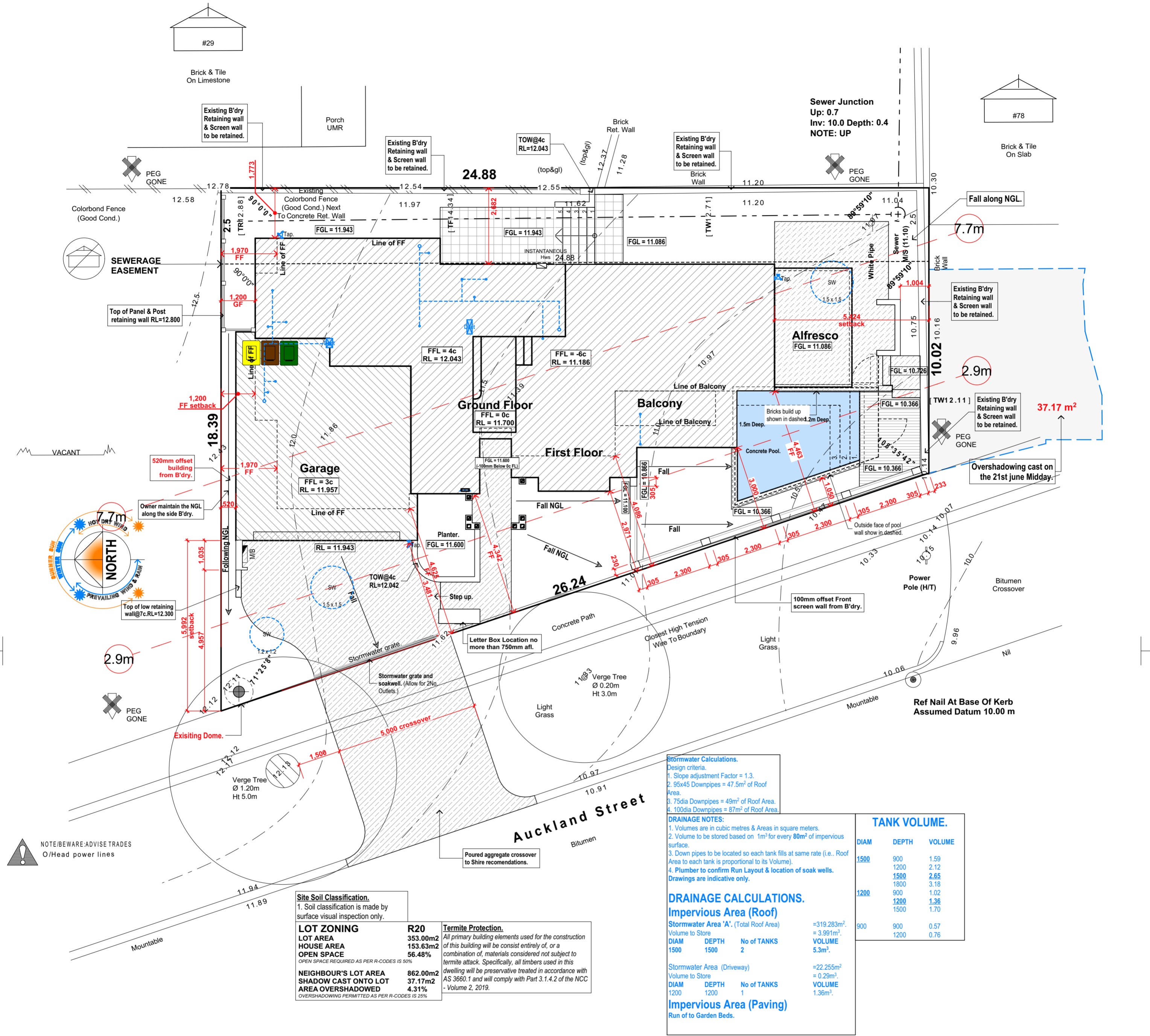
No. 80 Auckland Street, North Perth



This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Alfresco	11.4	13,800.2
Garage	41.5	27,430.0
Ground Floor	112.2	58,140.3
	165.1 m²	99,370.5 m
1 First Floor		
Balcony	4.3	9,479.3
First Floor	125.1	57,450.3
	129.4 m²	66,929.6 m
	294.5 m²	166,300.1 m



Stormwater Calculations.
Design criteria:
1. Slope adjustment Factor = 1.3
2. 95x45 Downpipes = 47.5m² of Roof Area.
3. 75dia Downpipes = 49m² of Roof Area.
4. 100dia Downpipes = 87m² of Roof Area.

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every 80m² of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e., Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells.
Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area (Roof)
Stormwater Area 'A': (Total Roof Area) = 319.283m².
Volume to Store = 3.991m³.
DIAM DEPTH No of TANKS VOLUME
1500 1500 2 5.3m³.
Stormwater Area (Driveway)
Volume to Store = 22.255m³.
DIAM DEPTH No of TANKS VOLUME
1200 1200 1 1.36m³.
Impervious Area (Paving)
Run of to Garden Beds.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
900	900	0.57
	1200	0.76

Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

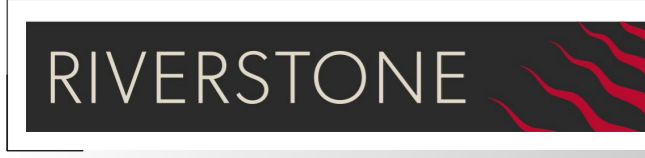
LOT ZONING R20
LOT AREA 353.00m²
HOUSE AREA 153.63m²
OPEN SPACE 56.48%
OPEN SPACE REQUIRED AS PER R-CODES IS 50%

NEIGHBOUR'S LOT AREA 862.00m²
SHADOW CAST ONTO LOT 37.17m²
AREA OVERSHADOWED 4.31%
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%

Termite Protection.
All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.

Site Plan Scale: 1:100

Amended Plan CITY OF VINCENT RECEIVED 6 October 2023



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Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Amendments:
DA12 - revert feature brick wall on the GF instead of FF
DZ-04/0/23
DA11 - structural changes for planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06 - Council Tweaks-S.MCC-31/05/23
DA05 - Garage setbacks increased-S.MCC-23/05/23
DA04 - WC9 changed to Minor opening-S.MCC-22-05-
City of Vincent
Dwn: Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

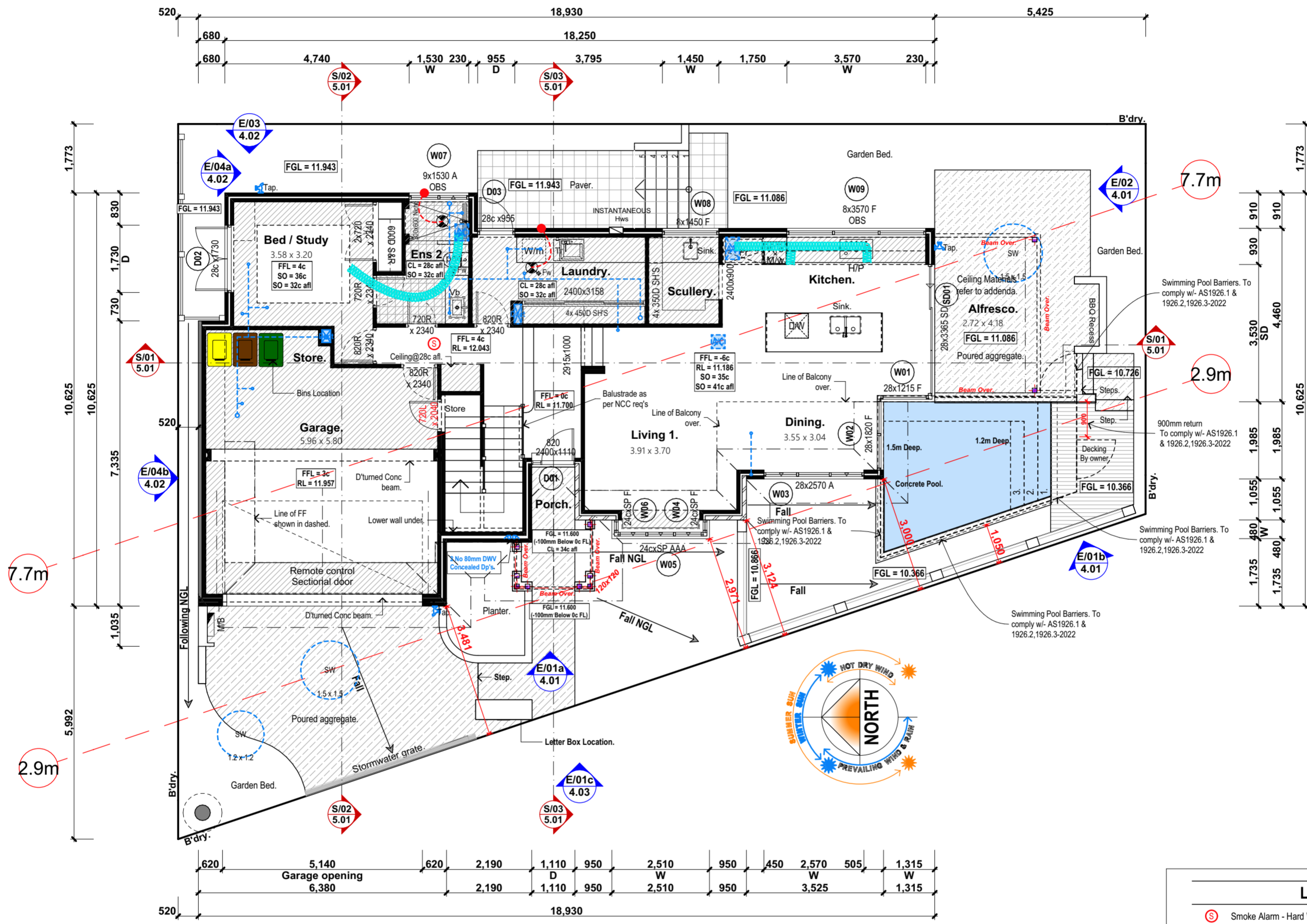
Site Plan - New DA12
DA12 N/A.
5109
2.03

DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23
DA02 - Redesign as per Alan's Sketch-DZ-27/03/23

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Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Alfresco	11.4	13,800.2
Garage	41.5	27,430.0
Ground Floor	112.2	58,140.3
	165.1 m²	99,370.5 m
1 First Floor		
Balcony	4.3	9,479.3
First Floor	125.1	57,450.3
	129.4 m²	66,929.6 m
	294.5 m²	166,300.1 m



Ground Floor Scale: 1:100

LEGEND

	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - flumed to external air and not into the roof space.
	Wall mounted cold water hose tap
	Water supply for fridge
	Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.

All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Separation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

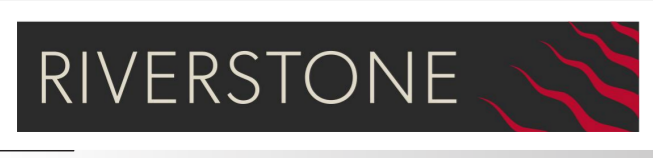
Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

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Barbas Residence
 Lot 102 #80 Auckland Street,
 North Perth, WA 6006

Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA12 - revert feature brick wall on the GF instead of FF
Drawn by	Daniel Zhao	DZ-04/0/23
Plot Date	6/10/2023 at 9:13 AM	DA11 - structural changes for Planning - 11/09/23
		DA10 - Structural changes for Planning - DZ-01/09/23
		DA07 - Lowered the Pool Decking Level - DZ-14/06/23
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		DA05 - Garage setbacks increased-S.M.C-23/05/23
		DA04-W09 changed to Minor opening-S.M.C-22-05-

Signatures:	
Client:	
Client:	
Builder:	

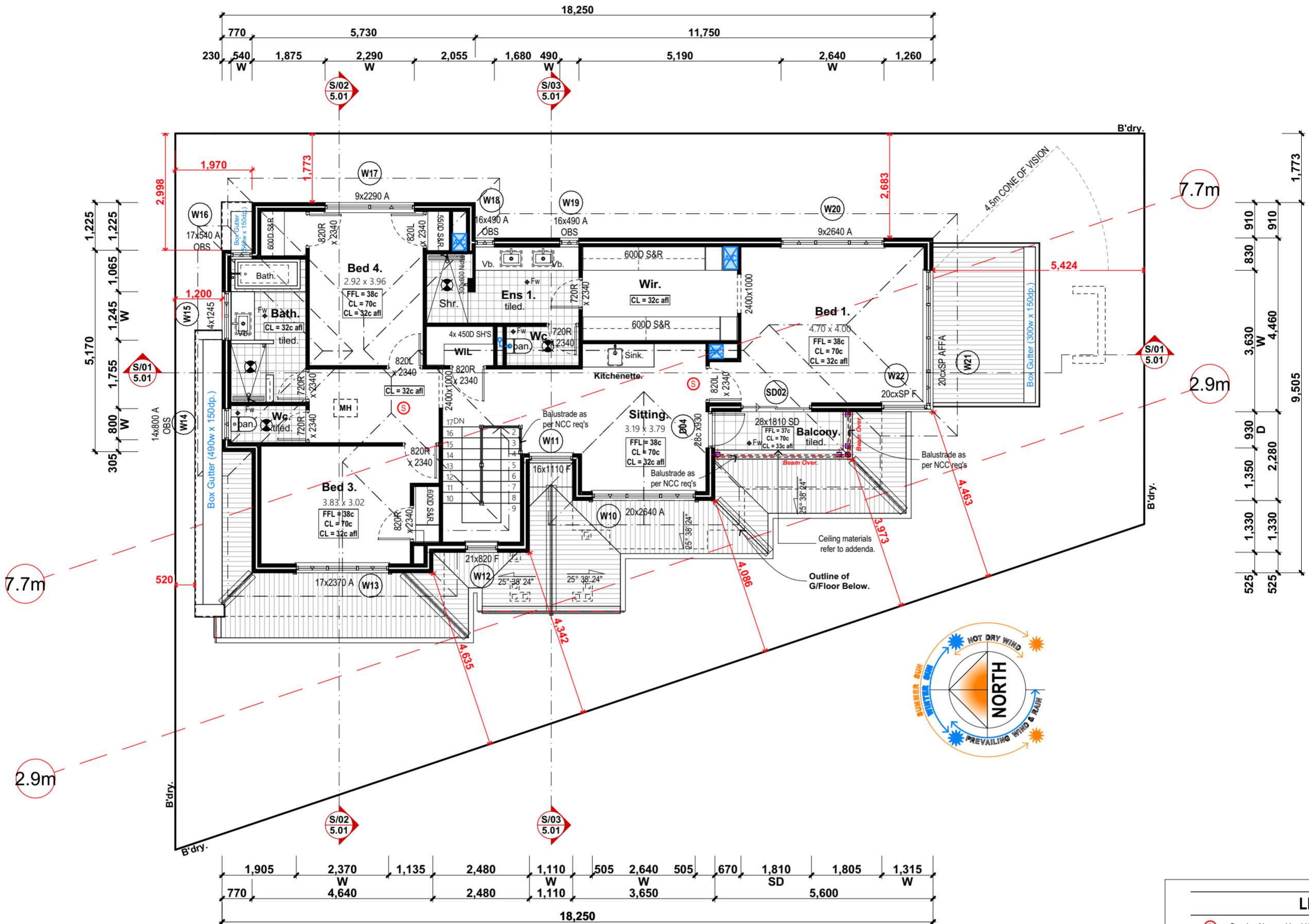
Ground Floor DA12
 Job No: 5109
 Rev No: 2.04
 N/A.

DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23
 DA02 - Redesign as per Alan's Sketch-DZ-27/03/23

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Balcony	4.3	9,479.3
First Floor	125.1	57,450.3
	129.4 m²	66,929.6 m
	294.5 m²	166,300.1 m



First Floor Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

- Artificial Lighting** | To comply with NCC Vol. 2 Part 3.12.5.5
- Fall Prevention | Bedroom windows** - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
- All other windows** - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7
- Boundary Walls To Provide Fire Separation** | To comply with NCC Vol.2 Part 3.7.3.2
- Fireplace** | To comply with NCC Vol.2 Part 3.10.7
- Parapet/Boundary Fireproofing** | To comply with NCC Vol.2 Part 3.7.2.4
- Staircase, Balustrade and Handrails** | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).
- Stormwater Drainage** | To comply with NCC V2 Part 3.1.3 citing AS 3500.3
- Swimming Pool Barriers** | To comply with AS 1926.1 and 1926.2
- Timber Framing** | To comply with AS 1684
- Termite Protection** | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.
- Parapet Walls** | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1
- Wet areas** | To comply with NCC Vol.2 Part 3.8.1
- Steelwork** | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

CITY OF VINCENT
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6 October 2023



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Plot Date: 6/10/2023 at 9:13 AM

Signatures:
Client: _____
Client: _____
Builder: _____

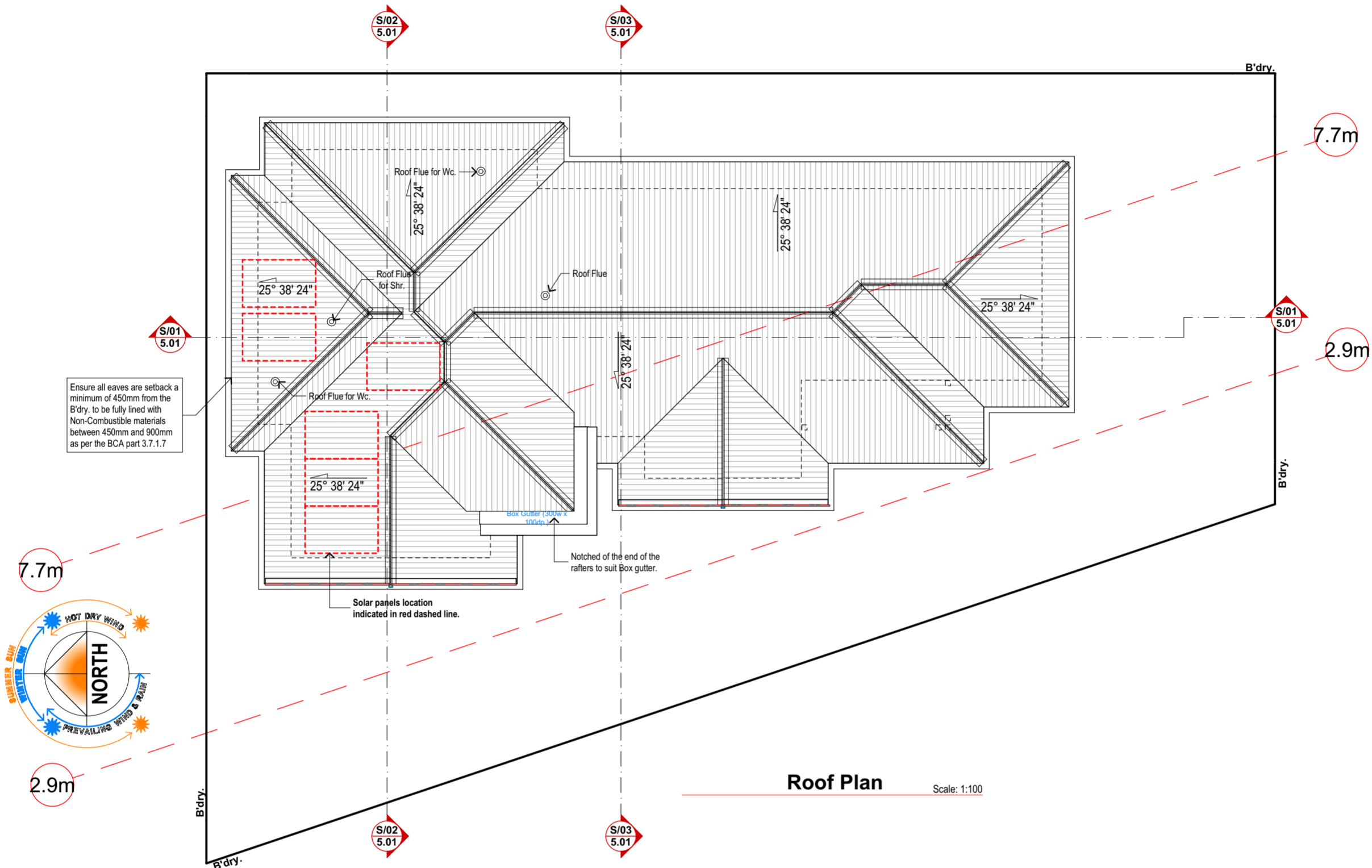
First Floor DA12

N/A.

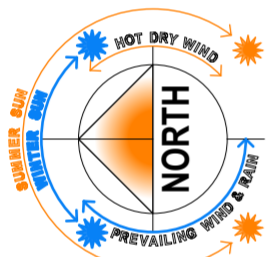
5109

2.05

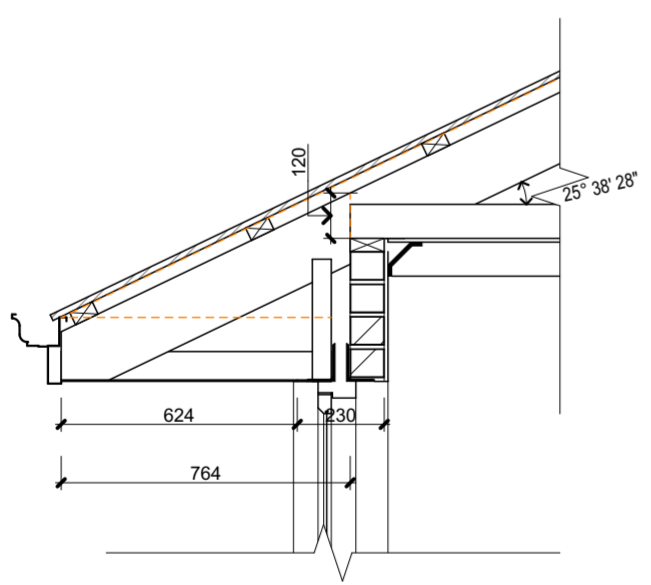
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Ensure all eaves are setback a minimum of 450mm from the B'dry, to be fully lined with Non-Combustible materials between 450mm and 500mm as per the BCA part 3.7.1.7



Roof Plan Scale: 1:100

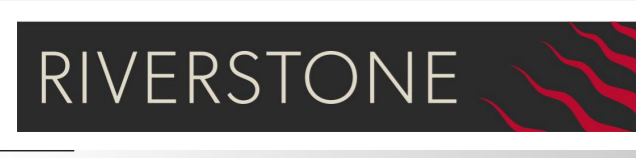


Eaves Overhang 1:20

LEGEND	
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	Exhaust fan - flumed to external air and not into the roof space.
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COMPLIANCE NOTES	
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All other windows	- where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7
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		DA05 - Garge setback increased-S.MCC-23/05/23
		DA04-WC9 changed to Minor opening-S.MCC-22-05-

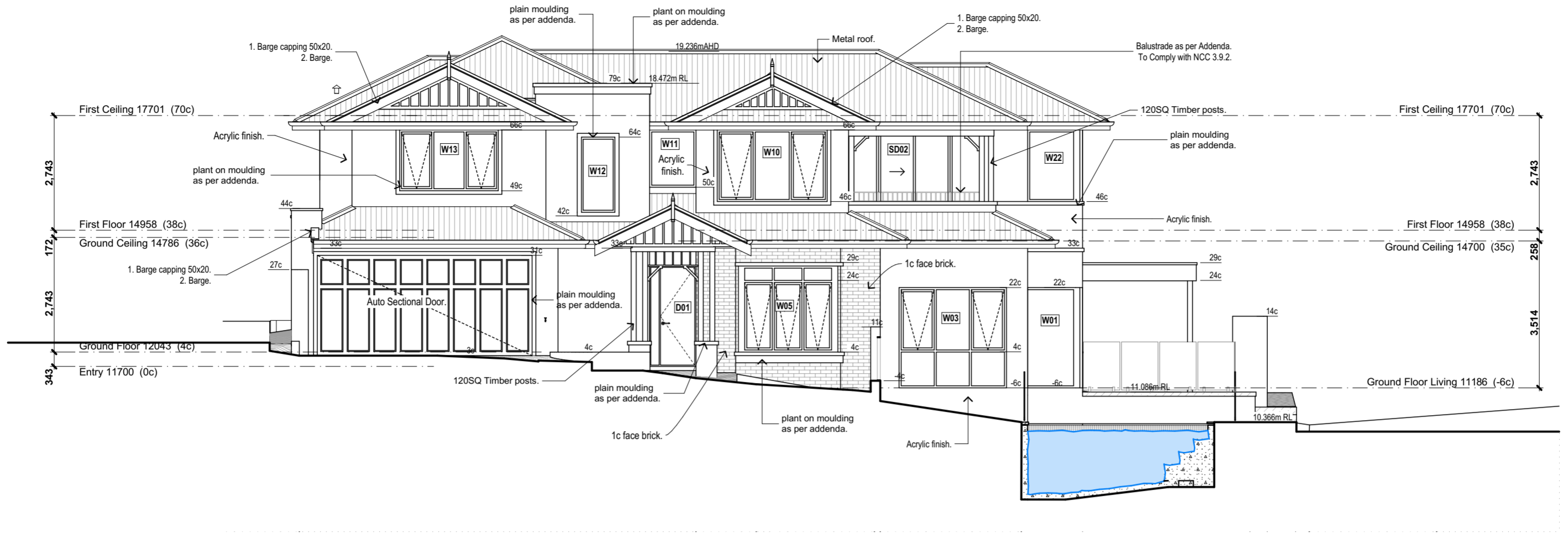
Signatures:	
Client:	
Client:	
Builder:	

Roof Plan DA12

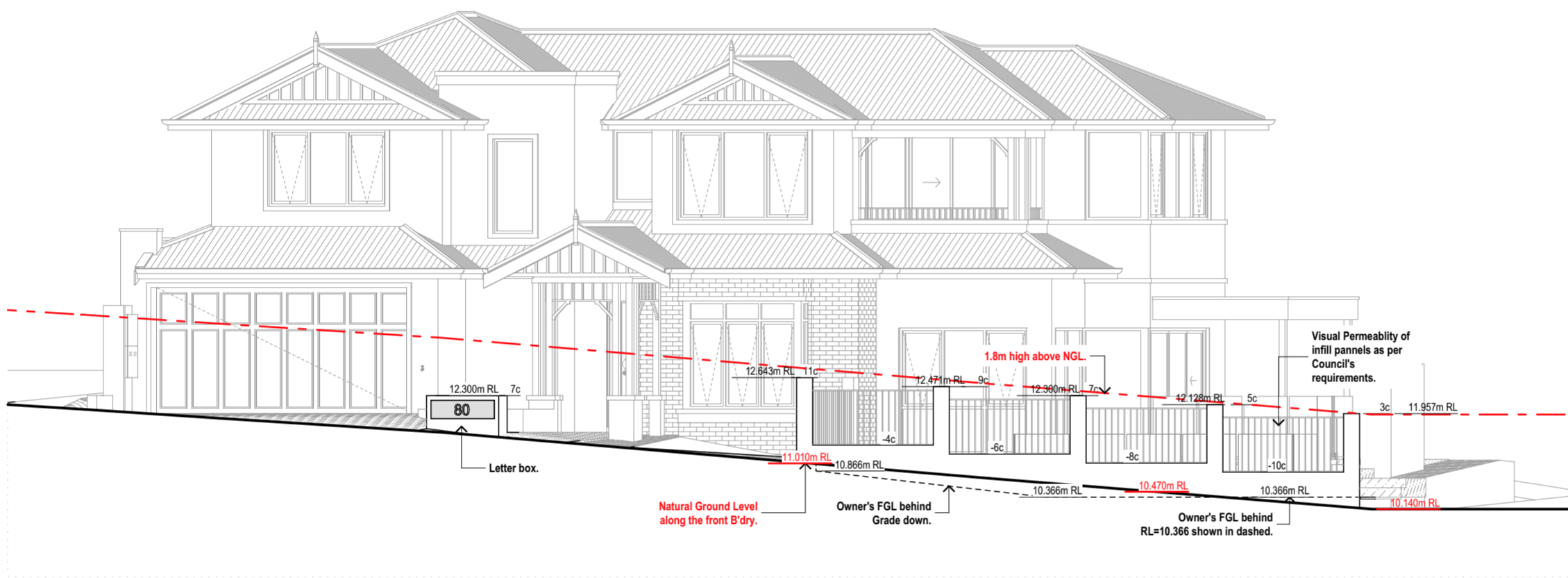
Job No: 5109
 Rev No: 2.06
 N/A.

DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23
 DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

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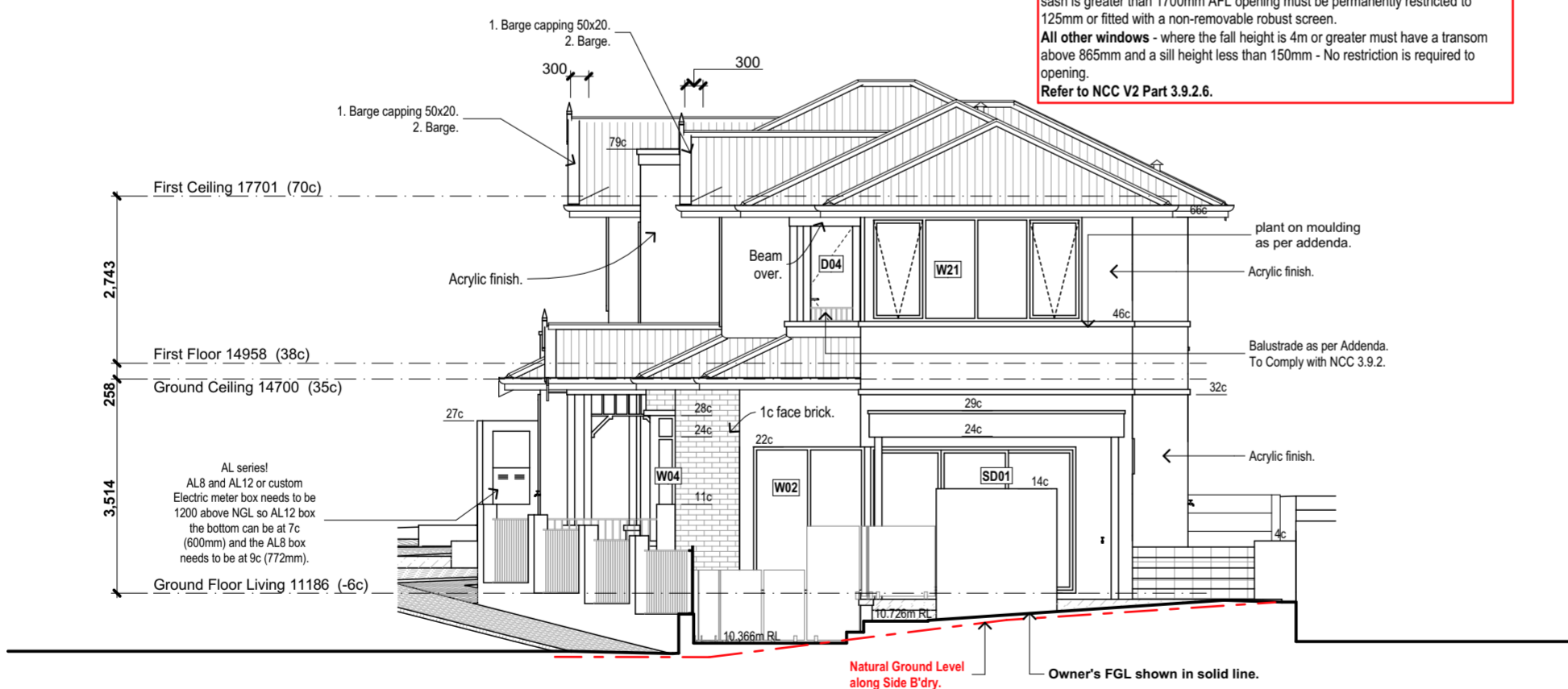


E/01a West Scale: 1:100
2.04



E/01b West 1:100
2.04

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
 Refer to NCC V2 Part 3.9.2.6.



E/02 South Scale: 1:100
2.04

Amended Plan

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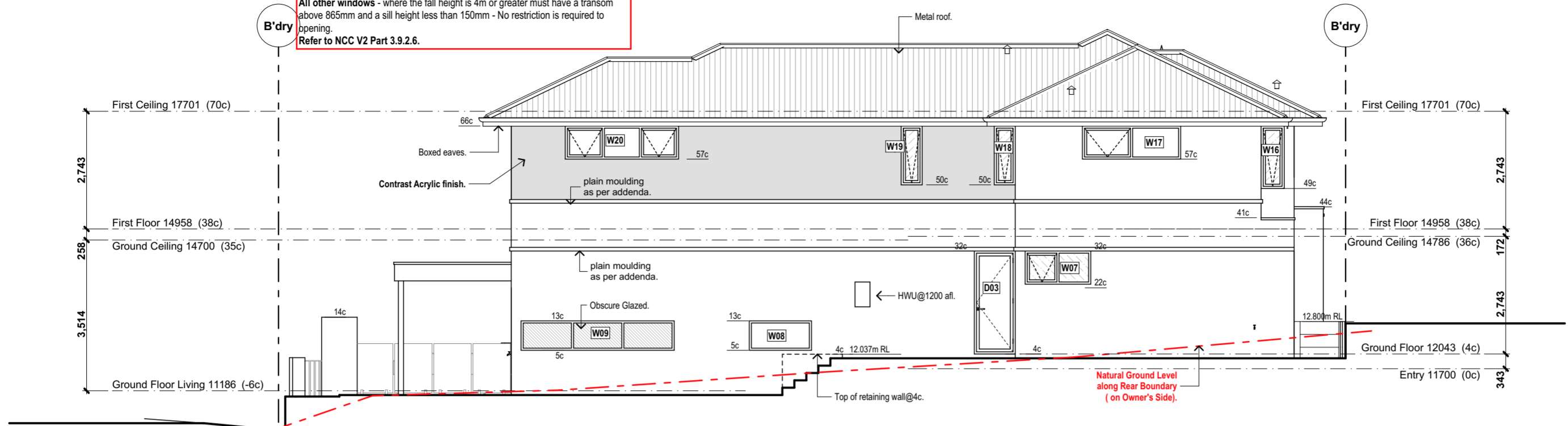
Signatures:
 Client:
 Client:
 Builder:

Elevations -

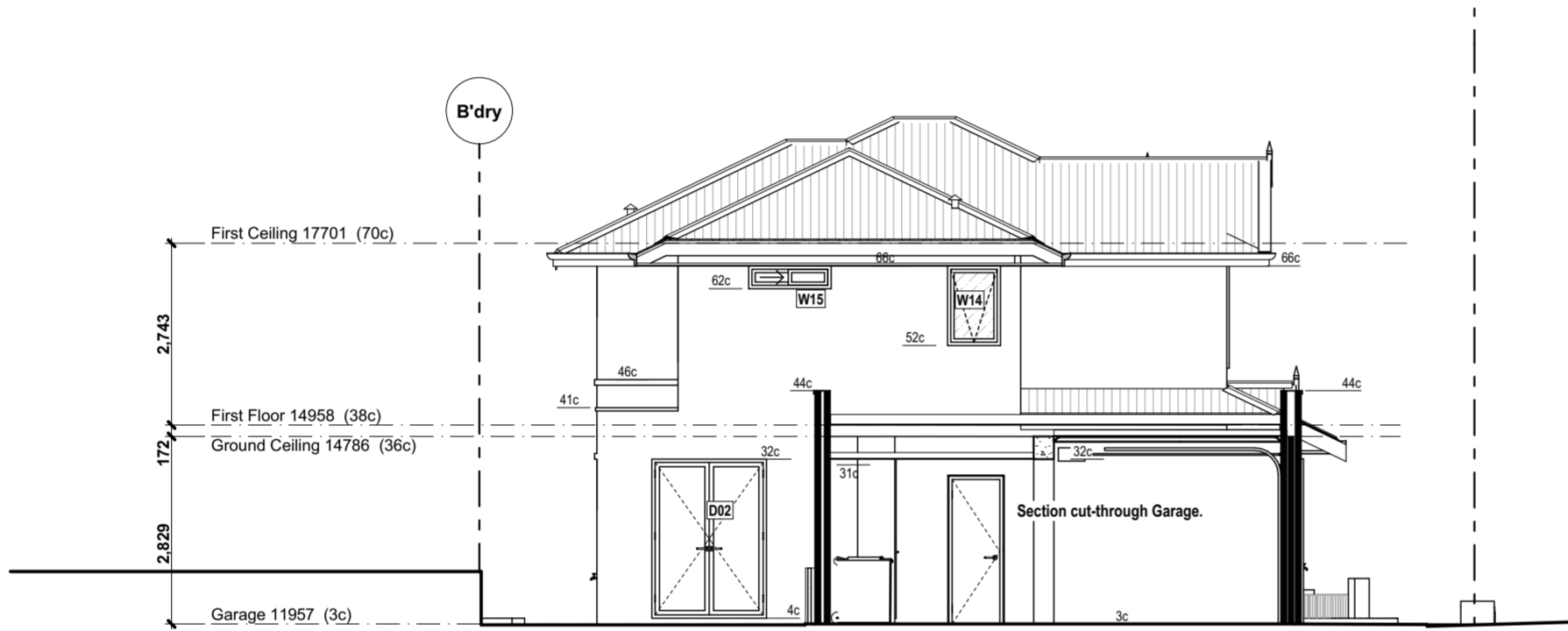
Ren No. N/A.
 Job No. DA12
 Job No. 5109
 Job No. 4.01

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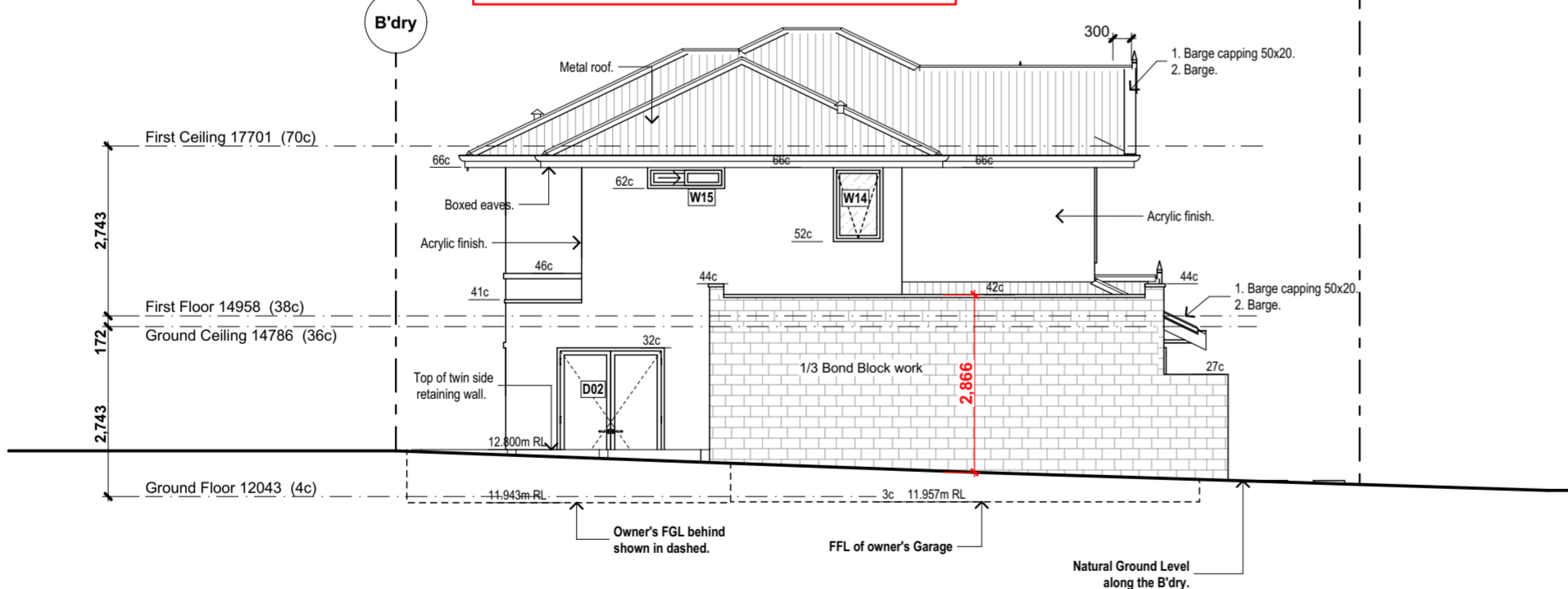


E/03 East
 2.04 Scale: 1:100



E/04a North
 2.04 1:100

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
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 Refer to NCC V2 Part 3.9.2.6.



E/04b North
 2.04 Scale: 1:100

Amended Plan

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Elevations - DA12

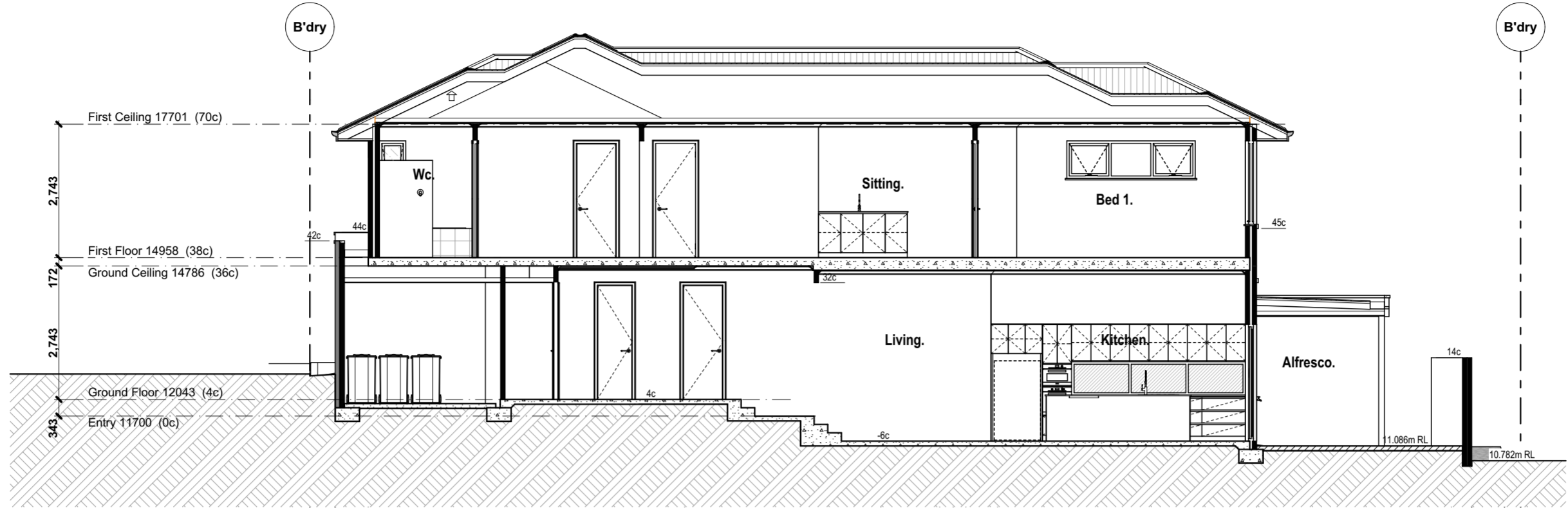
Job No: 5109

Rev No: 4.02

Rev No: N/A.
 Job No: 5109
 Rev No: 4.02

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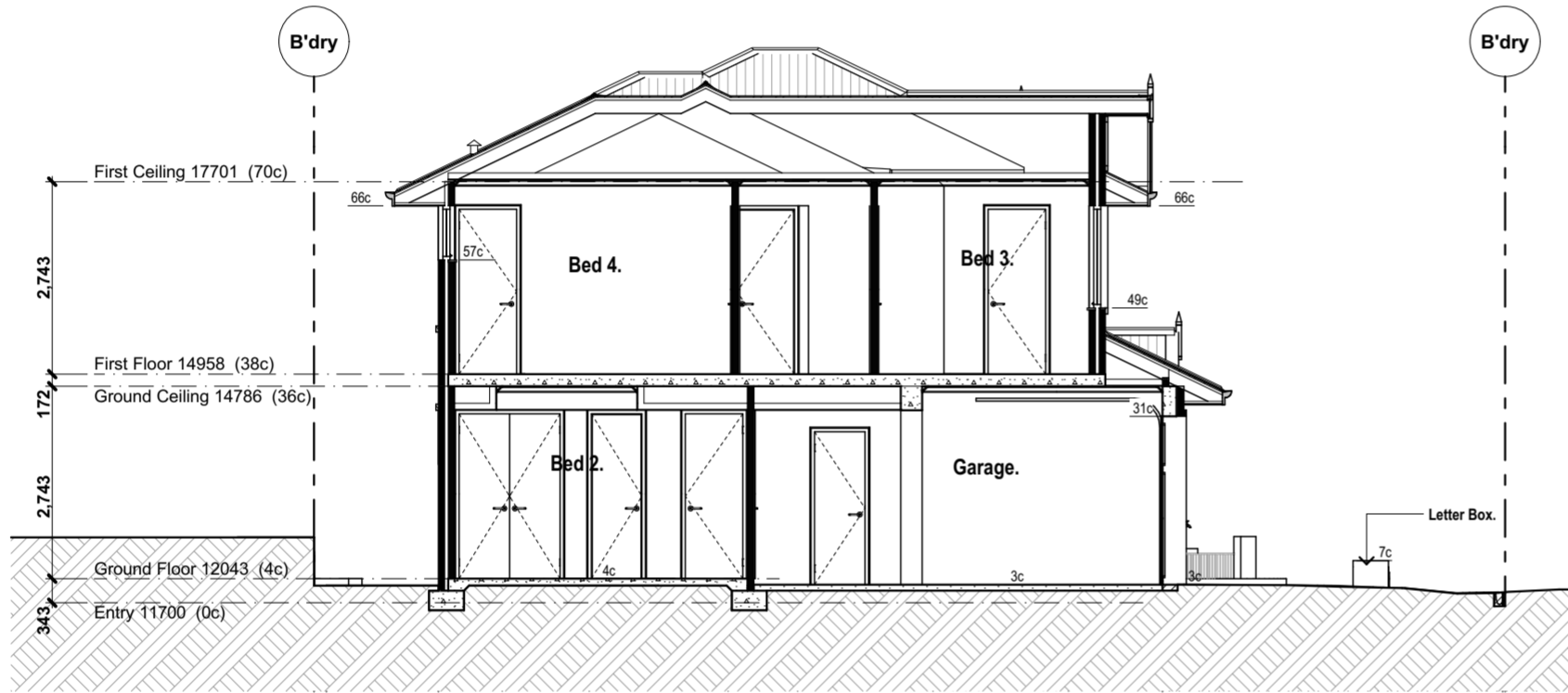
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S/01
2.04

Section

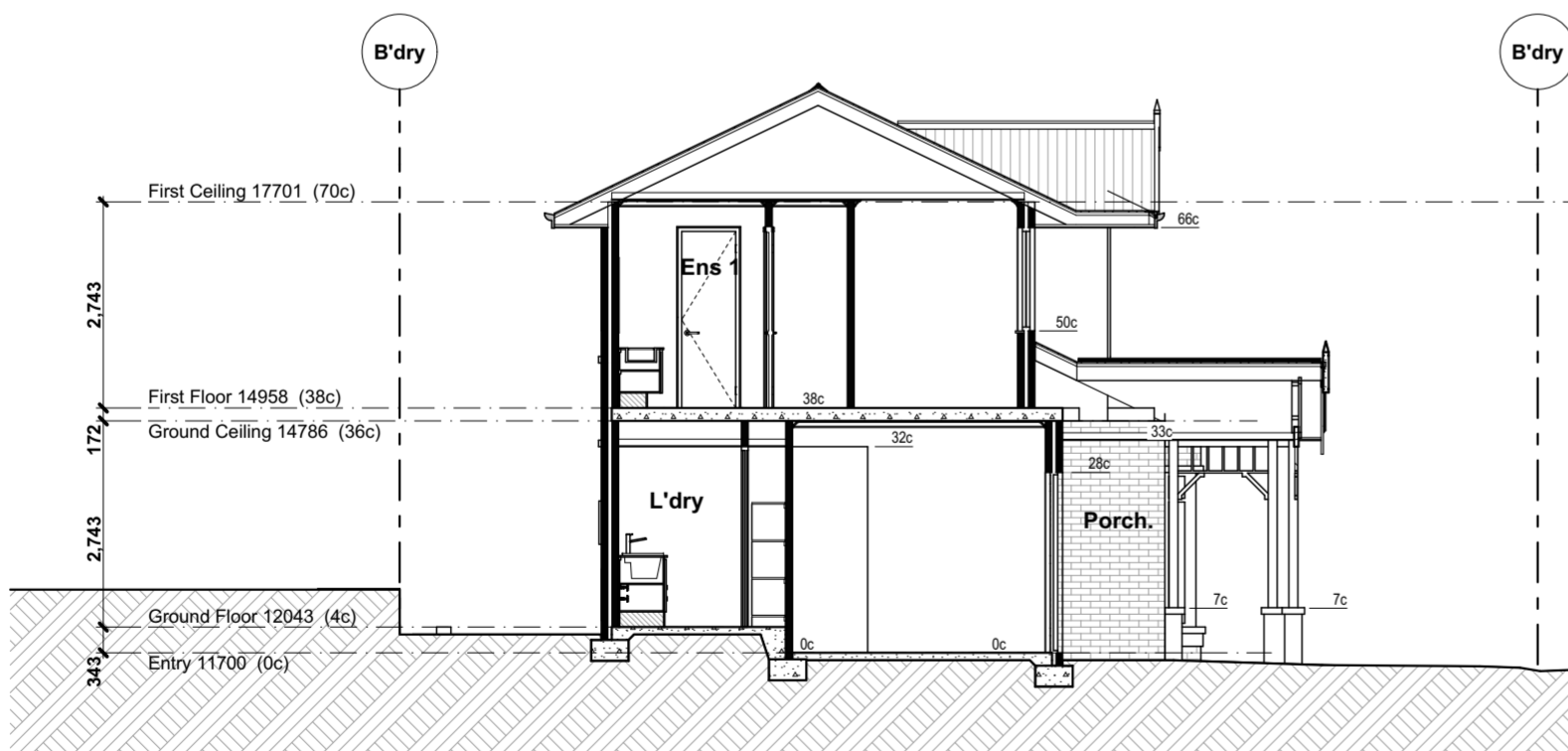
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S/02
2.04

Section

1:100



S/03
2.04

Section

Scale: 1:100

Amended Plan

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DA04-WC9 changed to Minor opening-S.MCC-22-05.

Signatures:
Client: _____
Client: _____
Builder: _____

Sections DA12

N/A.







5109

5.01

RIVERSTONE

#80 Auckland Street, North Perth

External colours and materials:

Exterior	Product	Colour	Image
Window frames	Colorbond	White lustre	
Walls	Rendered paint finish	Dulux Terrace white	
	Recycled facebrick	Restoration red	
	Painted timber Balustrade, feature Posts, and frieze	Dulux white on white	
Roofing & Gutters	Colorbond	Wallaby	
Downpipes	Colorbond	Shale grey	

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Barges

Paint finish

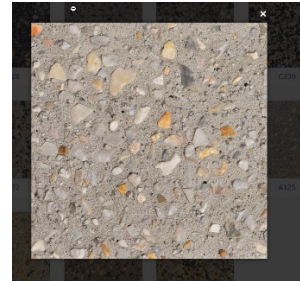
Dulux White on White



Floor

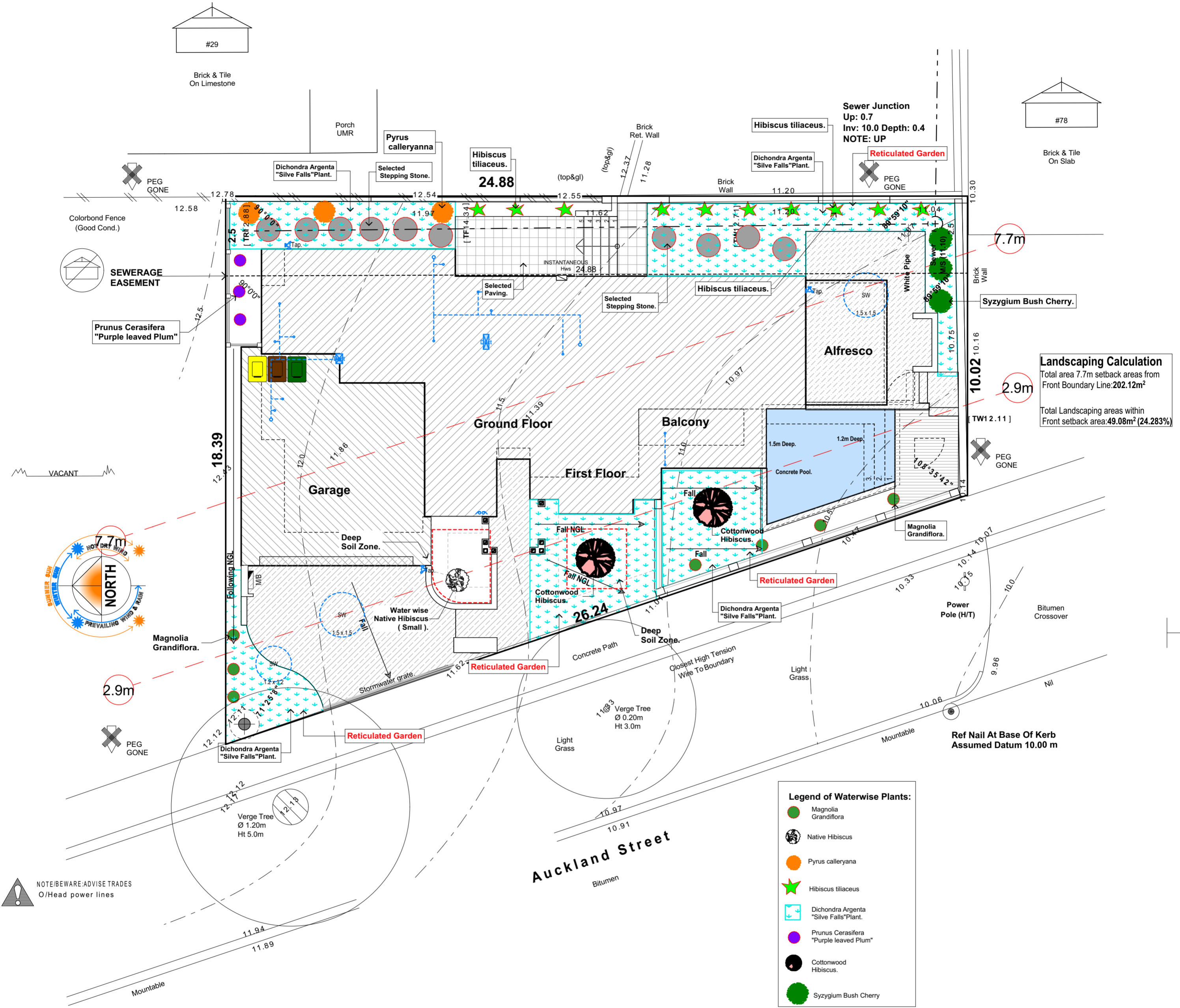
Exposed poured concrete

BGC standard A125



CITY OF VINCENT
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Landscaping Calculation
 Total area 7.7m setback areas from Front Boundary Line: 202.12m²
 Total Landscaping areas within Front setback area: 49.08m² (24.283%)

Site Plan - Landscaping

Scale: 1:100

Amended Plan

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Landscaping DA12



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Wind Classification T.B.C.
 Amendments:
 DA12 - revert feature brick wall on the GF instead of FF
 DZ-04/0/23
 DA11 - structural changes for planning - 11/09/23
 DA10 - structural changes for planning - DZ-01/09/23
 DA07 - Lowered the Pool Decking Level - DZ-14/06/23
 DA06 - Council Tweaks-S.MCC-31/05/23
 DA05 - Garage setback increased-S.MCC-23/05/23
 DA04-WC9 changed to Minor opening-S.MCC-22-05.
 Local Authority City of Vincent
 Dwn: Daniel Zhao
 Plot Date: 6/10/2023 at 9:13 AM

Signatures:
 Client: _____
 Client: _____
 Builder: _____

Ren No. 5109
 Job No. 2.02
 Est. Ref. N/A.

DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23
 DA02 - Redesign as per Alan's Sketch-DZ-27/03/23



Reconsideration Report

DR 131/2023 Proposed Single House

No. 80 Auckland Street, North Perth 6006 WA

October 2023

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NUMBER 80 PTY LTD

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Document Version Control

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2	19/9/2023	Lodgement Version	JR	JA
3	2/10/2023	Amended Version	JA	JA

Contents

1.0	Executive Summary	1
2.0	Background	1
2.1	Purpose	1
2.2	Site Description	2
2.3	Current Application	3
2.4	Historical Approvals	5
3.0	Justification for Revised Plans	8
3.1	Overview	8
3.2	Ground Floor Garage	9
3.3	Upper Floor Sitting Room	9
3.4	Upper Floor Balcony	9
3.5	Upper Floor Bedroom 1	9
3.6	Alfresco Roof	10
3.7	Streetscape Perspective	10
4.0	Planning Framework	11
4.1	City of Vincent Local Planning Scheme No.2 (LPS2)	11
5.0	Conclusion	13



1.0 Executive Summary

Further to the mediation session in relation to matter *NUMBER 80 PTY LTD v City of Vincent* (DR 131/2023), this reconsideration report is prepared and submitted pursuant to orders made by the State Administrative Tribunal.

The Applicant is seeking development approval to construct a two-storey single house on the subject site at Lot 102 (No.80) Auckland Street, North Perth. This follows Council's deferral of its decision at the Ordinary Council Meeting of June 2023.

The report discusses amended plans as a result of the discussions at the mediation session and provides additional justification as to why the proposal should be supported by Council in light of Tribunal's invitation for the City to reconsider its decision.

2.0 Background

2.1 Purpose

This reconsideration report has been prepared by Altus Planning on behalf of the Applicant, NUMBER 80 PTY LTD, further to the SAT mediation session held on 29 August 2023. The State Administrative Tribunal (**SAT**) has ordered the Applicant to provide additional information as discussed at mediation to the Respondent by 19 September 2023.

The proposed development (**proposal**) under review at 80 Auckland Street, North Perth (**subject site** or **site**) is for a two-storey single house. The dwelling consists of four bedroom and three bathrooms. Vehicle access will be obtained from Auckland Street.

The report has been prepared as an addendum to all the information that has been previously provided to the City of Vincent (**City**) prior to reconsideration. Accordingly, it will only address information that is relevant to the current reconsideration.

2.2 Site Description

The site has a total area of 353m² and is predominantly surrounded by existing residential properties. Adjacent to the west of the site is the Gill Street Car Park serving Les Lilleyman Reserve.

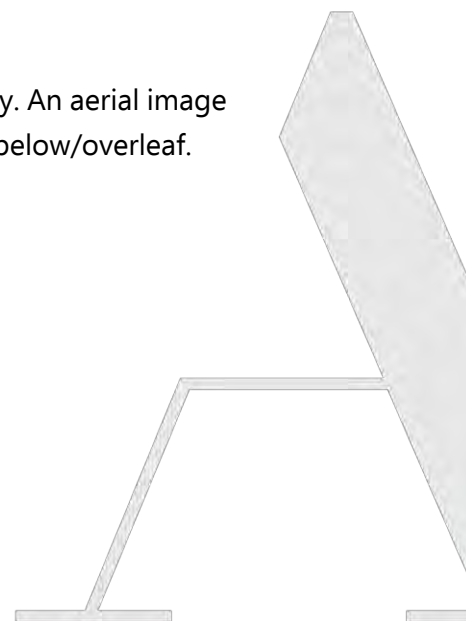
The site is zoned 'Residential' and is assigned a density code of R20 under the Local Planning Scheme No.2.

The site is the southern lot of a two (2) lot subdivision approved by the Western Australian Planning Commission in 2016, with the Certificates of Titles for both lots created in 2018.

The northern lot of the subdivision is located at Lot 103 (No. 31) Gill Street which is located at the southeastern corner of the intersection of Auckland Street and Gill Street. The City granted development approval for a two-storey dwelling on this lot in 2022 and is currently under construction. This will be discussed in further detail later in this submission.

The site has an irregular wedge shape form, with a width greater than its depth. It has a frontage of 26.2m to Auckland Street and northern side boundary length of 18.4m, a southern side boundary length of 10m and a rear boundary width of 24.9m. It is noted the site is affected by a 2.5m wide sewer easement owned by the Water Corporation which extends along the rear eastern boundary of the site.

The site has 2.2m of crossfall from the northern to southern boundary. An aerial image of the subject site and immediate surrounds is provided in Figure 1 below/overleaf.



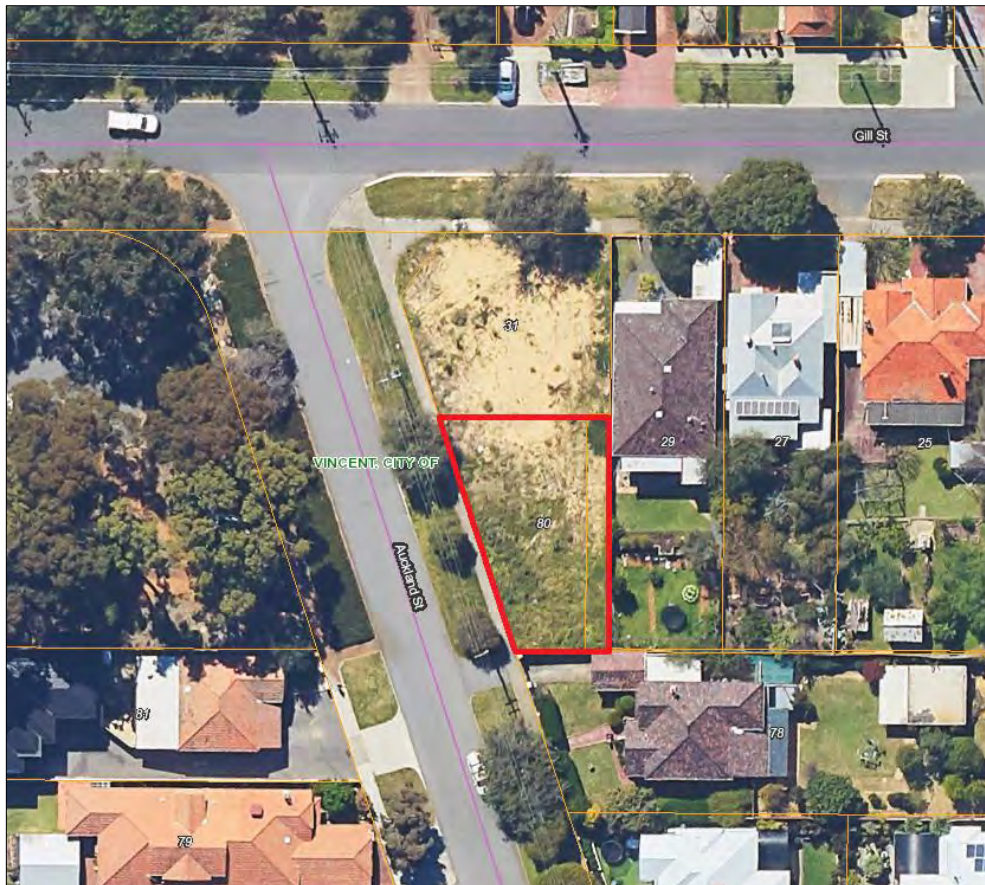


Figure 1: Aerial of subject site and surrounds (Source: Landgate)

2.3 Current Application

The lot was originally purchased by the landowners in March 2022. An application for development approval was received by the City on 25 November 2022 for a two-storey residential dwelling on the site.

Preliminary planning assessment was conducted between 18 January 2023 and 24 January 2023 by the assessing officer at the City. Following assessment, the application was advertised over a 14-day period (25 January 2023 – 8 February 2023) to adjoining landowners that were deemed to be affected by the proposal. Three submissions were received during the advertising period with comments raised relating to the design, setbacks, and landscaping.

Following extensive liaison with the City, revisions to the plans were made and additional information was provided in response to comments received during advertising.

The application was advertised for a second time, over a 7-day period (3 May 2023 – 10 May 2023). Following the second round of advertising, two additional requests for revisions were made by the City and were subsequently prepared by the Applicant.

The application was presented to Council for determination on 20 June 2023. Administrations recommendation to Council was to conditionally approve the application. Notwithstanding this recommendation, the following motion was carried:

That the motion be deferred to allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.

On 5 July 2023 the Applicant submitted plans to the City's administration with further revisions in an attempt to address the reasons for deferral.

On 25 July 2023, the City advised via email that the application would be advertised a third time for a period of 14 days once further revisions were made to the plans. In addition, the City advised that the application would require referral to the Design Review Panel (**DRP**) Chairperson. It is noted the plans had been referred to the DRP Chairperson on numerous occasions prior to this email.

A site meeting was held between the Applicant and the City on 28 July 2023. Following the site visit the Applicant made further revisions to the plans in response to comments made by the City. Those revisions form part of this which are now the most recent decision and is detailed in Section 3.0 of this Report.

There is long and clear history of the Applicant making a number of on-going refinements, including a number of concessions, so that the application could be positively determined by the City. The current revisions to the subject application are now the 10th revision to the plans since inception.

From the Applicants' perspective, their home needs to be practical and liveable for extended family coming to stay, including grandchildren, the importance of a ground floor master or guest room with bathroom facilities for elderly parents who may need to be housed, or ageing in place for the applicants themselves. All aspects of the design and layout have been well thought out and considered balancing personal needs and the requirements of the planning framework.

2.4 Historical Approvals

The subject site has obtained development approval previously on two separate occasions (plus one amendment). Understanding these approvals is key to appreciating:

- i) the characteristics and the constraints of the site; and;
- ii) the City's approach to the exercise of discretion and the application of the applicable planning framework, having regard to the former.

In addition, the planning approval for No.31 Gill Street has been reviewed and is this is relevant and important for similar reasons. Such decisions should be given due regard in terms of the history relevant to the subject application and furthermore, it also informs the principles in respect to consistency of decision-making by the City.

80 Auckland Street 2018

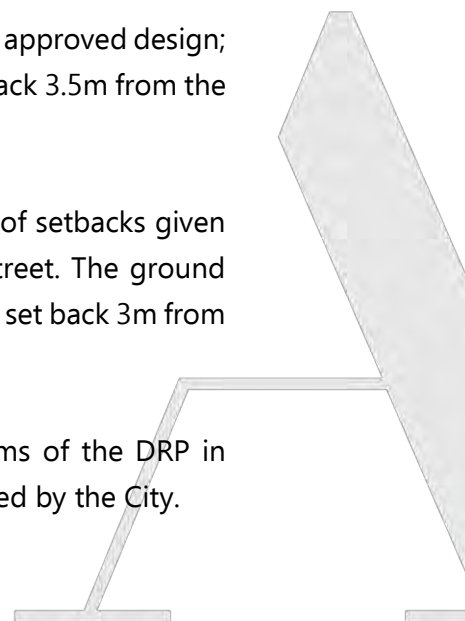
On 6 July 2018 an application for development approval with the City of Vincent was lodged for the subject land for what was then a newly approved lot (see **Attachment 4**). The application related to a Single House comprising of a single-storey dwelling with three bedrooms and a double garage. The application was subsequently approved on 10 October 2018.

This approval poses similarities to the layout of the current revised plans; vehicle access is obtained to the north of the lot and the bedrooms are predominantly to the north. Both proposals have communal living spaces such as the kitchen, dining and outdoor living area located on the south of the lot.

Street setbacks of the current revision are greater than this previously approved design; the southernmost point of the garage on the current revision is set back 3.5m from the primary street, while the approved design proposed a 3m setback.

Both designs, as they address the primary street, have a staggering of setbacks given irregularity of the lot boundaries not being perpendicular to the street. The ground floor dining room on both proposals are in similar positions and both set back 3m from the primary street.

These similarities alone should debunk some of the earlier criticisms of the DRP in respect to the layout of dwelling; the same has already been approved by the City.



It is also noted that the 2018 approval featured a 12.4m long boundary wall on the northern boundary while the current revision proposes a 0.5m set back from the garage to the northern boundary. Such a change reduces the impression of bulk on the streetscape given the wide frontage of the subject land and furthermore, nil-side setbacks are not a common characteristic of Auckland Street.

Finally, the 2018 approved design steps down three courses from the garage to the outdoor living area whereas the current revisions of the subject application have five courses of stepping from the garage to the alfresco. In respect to the topography of the site and the 2.2m of crossfall from the northern to southern boundary, the current revision is therefore more responsive to the lay of the land than the application previously approved by the City.

80 Auckland Street 2020

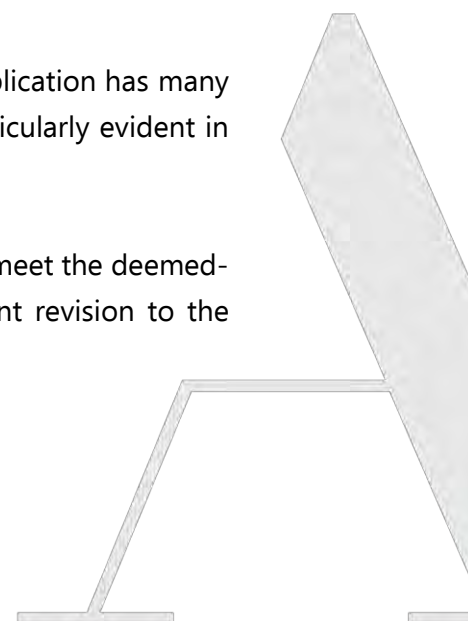
On 4 June 2020, a second application for development approval was lodged with the City (see **Attachment 3**). This application related to a Single House comprising of a five bedrooms and a double garage. It is noted that further revised plans were submitted during the assessment process and ultimately approved on 10 July 2018.

This approval proposed a minimum street setback of 2.9m. This is also consistent with the current revisions of the subject application proposing a setback of 2.9m from the living room and a 3m setback from the dining.

The 2020 approval had the alfresco on the south of the site set back 2.3m from primary street. Comparatively, the alfresco on the current revision is set back 2.9m from the primary street.

This 2020 approval is also illustrative of the fact that the current application has many features which have already been approved by the City, this is particularly evident in this previous two storey application.

Interestingly, it is noted however, that the subject approval did not meet the deemed-to-comply standards relating to overall height, whereas the current revision to the subject application does (and always has) met this standard.



80 Auckland Street 2021

On 1 April 2021 a third application for development approval for an amendment to the 2020 approval was lodged (see **Attachment 2**). This amended approval was issued 1 June 2021 and is valid until 10 July 2024, proposing several changes to the previous 2020 approval.

Notably, the amended 2021 approval proposed a 1.6m setback to the eastern (rear) boundary, while the current revisions to the subject application proposes a setback of 1.8m.

The current revisions to the subject application also propose street setbacks that remain consistent with the 2021 amended approval, i.e. maintaining a minimum setback of 2.9m from the dwelling and a 2.4m from the alfresco. In fact, it should be noted that in November 2022, the City's officers provided details of this approval at the first pre-lodgement meeting for the subject application as guidance for front setbacks that would be acceptable given the constraints of the site.

The amended 2021 approval proposed a nil setback to the northern boundary. As noted earlier, the current revision has removed the nil-setback and created a setback of 0.5 to the proposed garage, reducing the massing of the proposed development as it appears on the streetscape.

31 Gill Street 2022

Development approval for a Single House at 31 Gill Street (adjoining site) was obtained 31 May 2022. The adjoining lot is a corner lot with two street frontages to Gill Street and Auckland Street. The dwelling is currently under construction as per **Image 1** of the site and locality photos at **Attachment 5**.

Development on the adjoining site has a garage set back 2.5m from Auckland Street (which is the primary street setback) and the dwelling itself is set back 2.7m from the street. By comparison, the current revision to the subject application is set back further at a minimum of 2.9m to Auckland Street.

In consideration of the common boundary between the two sites, 31 Gill proposes a considerable 8.1m boundary wall (see **Image 2**) while the current revision for 80 Auckland now proposes a 0.5m setback from the garage.

In relation to the eastern boundary, 31 Gill proposes a 1m setback from the alfresco while the current revision for 80 Auckland proposes a 1.8m setback from the bed/study.

The bulk and scale of the two adjoining developments will be comparable. However, it is submitted that the subject application is now, in a comparative sense, far more sympathetic to the streetscape and local planning requirements.

3.0 Justification for Revised Plans

3.1 Overview

In response to the matters raised at the City's Council meeting on 20 June 2023, the development plans have been revised to address community and Council comments to the extent which we submit that they can be.

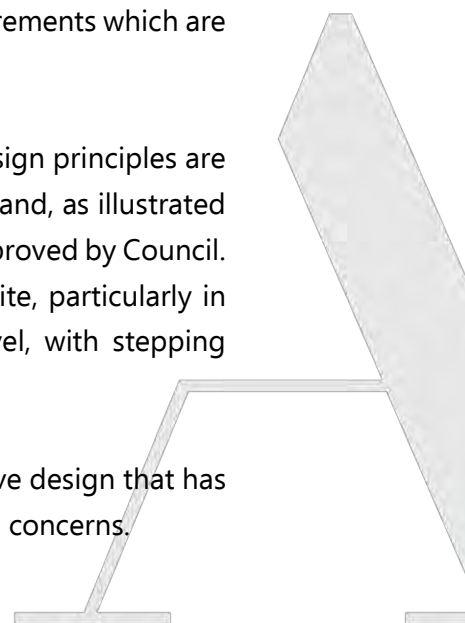
At this juncture, it is respectfully submitted that any further changes would result in a peculiar dwelling in both form and scale that would not be a desirable addition to the streetscape, nor be practical or viable to construct.

Setbacks to the garage, the upper floor sitting room, the balcony, bedroom 1 and alfresco roof have been increased to minimise any perceived impact on the established streetscape and on the adjoining properties. A streetscape perspective has been prepared to illustrate the relationship between the topography and the proposed dwelling when viewed from the street (see **Attachment 6**).

The Applicants dispute any notion that the proposal is an ill-considered design and/or an over development of the site. Despite the site constraints, the proposal achieves both the height and open space/site cover deemed-to-comply requirements which are often the tell-tale signs of excessive bulk.

The design elements that must be considered under the relevant design principles are primarily the result of the irregular lot shape and site characteristics and, as illustrated in the previous section, similar to those previously supported and approved by Council. Several revisions now optimally respond to the constraints of the site, particularly in the manner in which the proposal follows the natural ground level, with stepping provided in five different locations from north to south.

It is emphasised that the proposal is a well-considered, site responsive design that has now been refined extensively in response to community and Council concerns.



It is conceded that the dwelling may be perceived to be of greater scale than it is due to the lot width. However, it is constrained by its depth and the Water Corp easement at the rear of the site. The proposal must ultimately capitalise on the width of the site to facilitate a well-designed home that is both practical and liveable.

3.2 Ground Floor Garage

As noted, the garage which previously had a nil setback to the northern boundary is now setback 0.5m. This creates separation from and reduces perceived impact of bulk on the adjoining property (31 Gill St). Furthermore, it allows for additional access to the side of the dwelling, providing an adequate space for bin storage.

It is noted the garage does not protrude forward of the dwelling alignment and occupies approximately 26% of the lot width, much less than the permitted 50% deemed-to-comply standard of the Built Form Policy.

3.3 Upper Floor Sitting Room

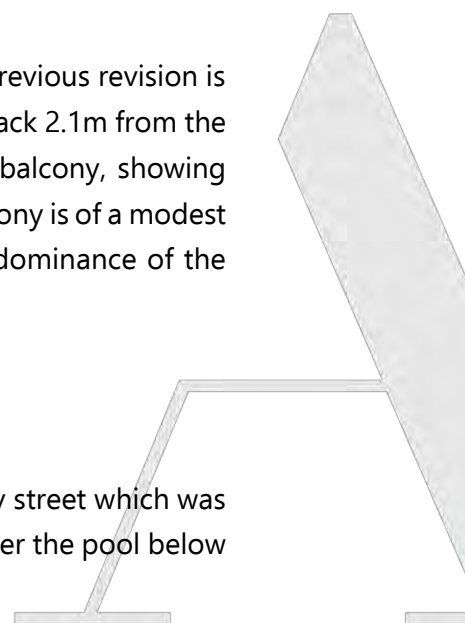
In respect to the street setbacks, the upper floor sitting room is now setback 4.1m from the primary street which was previously set back 3.6m from the primary street. The increased setback provides greater articulation in setbacks between the ground and upper floor addressing the street. This clearly distinguishes the central portion of the upper floor and furtherly minimises the visual bulk of the dwelling.

3.4 Upper Floor Balcony

The upper floor balcony which was previously set back 3.6m in the previous revision is now set back 3.9m from the primary street. The balcony is stepped back 2.1m from the southernmost point of the ground floor roof line, adjacent to the balcony, showing clear distinguishment between the ground and upper floors. The balcony is of a modest size of 4.3m² and is not visually obtrusive, further diminishing the dominance of the upper floor.

3.5 Upper Floor Bedroom 1

Bedroom 1 on the upper floor is now set back 4.4m from the primary street which was previously set back 4.2m. Bedroom 1 provides minimal protrusion over the pool below



and is appropriately stepped back from the alfresco and dining room roof line on the ground floor. This provides clear distinguishment between the ground and upper floor and works to minimise the impact of bulk when viewed from the street.

Considering the sites irregularity and short southern boundary, the setback of bedroom 1 to the street and to the south complements the graduation of the design at its transitions to the south.

It is also noted the setback of bedroom 1 from the southern boundary does not result in overlooking to the adjoining property to the south and complies with the visual privacy standards of the R-Codes.

3.6 Alfresco Roof

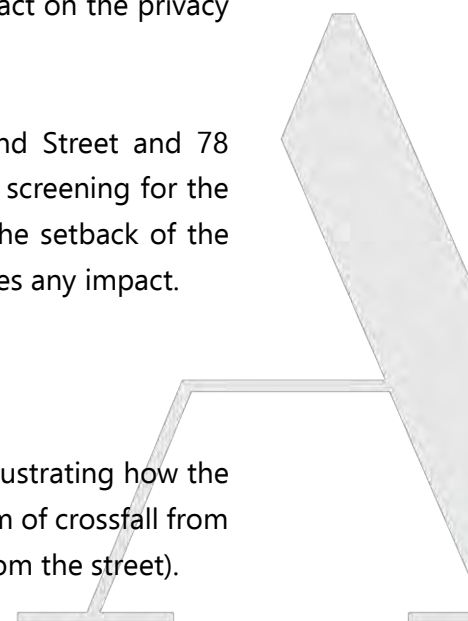
The alfresco roof has been redesigned with an increased setback to the southern boundary. The roofline is now 2.7m from the southern boundary, presenting as a concealed roof in appearance. This works to further reduce the perceived bulk of the dwelling, both from the perspective of the southern neighbours at No.78 Auckland Street (in terms of the portion of the dwelling most visible to them) and furthermore, from a two-dimensional streetscape perspective insofar as it does not make the dwelling look as wide.

It is noted the adjoining property to the south has its vehicle access and garage near the common boundary with the subject site. The driveway and garage are considered non habitable spaces that are not used for frequently nor extended periods of time given they are visible from the street. It is therefore considered that the proposal's alfresco and extended outdoor living space has no detrimental impact on the privacy of the adjoining property.

It is further noted the existing dividing wall between 80 Auckland Street and 78 Auckland Street is of reasonable height to provide some degree of screening for the adjoining landowners (see **Image 3**). As a result of the redesign, the setback of the alfresco roof to the street has also increased, which further diminishes any impact.

3.7 Streetscape Perspective

A streetscape perspective (see **Attachment 6**) has been prepared illustrating how the design is sympathetic to the topography of the streetscape with 2.2m of crossfall from the northern to southern boundary (left to the right when viewed from the street).



The streetscape perspective also illustrates the graduation in height from No. 31 Gill Street to the subject site and to No. 78 Auckland Street. The proposal achieves the deemed-to-comply height standards and is compatible with the adjoining lots either side of the site.

The streetscape perspective illustrates a clear separation between the dwelling of the subject application and the adjoining lot to the south (78 Auckland Street). Considering the increased setback from the alfresco roof to the southern boundary, the streetscape perspective shows an appropriate distance between the alfresco and the dwelling on the adjoining lot.

It is emphasised that the streetscape does not have a linear, uniform setback, due largely to the orientation of lots which are not perpendicular to the alignment of Auckland Street. There is evidently an eclectic mix of dwelling styles and varied setbacks, which responds to the different eras of development and changes in the local planning framework over time (see **Image 4, 5 and 6**). The streetscape also features carports and garage with varying front setbacks and car parking spaces located in the front setback area.

Varied setbacks are a predominant feature of the streetscape. The current revisions to the subject application have incorporated some greater upper floor setbacks and better graduation which is complementary to the existing built form in the streetscape.

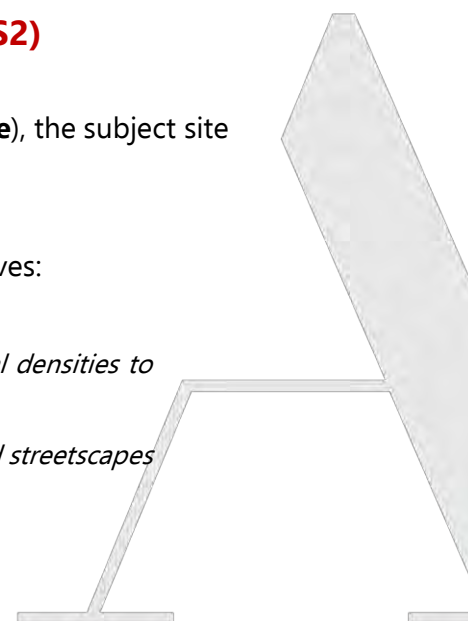
4.0 Planning Framework

4.1 City of Vincent Local Planning Scheme No.2 (LPS2)

Pursuant to the City's Local Planning Scheme No. 2 (**LPS2** or **Scheme**), the subject site is zoned 'Residential' with a density code of R20.

Part 3 of the Scheme sets out the following Residential zone objectives:

- i) *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- ii) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*



- iii) *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- iv) *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.*
- v) *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.*
- vi) *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.*
- vii) *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

It is submitted that the proposed single dwelling is consistent with the residential zone objectives of the Scheme.

Table 1 of LPS2 sets out the various defined land uses and their permissibility within each respective zone. The proposal is considered a Dwelling (Single House) in accordance with the Scheme. A 'Single House' is defined within the R-Codes as:

"A dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property"

Pursuant to Table 1, a Dwelling (single house) is a 'P' use in the Residential zone which means that the use is permitted if it complies with the relevant development standards and requirements of the Scheme.

4.2 Local Planning Policy – Built Form (LPP 7.1.1)

The City of Vincent Built Form Policy No. 7.1.1 forms part of the local planning policy framework and applies to residential development within the local government area.

The Policy Objectives relating to Design are as follows:

- 5. *Be high quality and well-designed, including both buildings and landscaping;*
- 6. *Contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside;*

7. Encourage active participation and have a positive influence on public health by improving walkability and interest for people;
8. Design for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures;
9. Encourage direct street level pedestrian access wherever possible;
10. Incorporate the principles of Crime Prevention through Environmental Design;
11. Respond to future changes in use, lifestyle and demography;
12. Provide sufficient privacy for residents without the need to retrofit screening devices;
13. Provide natural amenity and landscaping, including areas of deep soil that supports healthy plant and tree growth and contributes to the City's tree canopy, reduces urban heat island effect, and provides natural beauty and amenity to residents and visitors;

It is submitted that the proposal in its latest revised form, where applicable, is consistent with the Design Policy Objectives and the broader design provisions prescribed by the Built Form Local Planning Policy.

5.0 Conclusion

The Applicant is seeking a reconsideration from the City of Vincent for the approval of subdivision for single house on the subject site.

For the reasons outlined in this Report, our view is that the proposed single house is appropriate and well considered having regard to the characteristics of the broader locality and importantly, the unusual particulars of the subject land. It is submitted that it is a proposal that should be considered on its merits, consistent with the planning framework with proper regard given to the relevant policy objectives.

Specifically, the single house does not diminish or impact, in any way, the character of the existing residential area. It is re-emphasised that the proposal has been reduced in scale from the original proposal and considerable concessions have been made by the Applicant to reduce any perceived impacts on adjoining properties and to satisfy the City's local policy framework. The design has incorporated greater gradation as it transitions to the south and greater vertical articulation with increased setbacks to the upper floor to demonstrate a distinguishment from the ground floor.

Accordingly, it is submitted that the proposal warrants approval.

Altus Planning

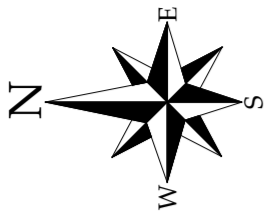


Attachment 1 – Current Revision of Development Plans



This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

LOT 102

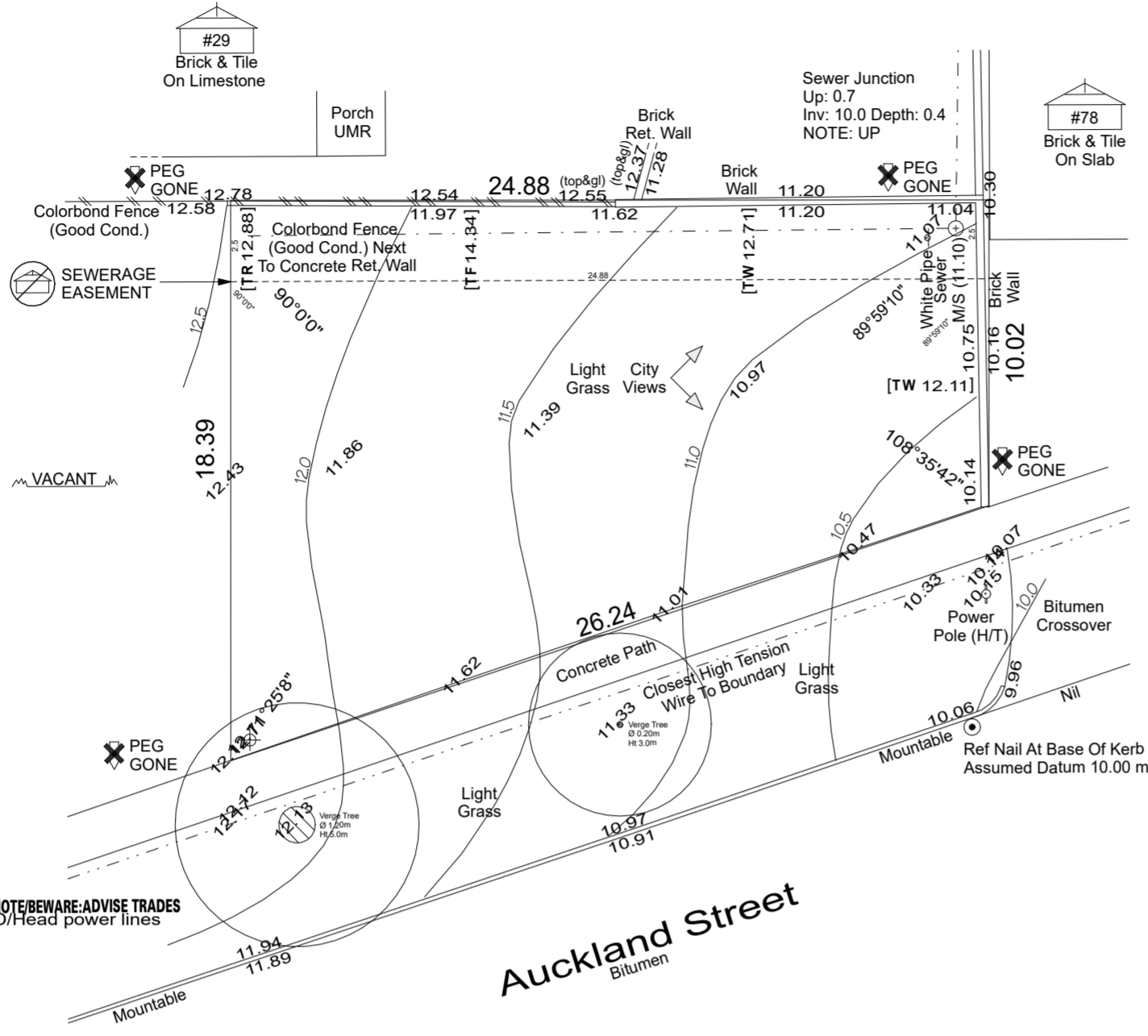


DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

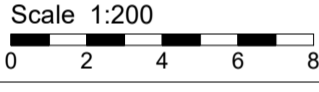
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



LOT MISCLOSE
0.010 m



DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

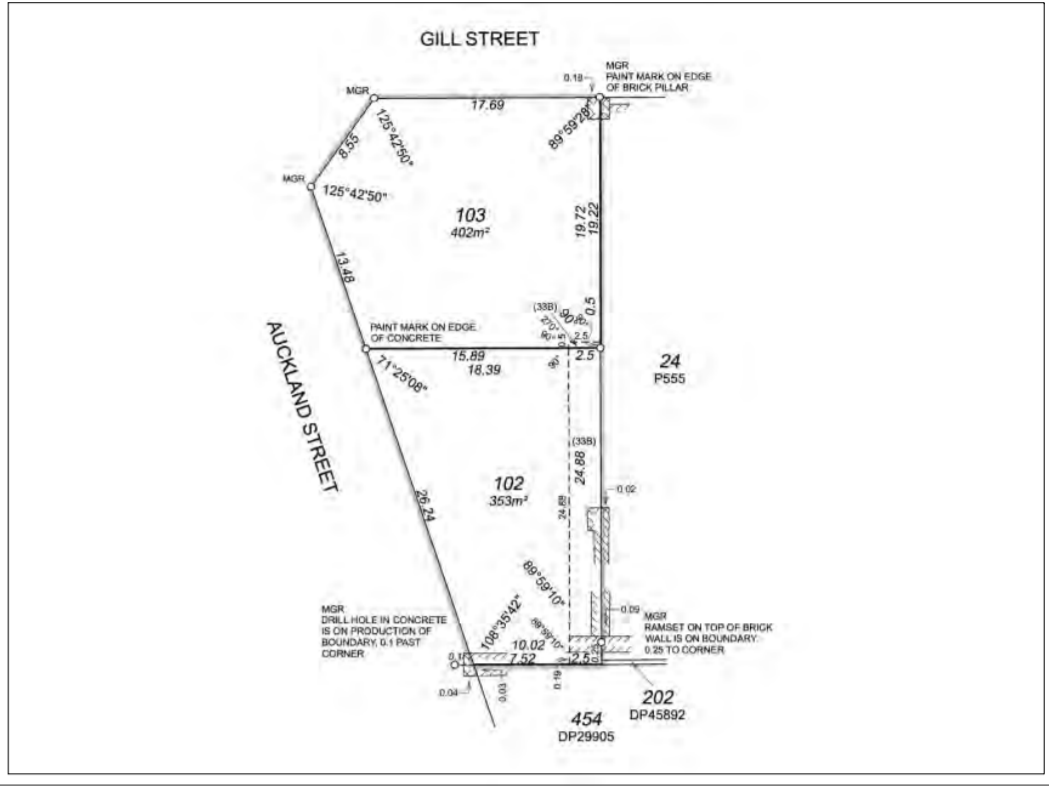
NOTE:
TELSTRA COMM. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

⊕	Power Dome
⊙	Power Pole
⊕ ⊖	Phone Pits
⊕	Water Conn.
(TP 10.00)	Top Pillar/Post
(TR 10.00)	Top Wall
(TF 10.00)	Top Retaining
(TF 10.00)	Top Fence

Riverstone Custom Homes

CONTOUR & FEATURE SURVEY

LOT	Lot 102 (DP 413590)
ADDRESS	#80 Auckland Street, North Perth
LGA	CITY OF VINCENT
GPS	Lat: -31.919436 Long: 115.845926
SSA No	AREA 353m ² VOL. 2963 FOL. 981

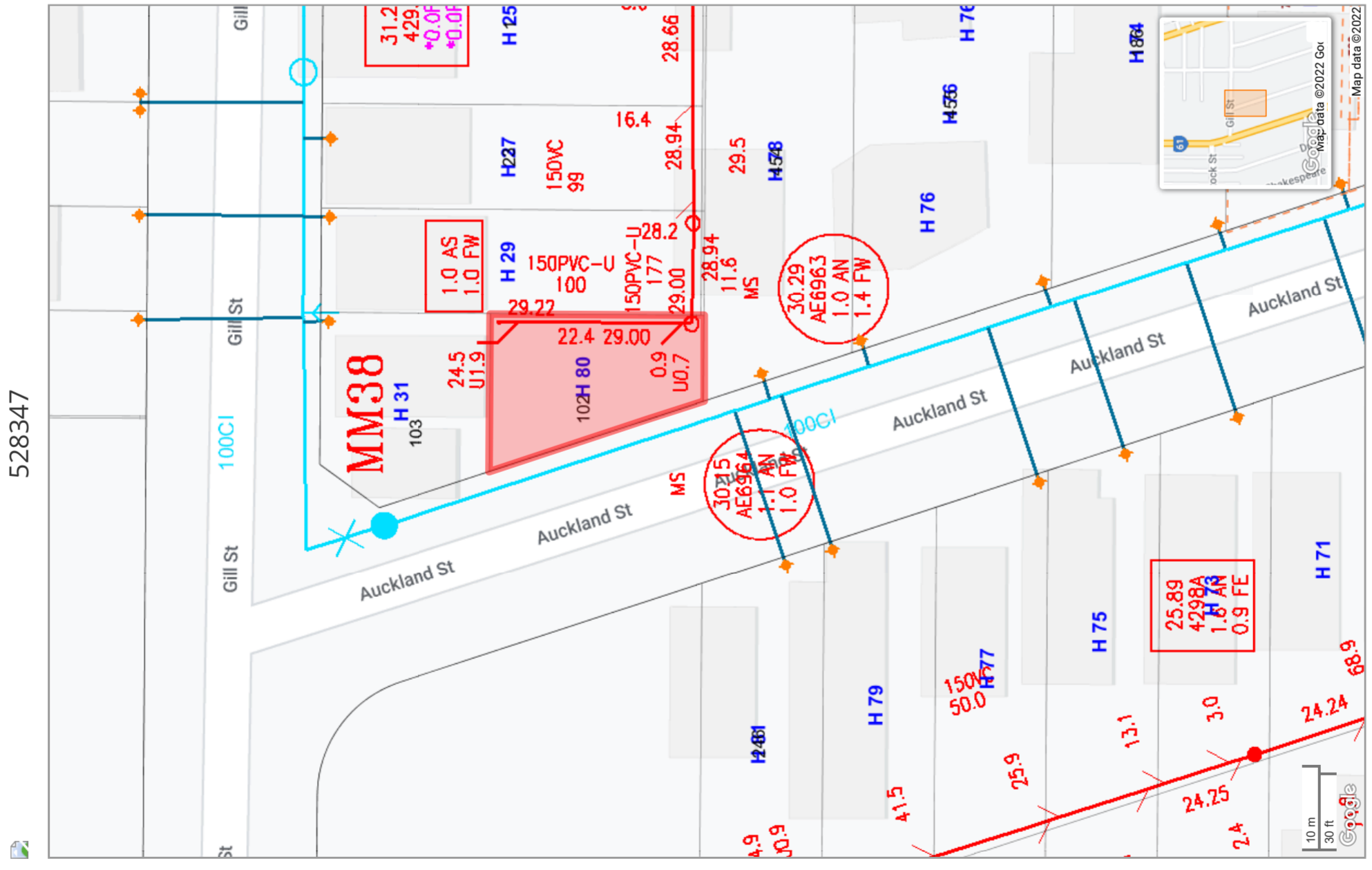


ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Not loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount / Nil	VEG.	Light Grass Cover



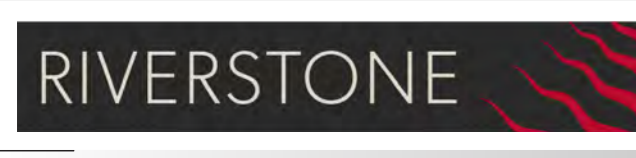
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E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 528347 **DATE:** 24 Jun 22 **DRAWN:** J. Genovese



Existing Site Plan Scale: 1:200

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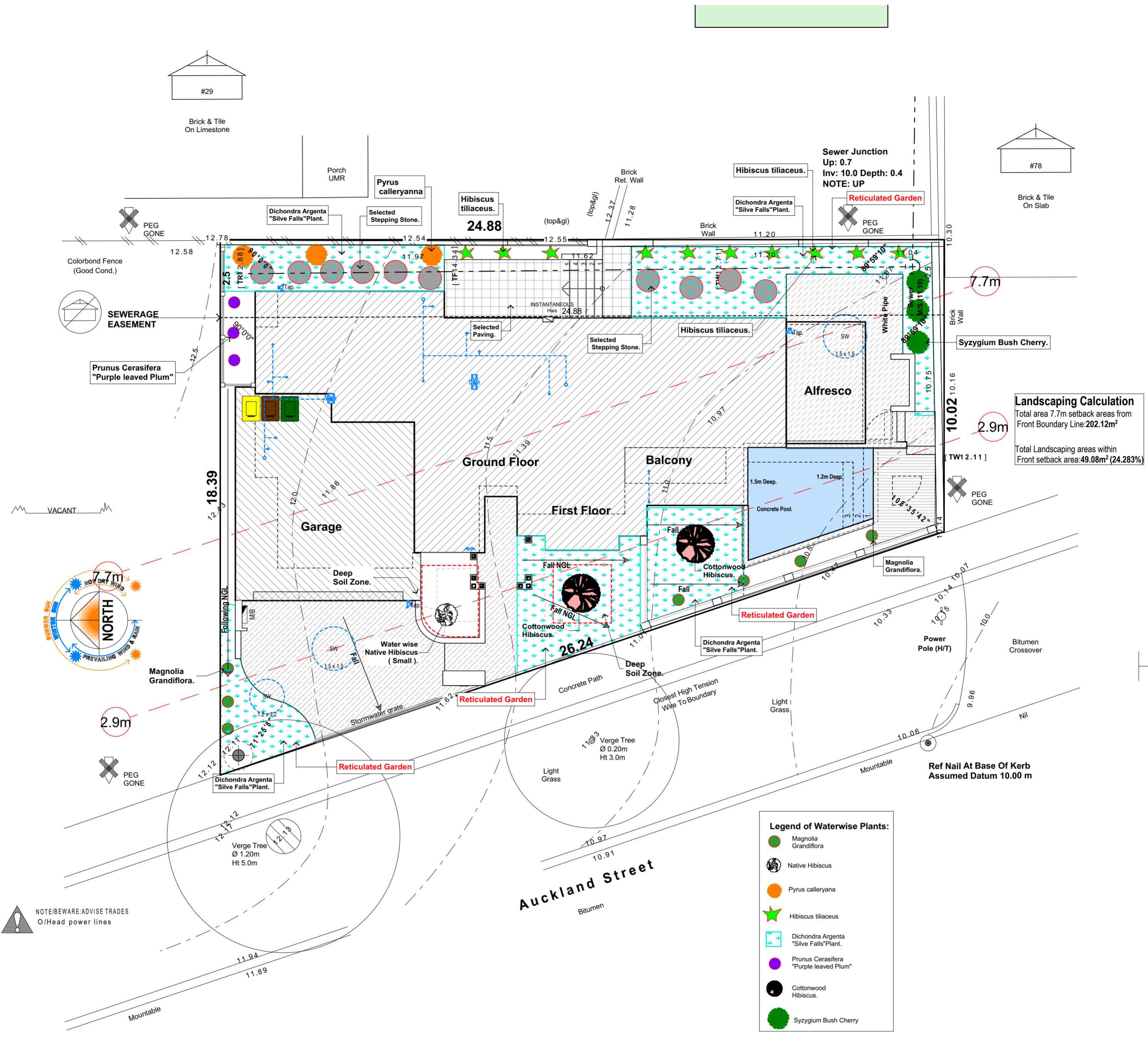
Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification	T.B.C	Amendments	DA11 - structural changes for Planning - 11/09/23
Local Authority	City of Vincent	DA10 - Structural changes for planning - DZ-01/09/23	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
Drawn	Daniel Zhao	DA06 - Council Tweaks-S.M.C-31/05/23	DA05 - Garge setback increased-S.M.C-23/05/23
Plot Date	14/09/2023 at 11:46 AM	DA04 - W09 changed to Minor opening-S.M.C-22-05-23	DA03 - FF Bathroom Layout changed as per Council's

Site Plan - Existing

Client:		Rev. No.:	BA1, BA2ing
Client:		Job No.:	5109
Builder:		Draw No.:	2.01

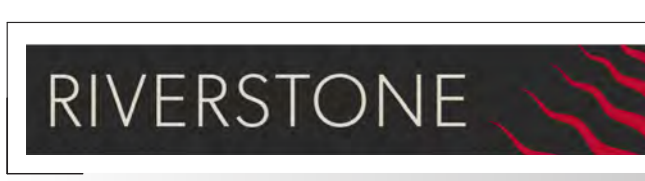
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Landscaping Calculation
 Total area 7.7m setback areas from Front Boundary Line: 202.12m²
 Total Landscaping areas within Front setback area: 49.08m² (24.283%)

Site Plan - Landscaping

Scale: 1:100



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Barbas Residence
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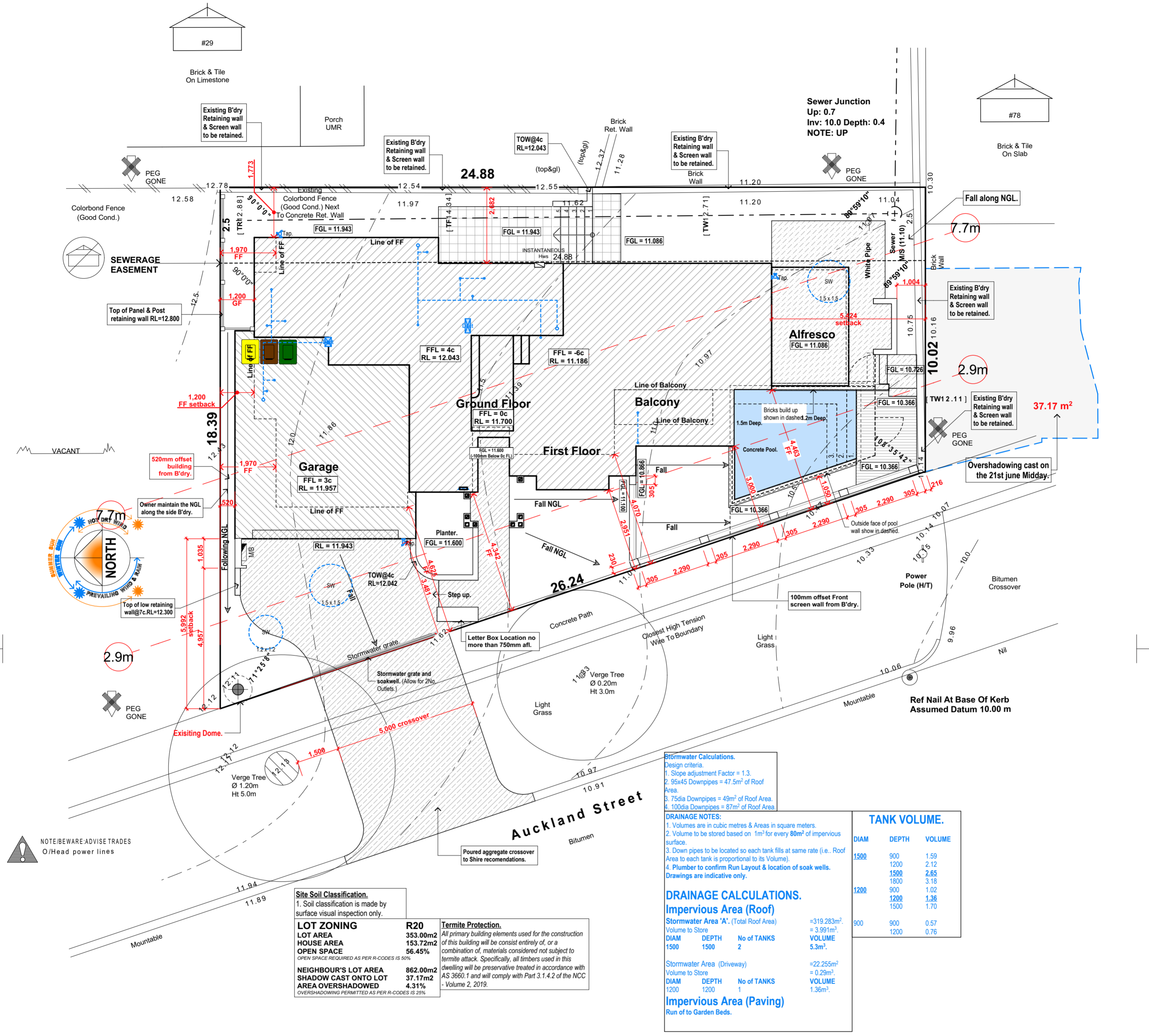
Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for Planning - 11/09/23
City	Daniel Zhao	DA10 - Structural changes for planning - DZ-01/09/23
Plot Date	14/09/2023 at 11:46 AM	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
		DA06 - Council Tweaks S.M.C - 31/05/23
		DA05 - Garage setback increased S.M.C - 23/05/23
		DA04 - WC9 changed to Minor opening S.M.C - 22-05-23
		DA03 - FF Bathroom Layout changed as per Council's

Signatures:	Client:	Builder:
Client:	Client:	Builder:
Ren No.:	Job No.:	Job No.:
N/A.	5109	2.02
DA11		

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Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Alfresco	11.4	13,800.2
Garage	41.5	27,430.0
Ground Floor	112.3	58,150.3
	165.2 m²	99,380.5 m
1 First Floor		
Balcony	4.2	9,389.3
First Floor	124.8	57,430.3
	129.0 m²	66,819.6 m
	294.2 m²	166,200.1 m



Stormwater Calculations.
 Design criteria:
 1. Slope adjustment Factor = 1.3
 2. 95x45 Downpipes = 47.5m² of Roof Area.
 3. 75dia Downpipes = 49m² of Roof Area.
 4. 100dia Downpipes = 87m² of Roof Area.

DRAINAGE NOTES:
 1. Volumes are in cubic metres & Areas in square meters.
 2. Volume to be stored based on 1m³ for every 80m² of impervious surface.
 3. Down pipes to be located so each tank fills at same rate (i.e. - Roof Area to each tank is proportional to its Volume).
 4. Plumber to confirm Run Layout & location of soak wells.
 Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area (Roof)
 Stormwater Area 'A': (Total Roof Area) = 319.283m².
 Volume to Store = 3.991m³.
 DIAM DEPTH No of TANKS VOLUME
 1500 1500 2 5.3m³.
Stormwater Area (Driveway)
 Volume to Store = 22.255m³.
 DIAM DEPTH No of TANKS VOLUME
 1200 1200 1 0.29m³.
Impervious Area (Paving)
 Run of to Garden Beds.
 1200 1200 1 1.36m³.

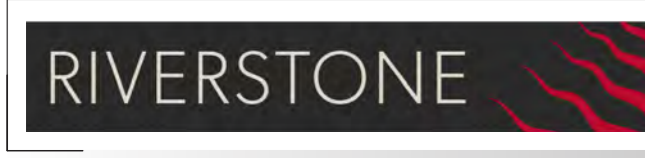
TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
900	900	0.57
	1200	0.76

Site Soil Classification.
 1. Soil classification is made by surface visual inspection only.

LOT ZONING	R20	Termite Protection.
LOT AREA	353.00m ²	All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.
HOUSE AREA	153.72m ²	
OPEN SPACE	56.45%	
OPEN SPACE REQUIRED AS PER R-CODES IS 50%		
NEIGHBOUR'S LOT AREA	862.00m ²	
SHADOW CAST ONTO LOT	37.17m ²	
AREA OVERSHADOWED	4.31%	
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%		

Site Plan Scale: 1:100



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Barbas Residence
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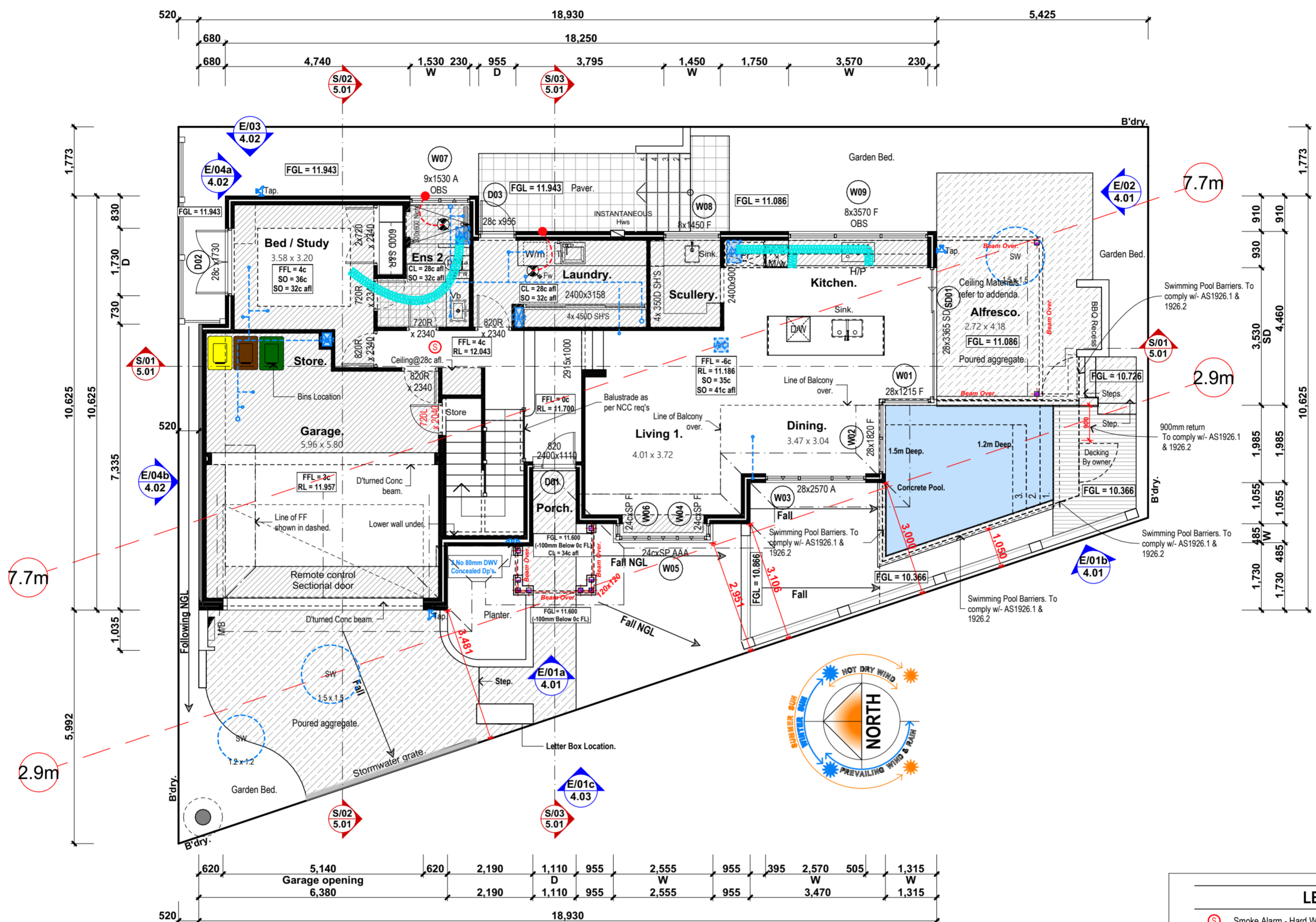
Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for planning - 11/09/23
City of Vincent		DA10 - Structural changes for planning - DZ-01/09/23
City of Vincent		DA07 - Lowered the Pool Decking Level - DZ-14/06/23
City of Vincent		DA06 - Council Tweaks S.M.C - 31/05/23
City of Vincent		DA05 - Garage setback increased S.M.C - 23/05/23
City of Vincent		DA04 - WC9 changed to Minor opening S.M.C - 22-05-23
City of Vincent		DA03 - FF Bathroom Layout changed as per Council's
Plot Date	14/09/2023 at 11:46 AM	

Site Plan - New DA11
 Signatures:
 Client: _____
 Client: _____
 Builder: _____
 Date: _____
 Job No: 5109
 Rev No: 2.03
 N/A.

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Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Allfresco	11.4	13,800.2
Garage	41.5	27,430.0
Ground Floor	112.3	58,150.3
	165.2 m²	99,380.5 m
1 First Floor		
Balcony	4.2	9,389.3
First Floor	124.8	57,430.3
	129.0 m²	66,819.6 m
	294.2 m²	166,200.1 m



Ground Floor Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.

All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Separation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

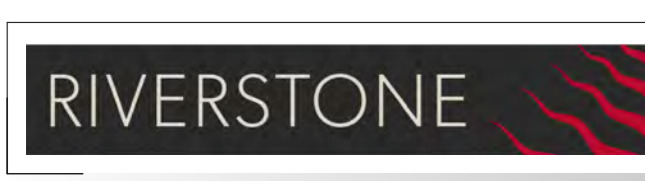
Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019



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Barbas Residence
 Lot 102 #80 Auckland Street,
 North Perth, WA 6006

Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for planning - 11/09/23
City of Vincent		DA10 - Structural changes for planning - DZ-01/09/23
City of Vincent		DA07 - Lowered the Pool Decking Level - DZ-14/06/23
City of Vincent		DA06 - Council Tweaks-S.M.C-31/05/23
City of Vincent		DA05 - Garge setback increased-S.M.C-23/05/23
City of Vincent		DA04 - W09 changed to Minor opening-S.M.C-22-05-23
City of Vincent		DA03 - FF Bathroom Layout changed as per Council's
Plot Date	14/09/2023 at 11:46 AM	

Ground Floor DA11

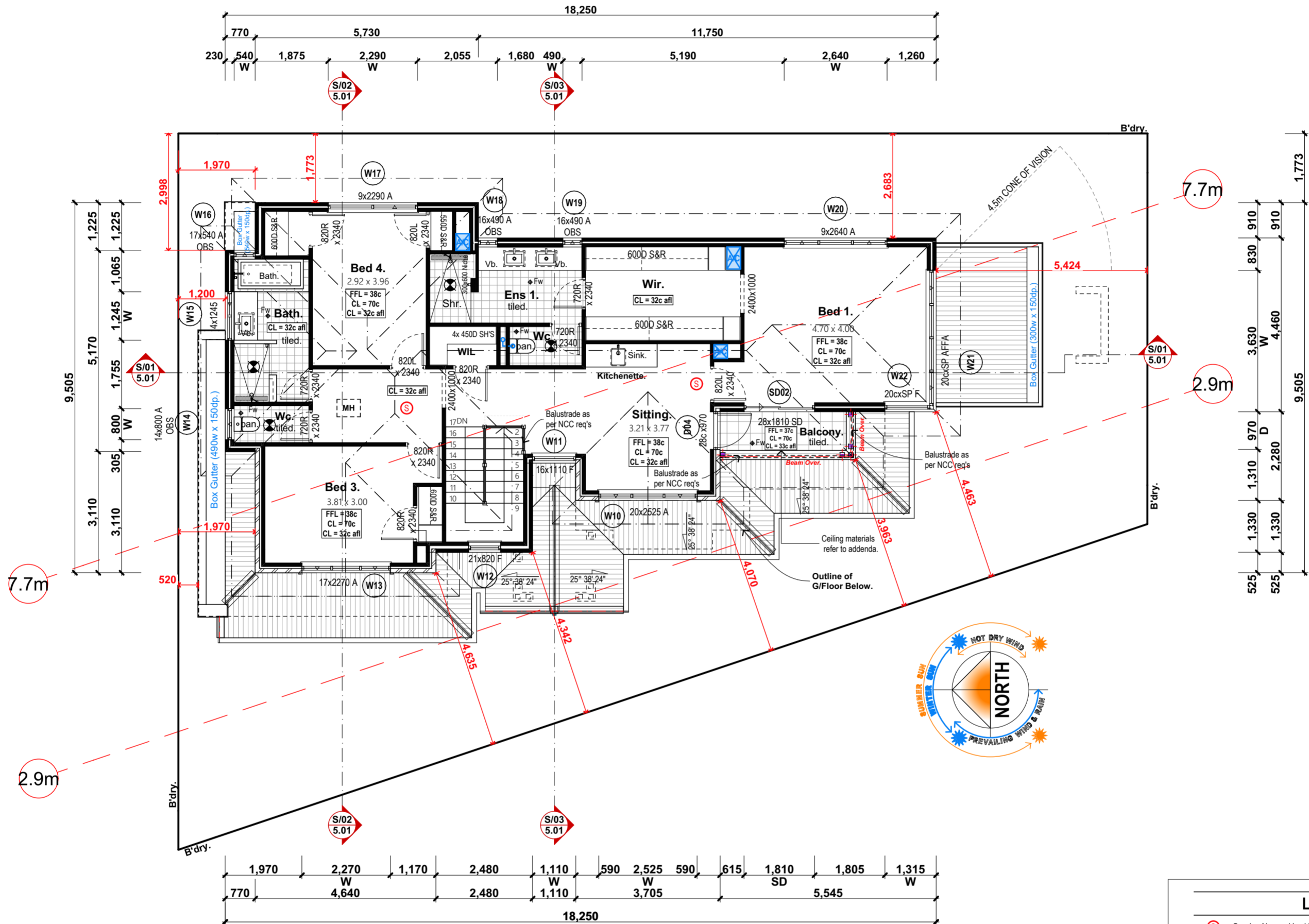
Job No: 5109
 Rev No: 2.04

Signatures:
 Client: _____
 Client: _____
 Builder: _____

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Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Allfresco	11.4	13,800.2
Garage	41.5	27,430.0
Ground Floor	112.3	58,150.3
	165.2 m²	99,380.5 m
1 First Floor		
Balcony	4.2	9,389.3
First Floor	124.8	57,430.3
	129.0 m²	66,819.6 m
	294.2 m²	166,200.1 m



First Floor Scale: 1:100

LEGEND

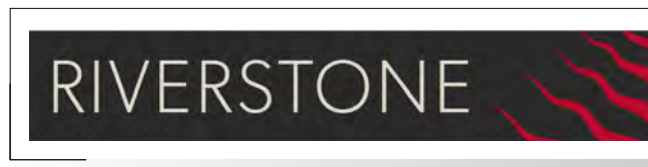
- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

- Artificial Lighting** | To comply with NCC Vol. 2 Part 3.12.5.5
- Fall Prevention | Bedroom windows** - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
- All other windows** - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7
- Boundary Walls To Provide Fire Separation** | To comply with NCC Vol.2 Part 3.7.3.2
- Fireplace** | To comply with NCC Vol.2 Part 3.10.7
- Parapet/Boundary Fireproofing** | To comply with NCC Vol.2 Part 3.7.2.4
- Staircase, Balustrade and Handrails** | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).
- Stormwater Drainage** | To comply with NCC V2 Part 3.1.3 citing AS 3500.3
- Swimming Pool Barriers** | To comply with AS 1926.1 and 1926.2
- Timber Framing** | To comply with AS 1684
- Termite Protection** | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.
- Parapet Walls** | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1
- Wet areas** | To comply with NCC Vol.2 Part 3.8.1
- Steelwork** | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

N/A.

First Floor DA11



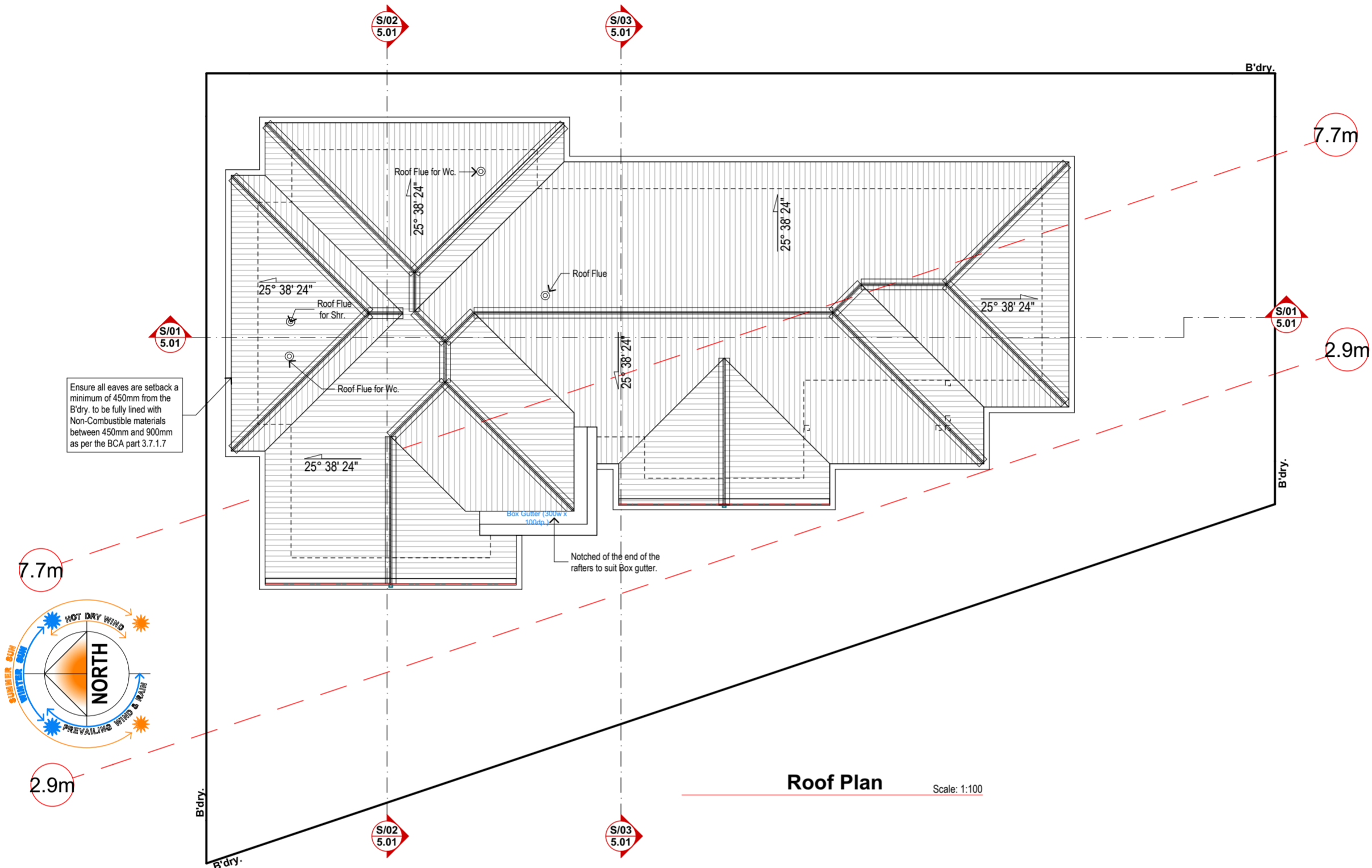
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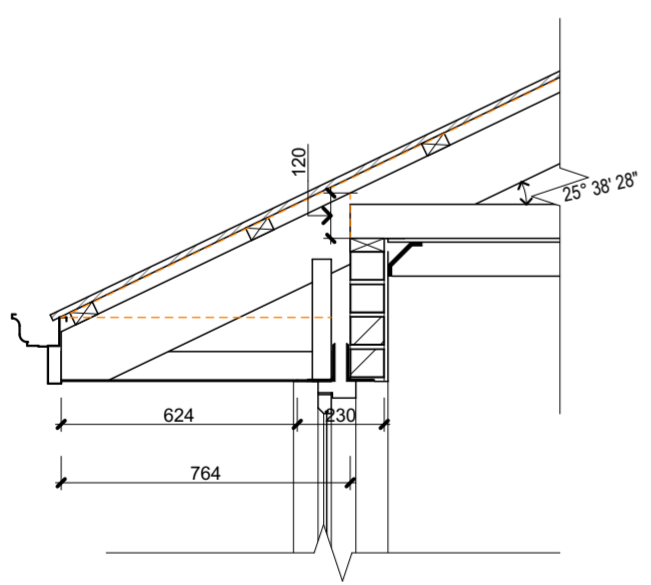
Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for Planning - 11/09/23
Drawn:	Daniel Zhao	DA10 - Structural changes for planning - DZ-01/09/23
Plot Date:	14/09/2023 at 11:47 AM	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
		DA06 - Council Tweaks-S.M.CC-31/05/23
		DA05 - Garage setback increased-S.M.CC-23/05/23
		DA04 - WC9 changed to Minor opening-S.M.CC-22-05-23
		DA03 - FF Bathroom Layout changed as per Council's

Signatures:	Rev No.	Rev No.
Client:	5109	
Client:	2.05	
Builder:		

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Roof Plan Scale: 1:100



Eaves Overhang 1:20

LEGEND

- Ⓢ Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- ⊗ Exhaust fan - flumed to external air and not into the roof space.
- ⌘ Wall mounted cold water hose tap
- ⊕ Water supply for fridge
- ⊕ Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

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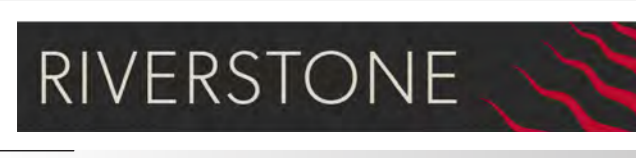
Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

N/A.

Roof Plan DA11

Job No. 5109
Rev No. 2.06



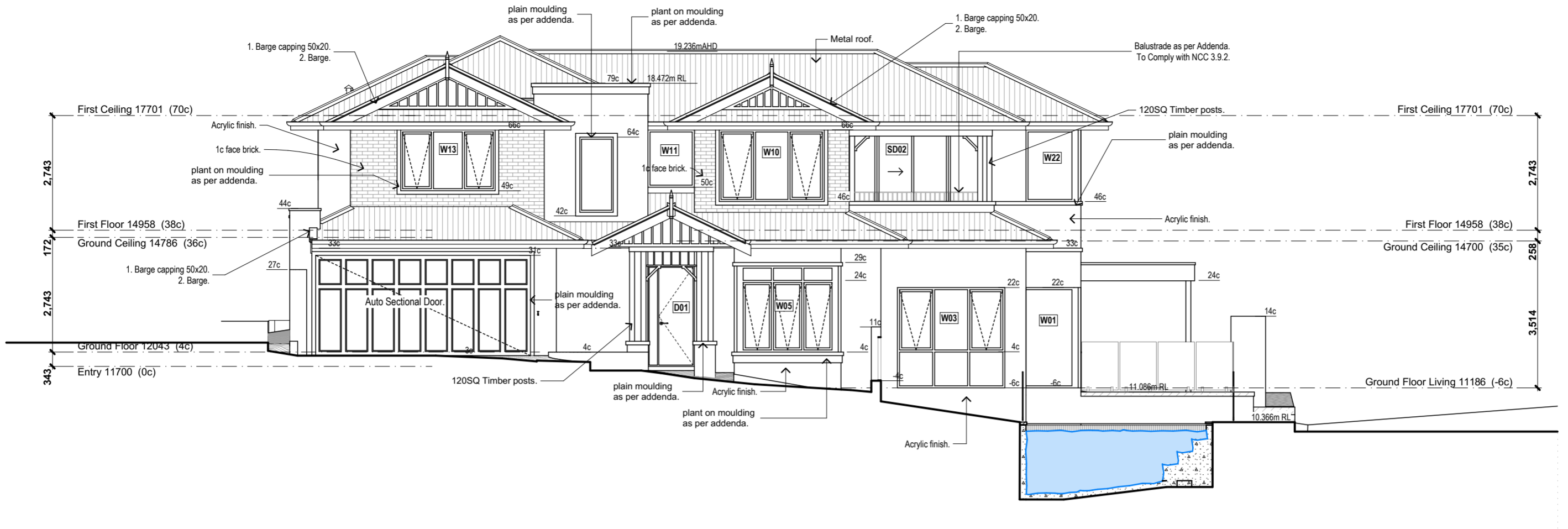
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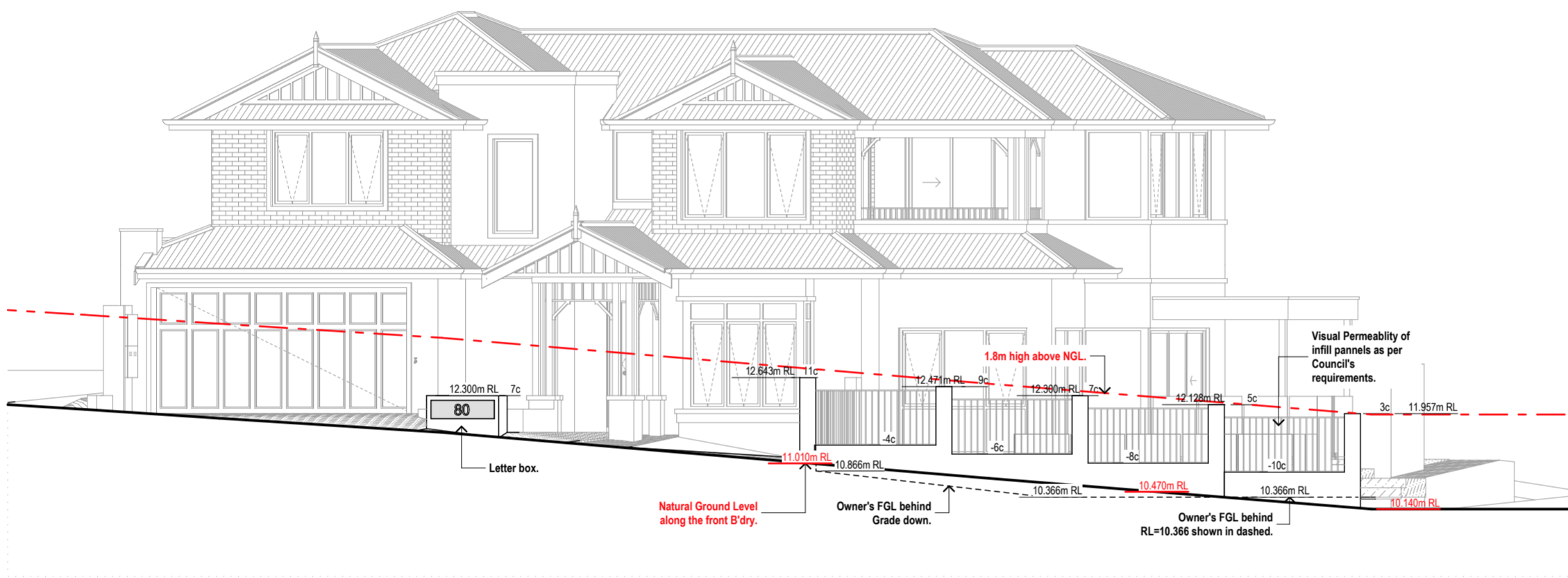
Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for planning - 11/09/23
Dwn:	Daniel Zhao	DA10 - Structural changes for planning - DZ-01/09/23
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Signatures:
Client: _____
Client: _____
Builder: _____

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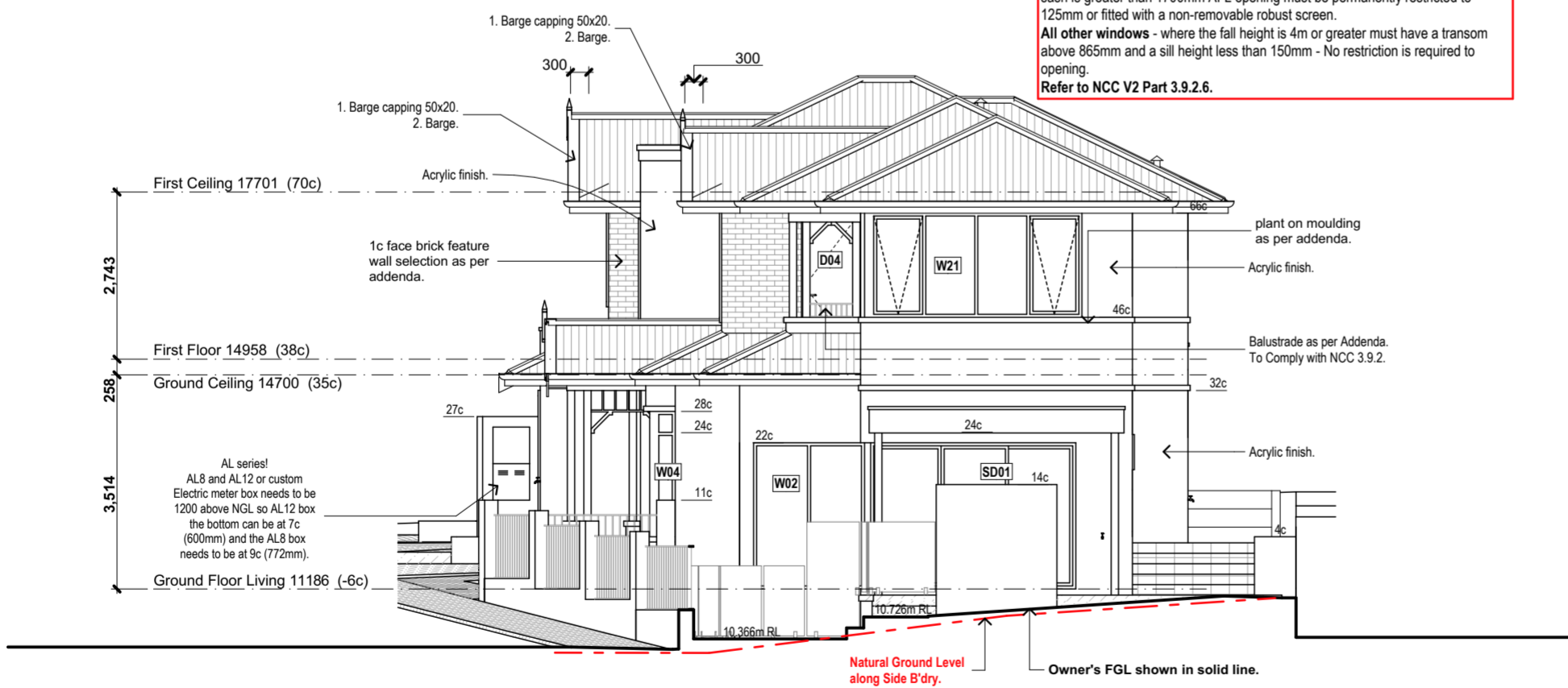


E/01a West Scale: 1:100
2.04



E/01b West 1:100
2.04

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
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 Refer to NCC V2 Part 3.9.2.6.



E/02 South Scale: 1:100
2.04



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Barbas Residence
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City of Vincent	Daniel Zhao	DA10 - Structural changes for planning - DZ-01/09/23
Plot Date	14/09/2023 at 11:47 AM	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
		DA06 - Council Tweaks-S.M.C-31/05/23
		DA05 - Garge setback increased-S.M.C-23/05/23
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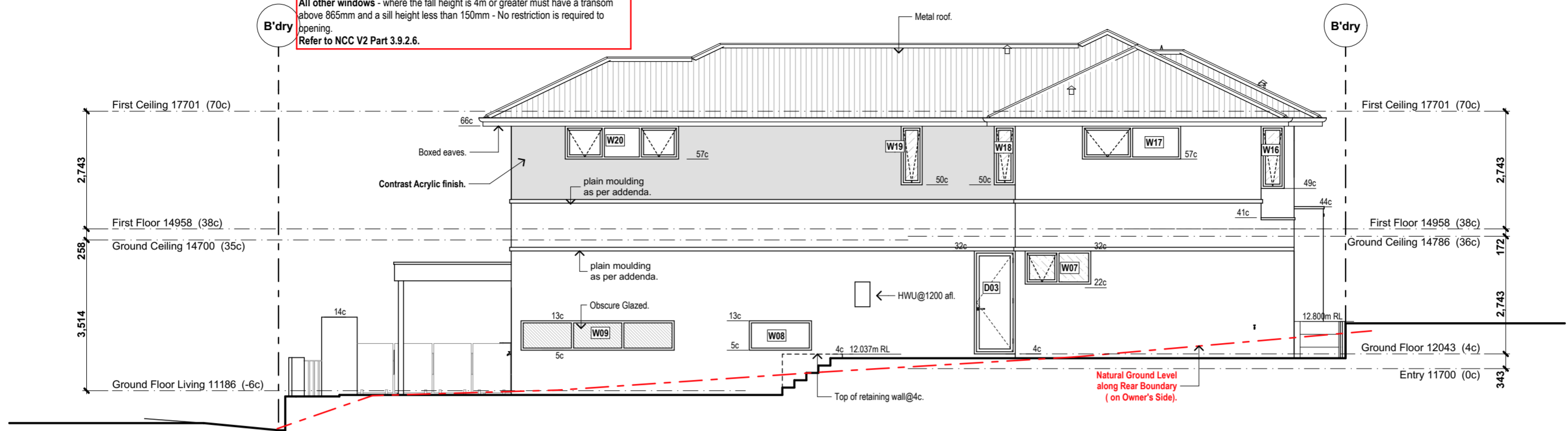
Signatures:
 Client:
 Client:
 Builder:

Elevations -

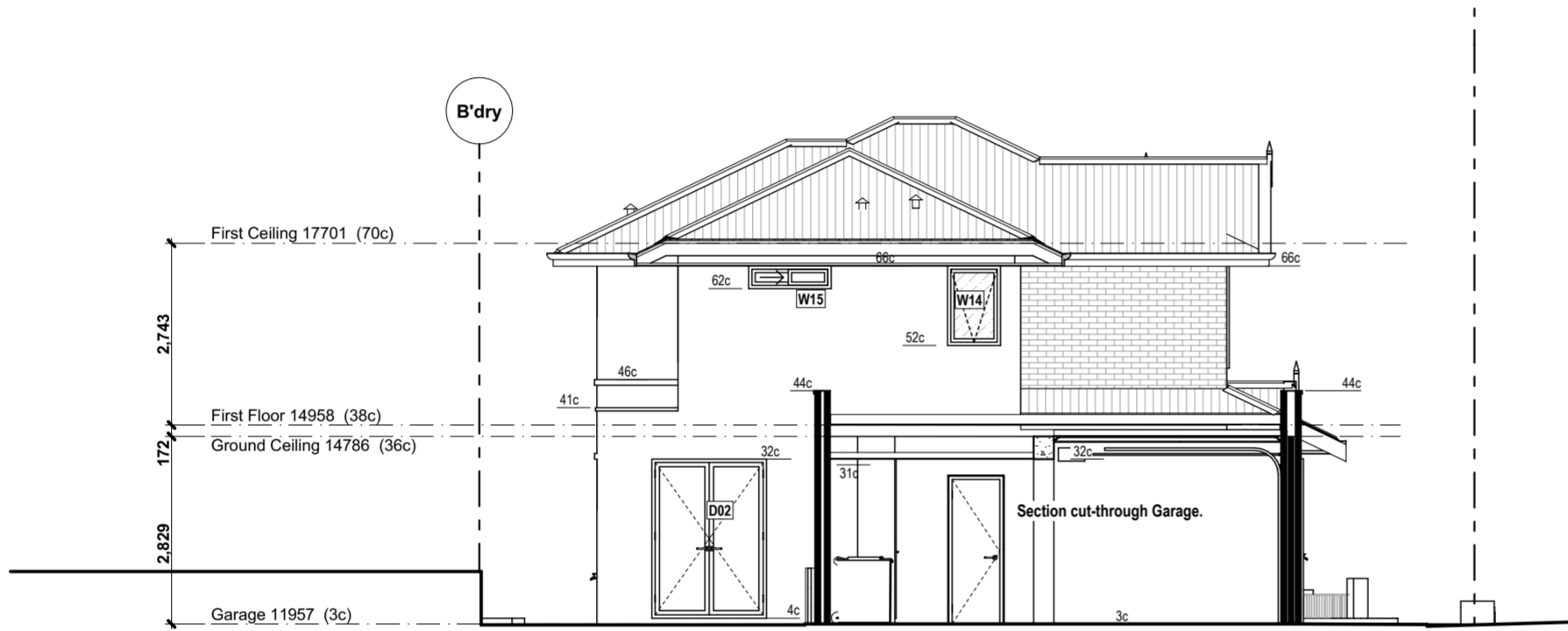
Ren No. N/A.
 Job No. DA11
 Job No. 5109
 Job No. 4.01

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Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
 Refer to NCC V2 Part 3.9.2.6.

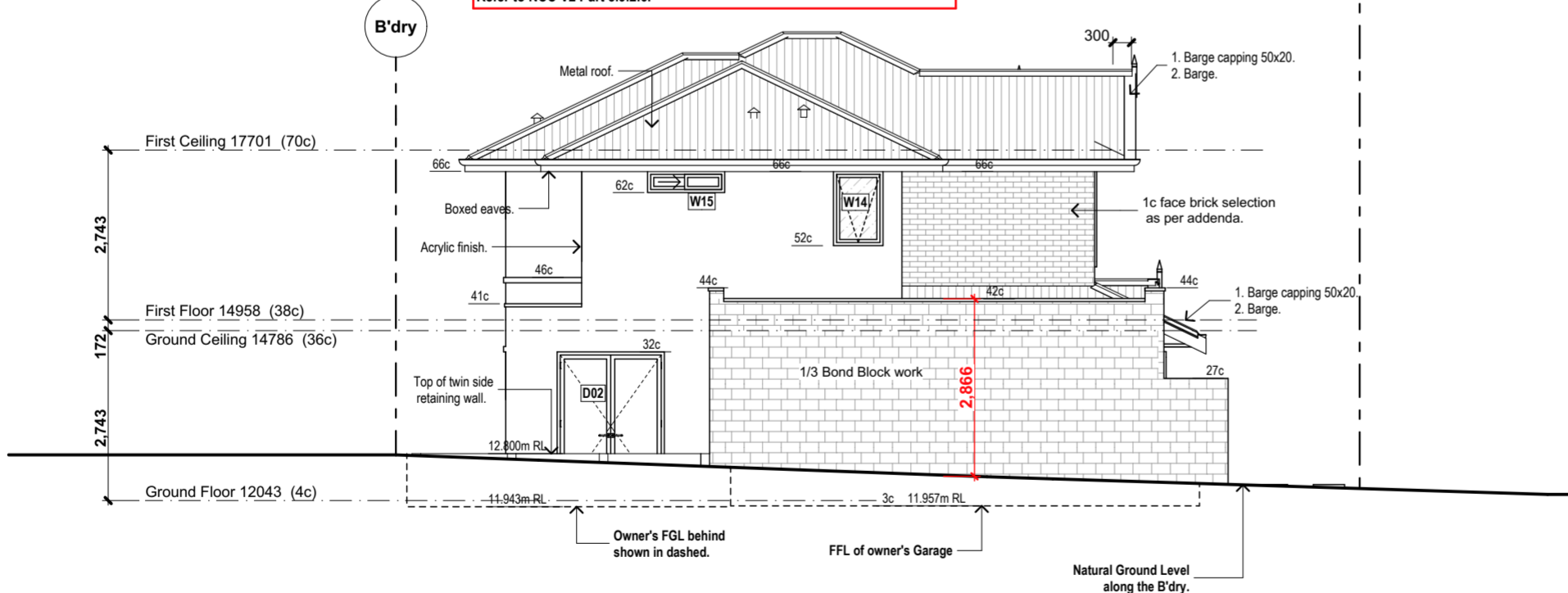


E/03 East Scale: 1:100
 2.04



E/04a North 1:100
 2.04

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
 Refer to NCC V2 Part 3.9.2.6.



E/04b North Scale: 1:100
 2.04



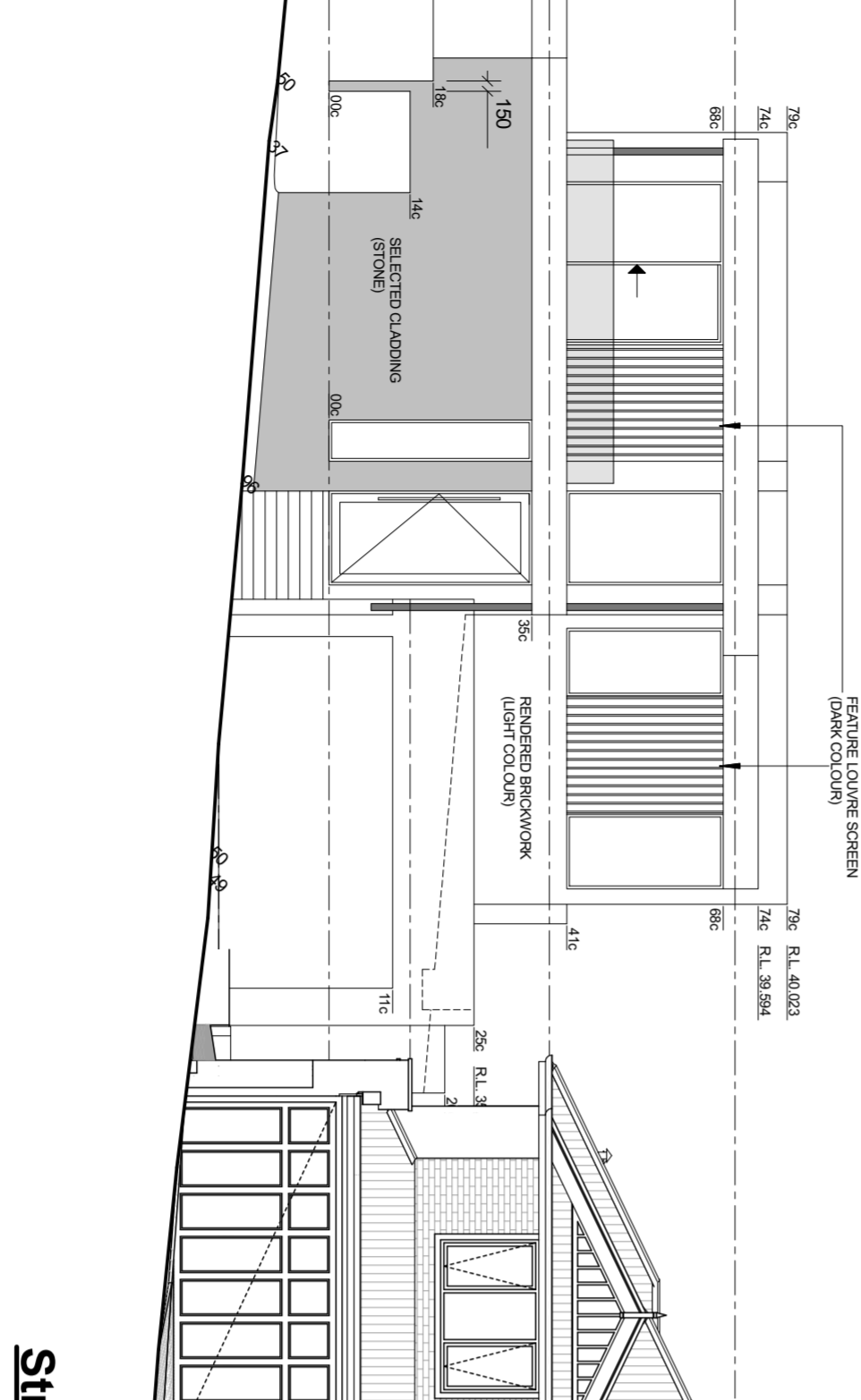
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Barbas Residence
 Lot 102 #80 Auckland Street,
 North Perth, WA 6006

Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for Planning - 11/09/23
City of Vincent	Daniel Zhao	DA10 - Structural changes for planning - DZ-01/09/23
Plot Date	14/09/2023 at 11:47 AM	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
		DA06 - Council Tweaks-S.M.C-31/05/23
		DA05 - Garage setback increased-S.M.C-23/05/23
		DA04 - W09 changed to Minor opening-S.M.C-22-05-23
		DA03 - FF Bath room Layout changed as per Council's

Signatures:	Ren No.:	N/A.
Client:	Job No.:	5109
Client:	Draw No.:	4.02
Builder:		

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.



Streetscape Perspective.



Streetscape Elevation (To Scale).



E/01c West
#LayID

Scale: 1:100

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
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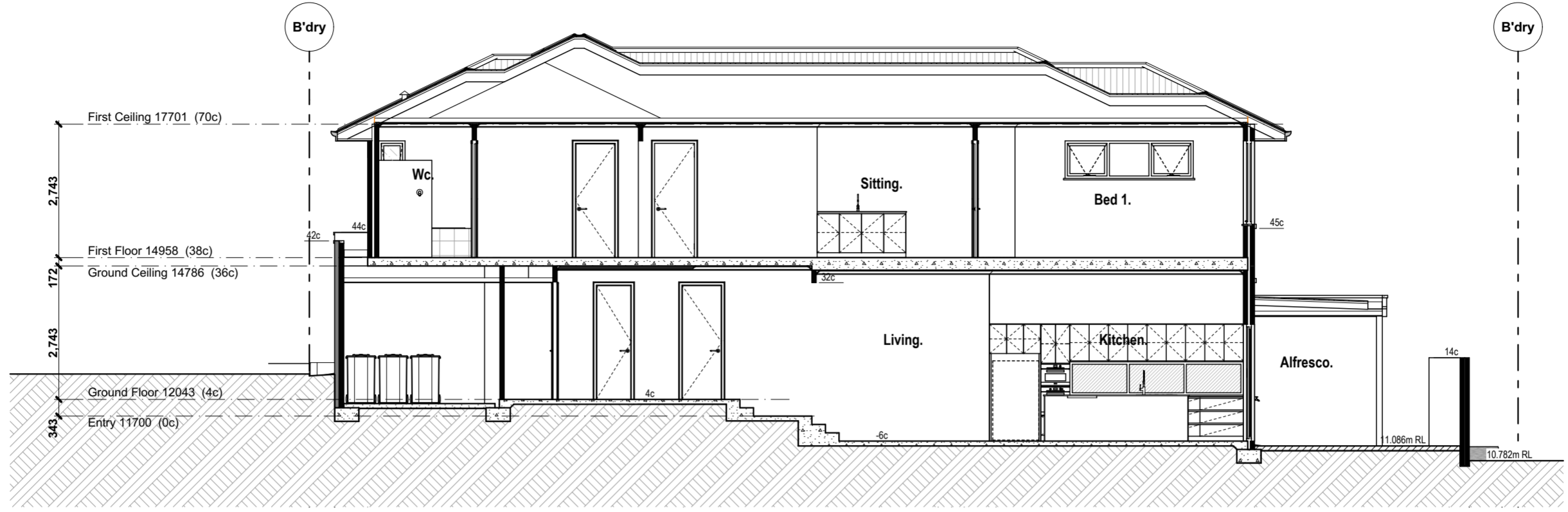
Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA11 - structural changes for planning - 11/09/23
City	Daniel Zhao	DA10 - Structural changes for planning - DZ-01/09/23
Plot Date	14/09/2023 at 11:47 AM	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
		DA06 - Council Tweaks-S.M.C-31/05/23
		DA05 - Garge setback increased-S.M.C-23/05/23
		DA04 - W09 changed to Minor opening-S.M.C-22-05-23
		DA03 - FF Bath room Layout changed as per Council's

Signatures:
Client: _____
Client: _____
Builder: _____

Street Scope DA11

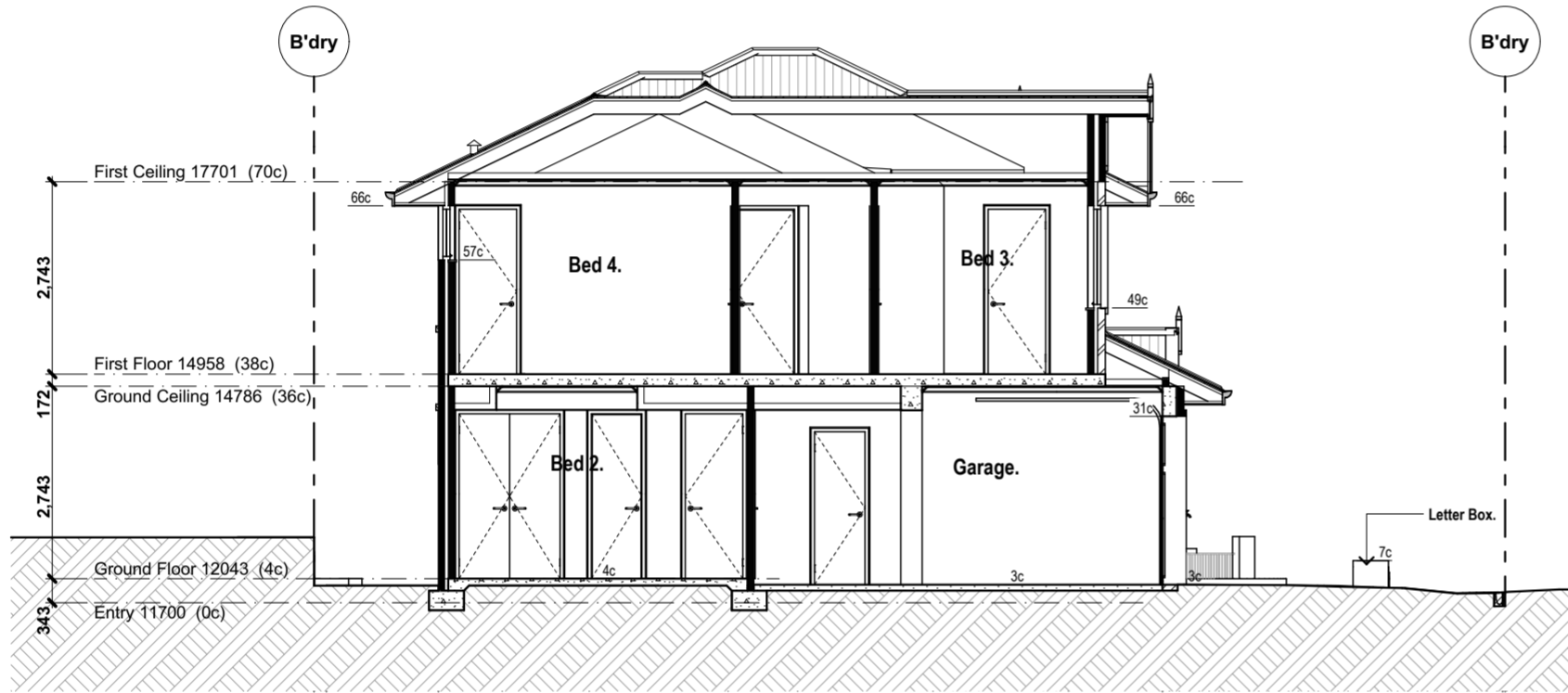
Rev No.	Job No.	Est. Refrig
	5109	N/A.
Draw No.		
	4.03	



S/01
2.04

Section

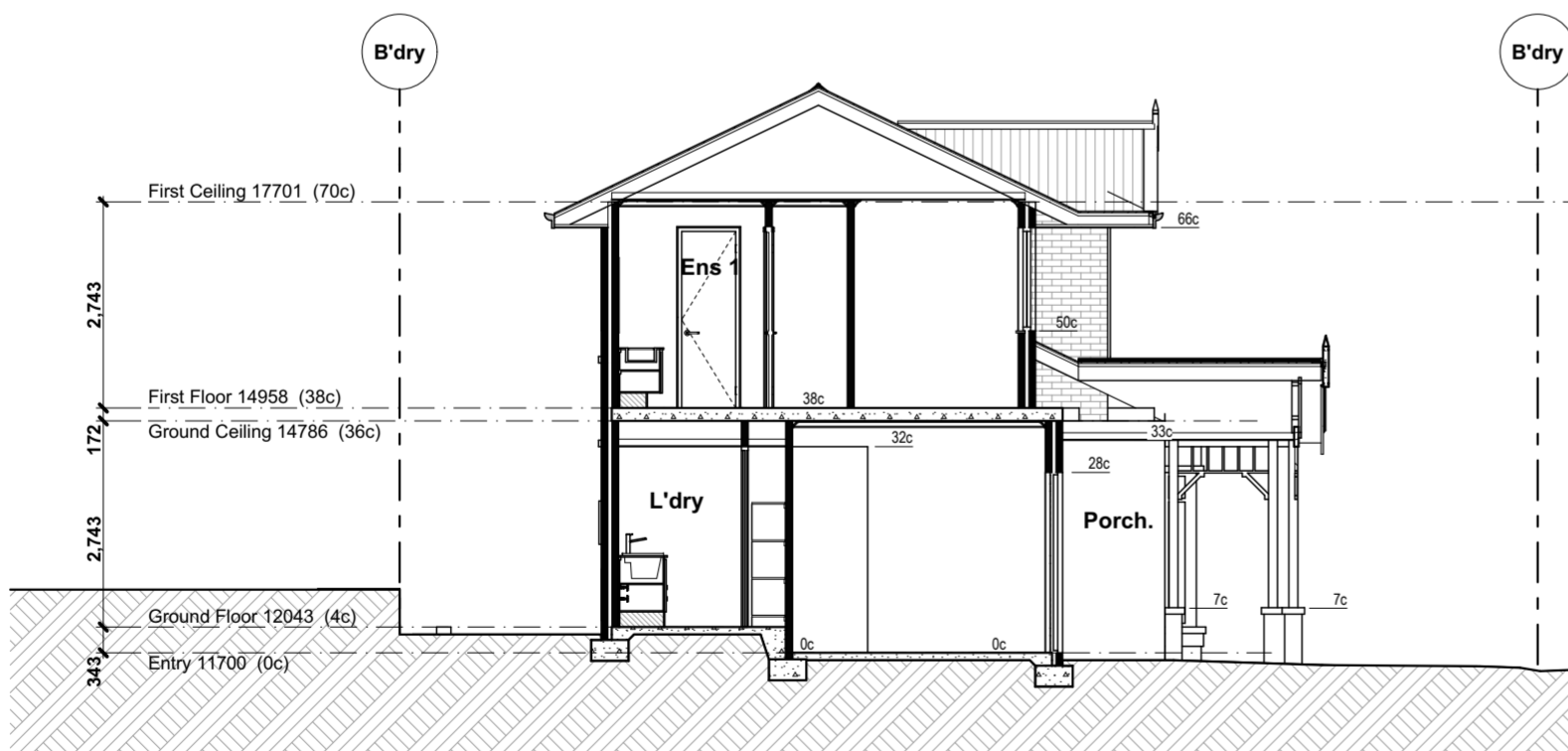
1:100



S/02
2.04

Section

1:100



S/03
2.04

Section

Scale: 1:100

Attachment 2 – Approved Development Plans (Amendment) 2021



28 May 2021

APPROVED
Refer to Decision Notice

Senior Urban Planner

SITE COVER CALC'S.	
R-CODE:	R20
SITE AREA:	353m ²
SITE COVER (ENCLOSED AREA)	
HOUSE:	126.90m ²
GARAGE:	51.46m ²
TOTAL:	178.36m² 50.53%
(OPEN SPACE:	174.64m ² , 49.47%)

CITY OF VINCENT
RECEIVED
13 MAY 2021



Site Plan
1:200

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITY OF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :

MINOR DA AMENDMENT
SITE PLAN

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.

DA.02

Plot Date: 13/05/2021

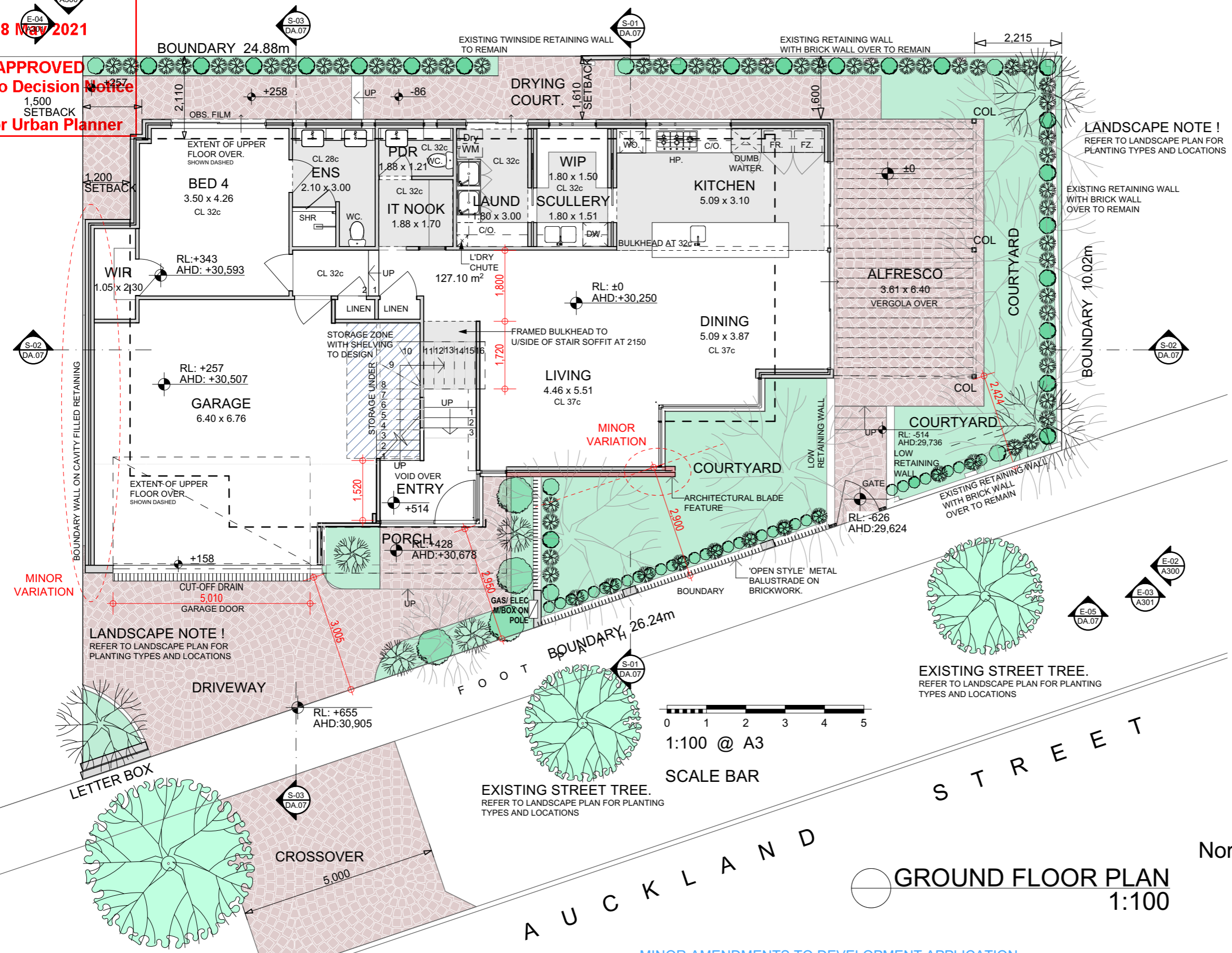
PROJECT NAME :
Private Residence

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

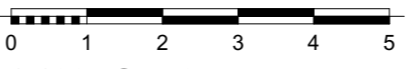


28 May 2021

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Refer to Decision Notice
Senior Urban Planner



Area Schedule	
Location	Area
ALFRESCO	27.85
BALCONY	12.95
GARAGE	51.46
GROUND FLOOR	127.10
UPPER FLOOR	130.57
	349.93 m ²



1:100 @ A3
SCALE BAR

GROUND FLOOR PLAN
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITY OF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

PROJECT NAME :
Private Residence

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :
**MINOR DA AMENDMENT
GROUND FLOOR PLAN**

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.03

Plot Date: 13/05/2021

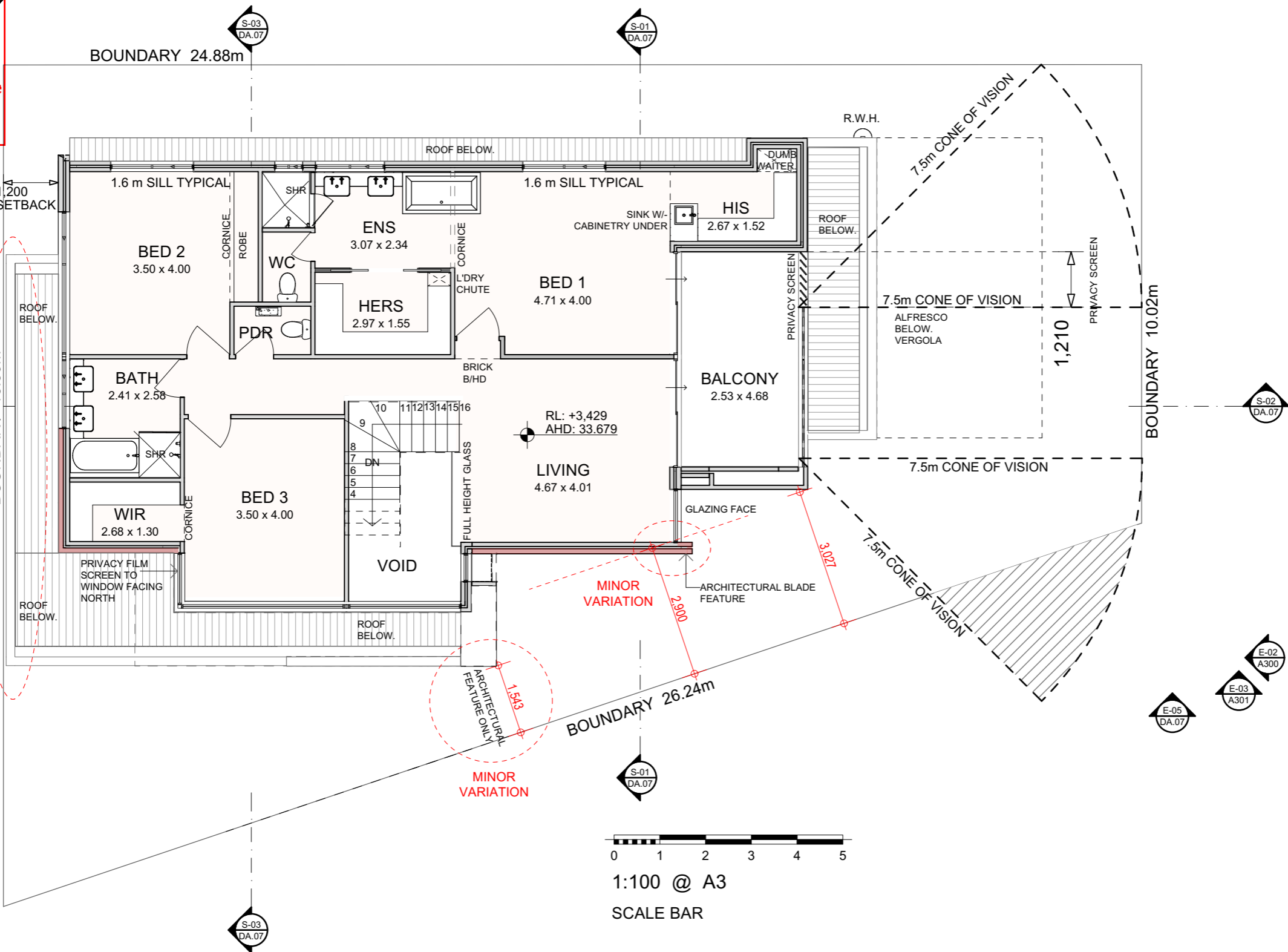
ARCHITECT
Giorgi Group Ph: 9443 3700
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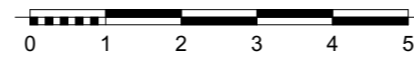
28 May 2021

APPROVED
Refer to Decision Notice
Senior Urban Planner

9,000 MAXIMUM
WALL LENGTH ON BOUNDARY



Area Schedule	
Location	Area
ALFRESCO	27.85
BALCONY	12.95
GARAGE	51.46
GROUND FLOOR	127.10
UPPER FLOOR	130.57
	349.93 m ²



1:100 @ A3
SCALE BAR

UPPER FLOOR PLAN
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITY OF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :
MINOR DA AMENDMENT
UPPER FLOOR PLAN

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.04

Plot Date: 13/05/2021

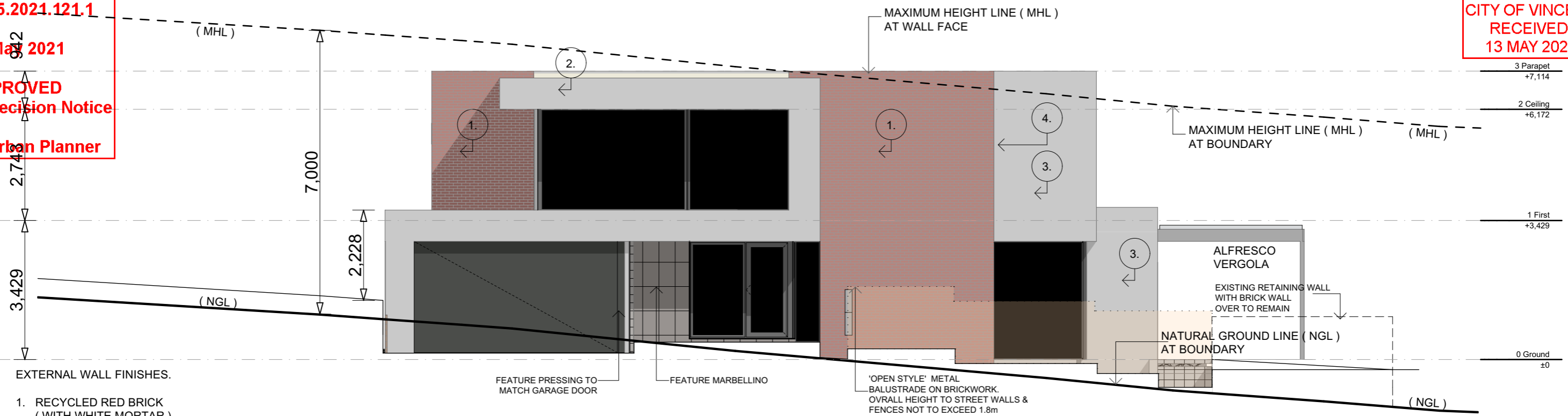
PROJECT NAME :
Private Residence

ARCHITECT
Giorgi Group Ph: 9443 3700
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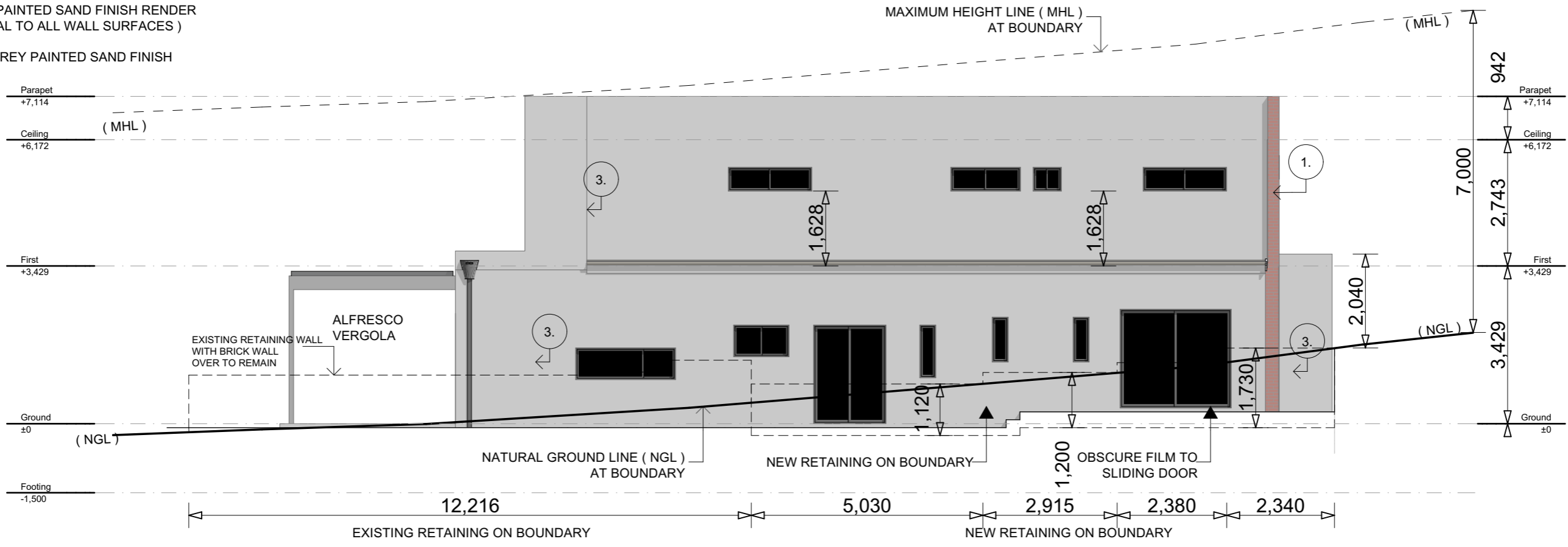


28 May 2021

APPROVED
Refer to Decision Notice
Senior Urban Planner



E-03 West Elevation
1:100



E-01 East Elevation
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :

MINOR DA AMENDMENT
ELEVATIONS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.

DA.05

Plot Date: 13/05/2021

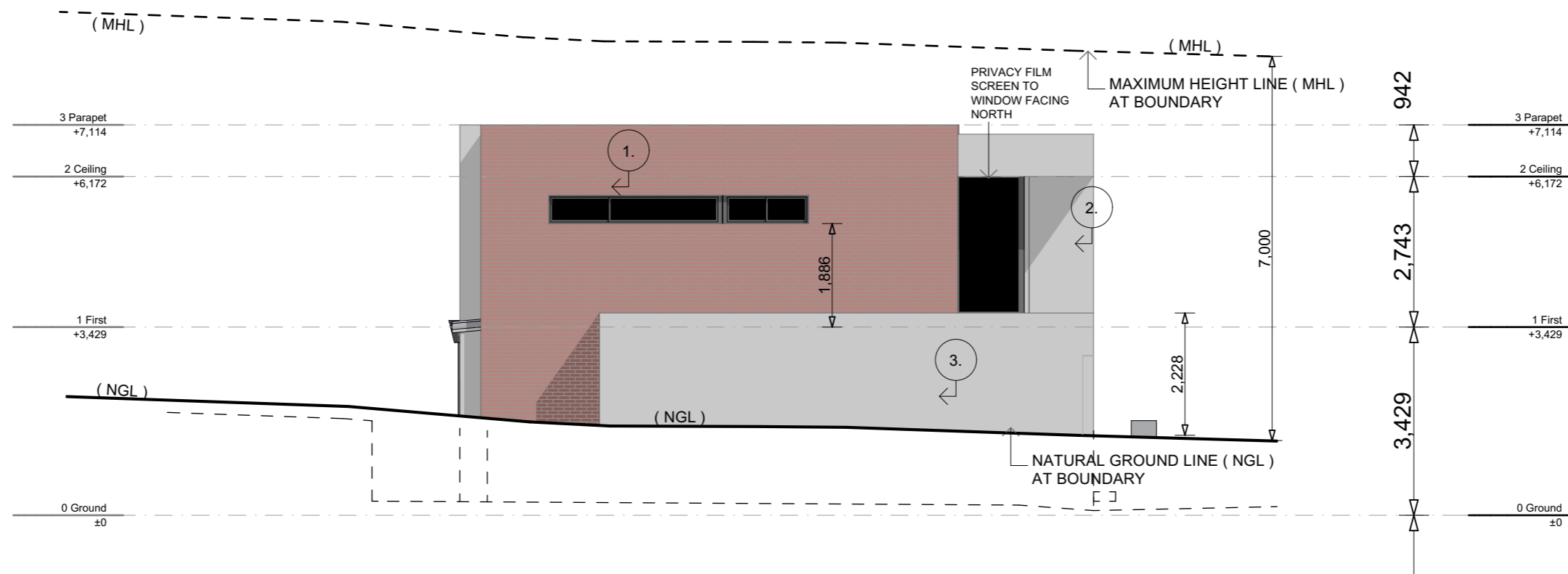
PROJECT NAME :
Private Residence

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

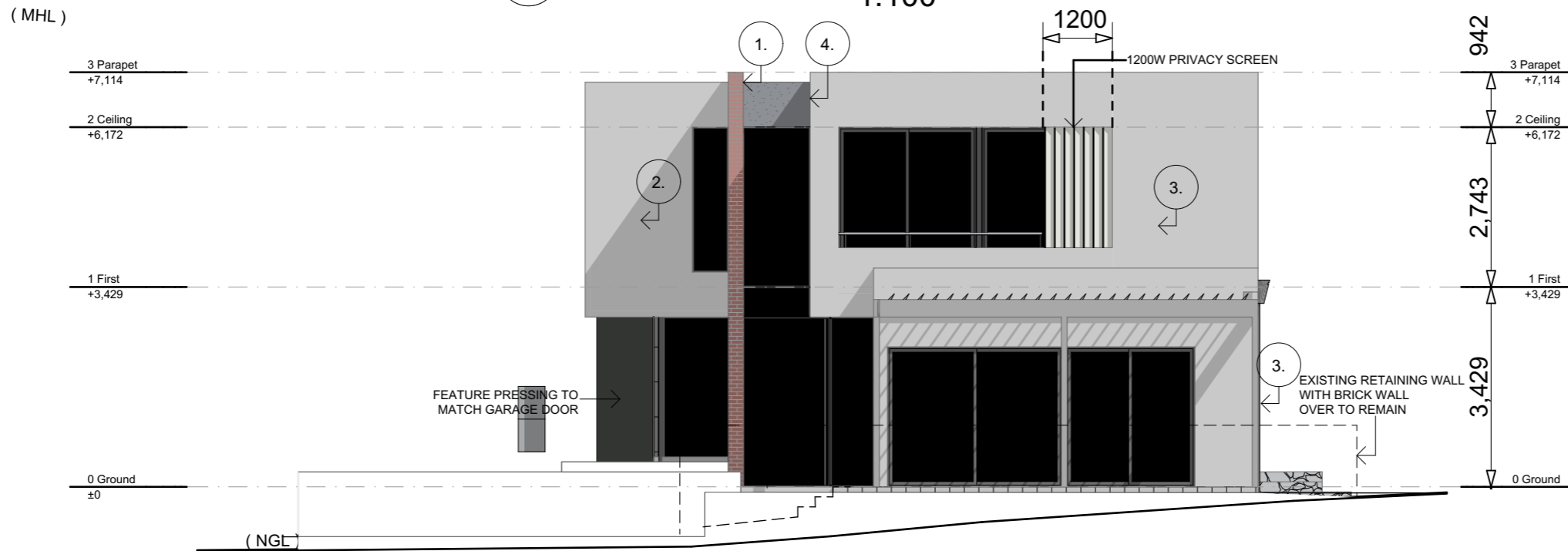


28 May 2021

APPROVED
Refer to Decision Notice
Senior Urban Planner



E-04 North Elevation
1:100



E-02 South Elevation
1:100

EXTERNAL WALL FINISHES.

1. RECYCLED RED BRICK (WITH WHITE MORTAR)
2. 'WHITE' PAINTED TEXTURE COATED EXTERNAL BOARD.
3. WHITE PAINTED SAND FINISH RENDER (TYPICAL TO ALL WALL SURFACES)
4. DARK GREY PAINTED SAND FINISH RENDER

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :

MINOR DA AMENDMENT
ELEVATIONS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.06

Plot Date: 13/05/2021

PROJECT NAME :
Private Residence

ARCHITECT
Giorgi Group Ph: 9443 3700
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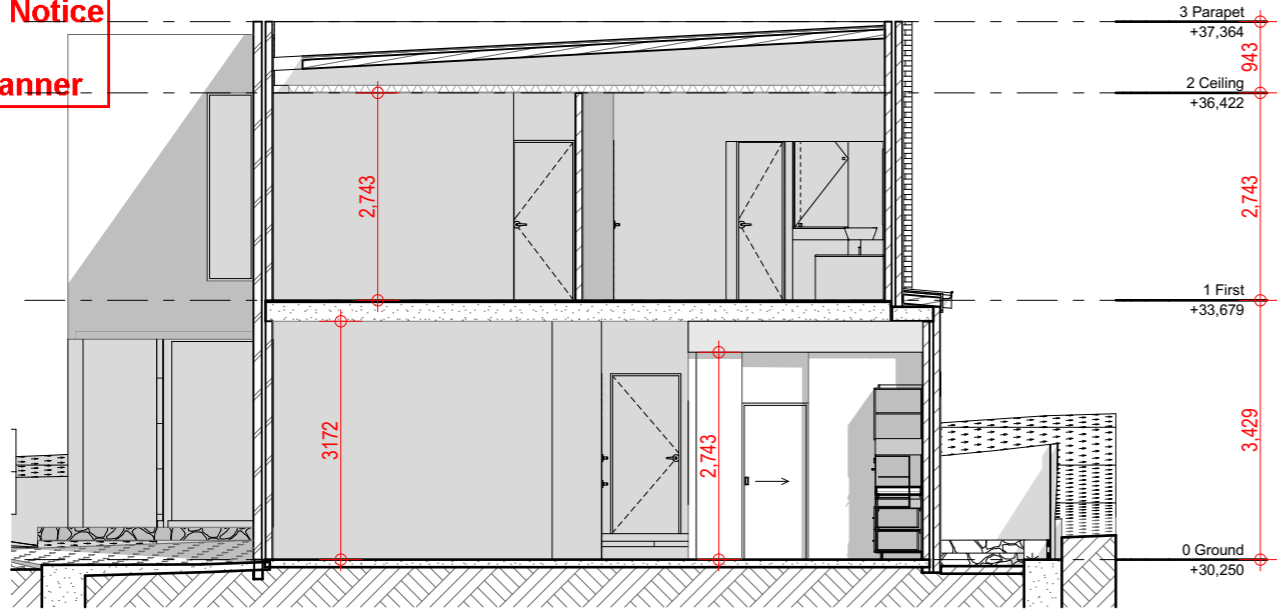


28 May 2021

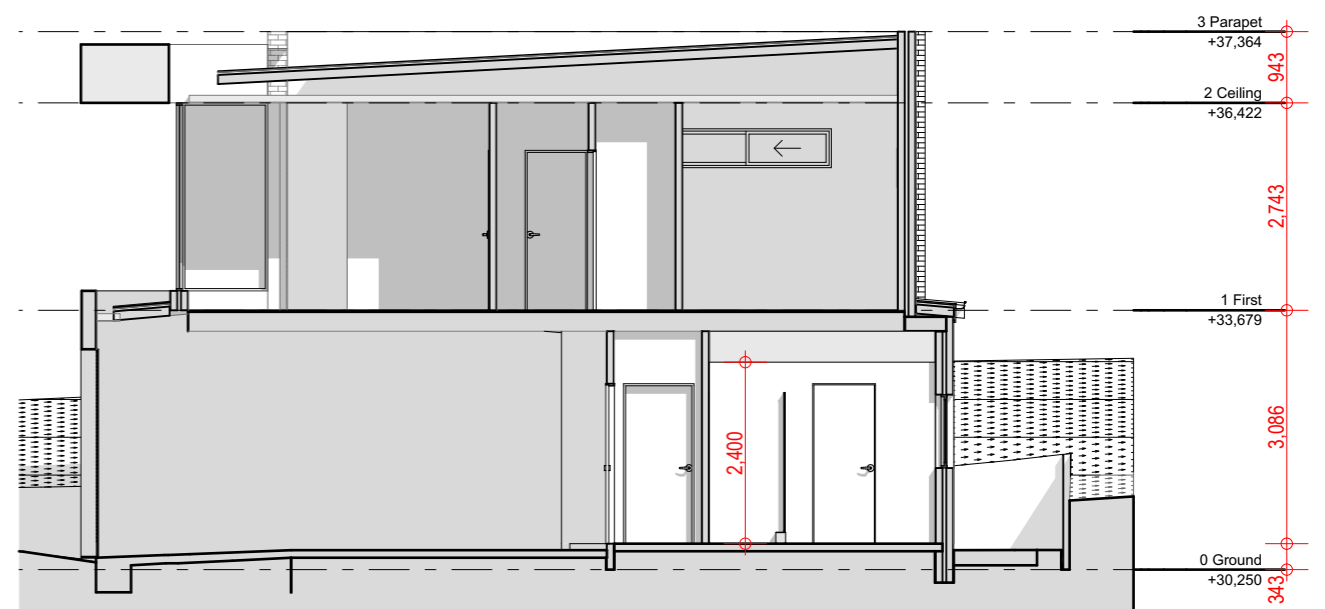
APPROVED

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Senior Urban Planner



S-01 Section
1:100



S-03 Section
1:100



E-05 SCREEN WALL
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :

MINOR DA AMENDMENT
SECTIONS

Site:

Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.

DA.07

Plot Date: 13/05/2021

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ARCHITECTS

PROJECT NAME :
Private Residence

APPROVED
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Senior Urban Planner



LEGEND

- 1 New proposed tree to match existing . Callistemon viminalis
- 2 Large trees to be proposed providing shades to the garden area.
- 3 Medium size trees - Sapium sebiferum as a buffer from adjacent property as well as giving good shades to the alfresco area.
- 4 Hedges - Murraya paniculata and viburnum to soften the perimeter fence, with low shrubs and groundcover on the foreground.
- 5 Narrow and upright tree such as Pyrus calleryana to be proposed in the narrow planter.
- 6 Design intent to create a lush and colorful garden with mix of native and exotic species to the property rear garden.
- 7 Existing tree - Agonis flexuosa to be retained and protected.
- 8 Existing tree - Callistemon viminalis to be retained and protected.
- 9 Existing grass verge to be reinstate where necessary.

PRELIMINARY SPECIES SELECTION



AUTHOR: JR Q.A: RB PROJECT #: 80_AUC 1:100 @ A3

80 AUCKLAND STREET- NORTH PERTH
LANDSCAPE CONCEPT

SK01-A

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITY OF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :

MINOR DA AMENDMENT
LANDSCAPE PLANS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.09

Plot Date: 13/05/2021

PROJECT NAME :
Private Residence

ARCHITECT
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www.giorgigroup.com.au



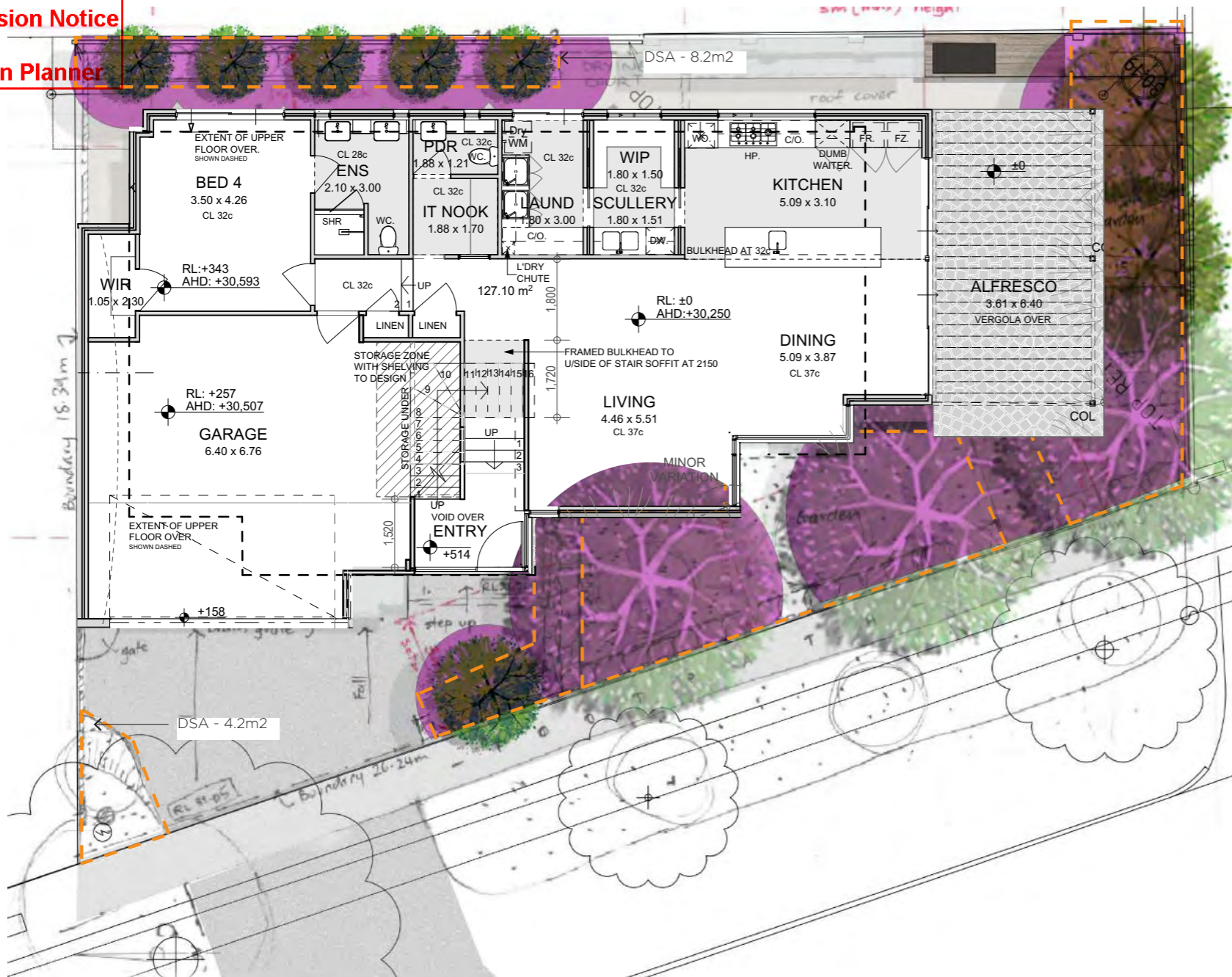
28 May 2021

APPROVED

Refer to Decision Notice

Senior Urban Planner

TREE CANOPY AND DEEP SOIL AREA DIAGRAM



DEVELOPMENT PROVISIONS - CITY OF VINCENT

CRITERIA	NO.7.1.1 BUILT FORM (C5.14)	DEVELOPMENT PROPOSAL
Site Area	650m ² -1500m ²	353m ²
DSA	15% of Total site area 52.9m ² (15%)	74.4m ² (21%)
CANOPY COVERAGE	30% of site area 105.8m ² (30%)	107.2m ² (30.4%)



PROPOSED TREE 1 - LARGE
GLEDITSIA TRICHANTOS
MATURE CANOPY COVER :
15 Dia.
MATURE HEIGHT : 8m - 12m



PROPOSED TREE 2 - MEDIUM
SAPIUM SEBIFERUM
MATURE CANOPY COVER :
6 Dia.
MATURE HEIGHT : 6m - 9m



PROPOSED TREE 3 - SMALL
PYRUS CALLERYANA
MATURE CANOPY COVER :
5 Dia.
MATURE HEIGHT : 7m - 10m

TREE CANOPY COVERAGE DIAGRAM

Mature Tree Canopy Area

LANDSCAPE DESIGN INTENT

- All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's Street Verge Guidelines. Detailed irrigation plan to be provided at building license stage.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
 - > Low water use plant selection suited to the local soil complex.
 - > Complete omission of water intensive turf areas.
 - > Water retention soil preparation.
 - > Reduction in soil water loss through prescribing course mulch.
- Proposed plant distribution rate 4 per m².
- Proposed plant pot sizes:
 - > Small Tree 100L
 - > Medium 200L
 - > Large Tree 500L
 - > Shrubs/groundcovers 140mm-200mm



AUTHOR: JR

Q.A: RB

PROJECT #: 80_AUC

1:100 @ A3

80 AUCKLAND STREET- NORTH PERTH

LANDSCAPE CONCEPT

SK02-A

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITY OF VINCENT 10 JULY 2020)

REVISION NO.

DA_01

Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

DRAWING TITLE :

MINOR DA AMENDMENT
LANDSCAPE PLANS

Site:

Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.

DA.010

Plot Date:

13/05/2021

PROJECT NAME :
Private Residence

ARCHITECT
Giorgi Group Ph: 9443 3700
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ARCHITECTS

Attachment 3 – Approved Development Plans 2020



10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

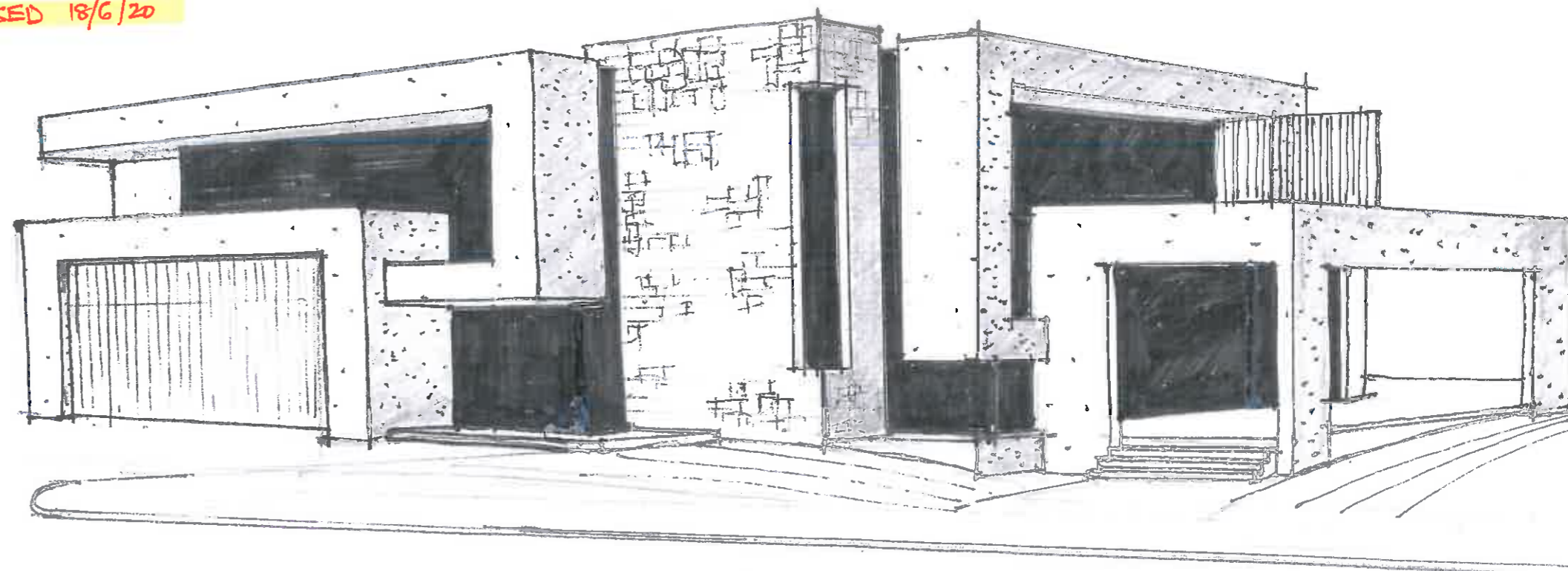
INDEX:

CONTOUR FEATURE SURVEY.	DA 00
SITE PLAN.	DA 01
GROUND FLOOR PLAN.	DA 02
FIRST FLOOR PLAN.	DA 03
ELEVATIONS.	DA 04
	DA 05
SHADOW DIAGRAM.	DA 06
LANDSCAPE PLANS.	DA 07
	DA 08



PRIVATE RESIDENCE
80 AUCKLAND STREET, NORTH PERTH
DEVELOPMENT APPLICATION DRAWINGS
30.05.2020

REVISED 18/6/20



CITY OF VINCENT
RECEIVED
10 July 2020

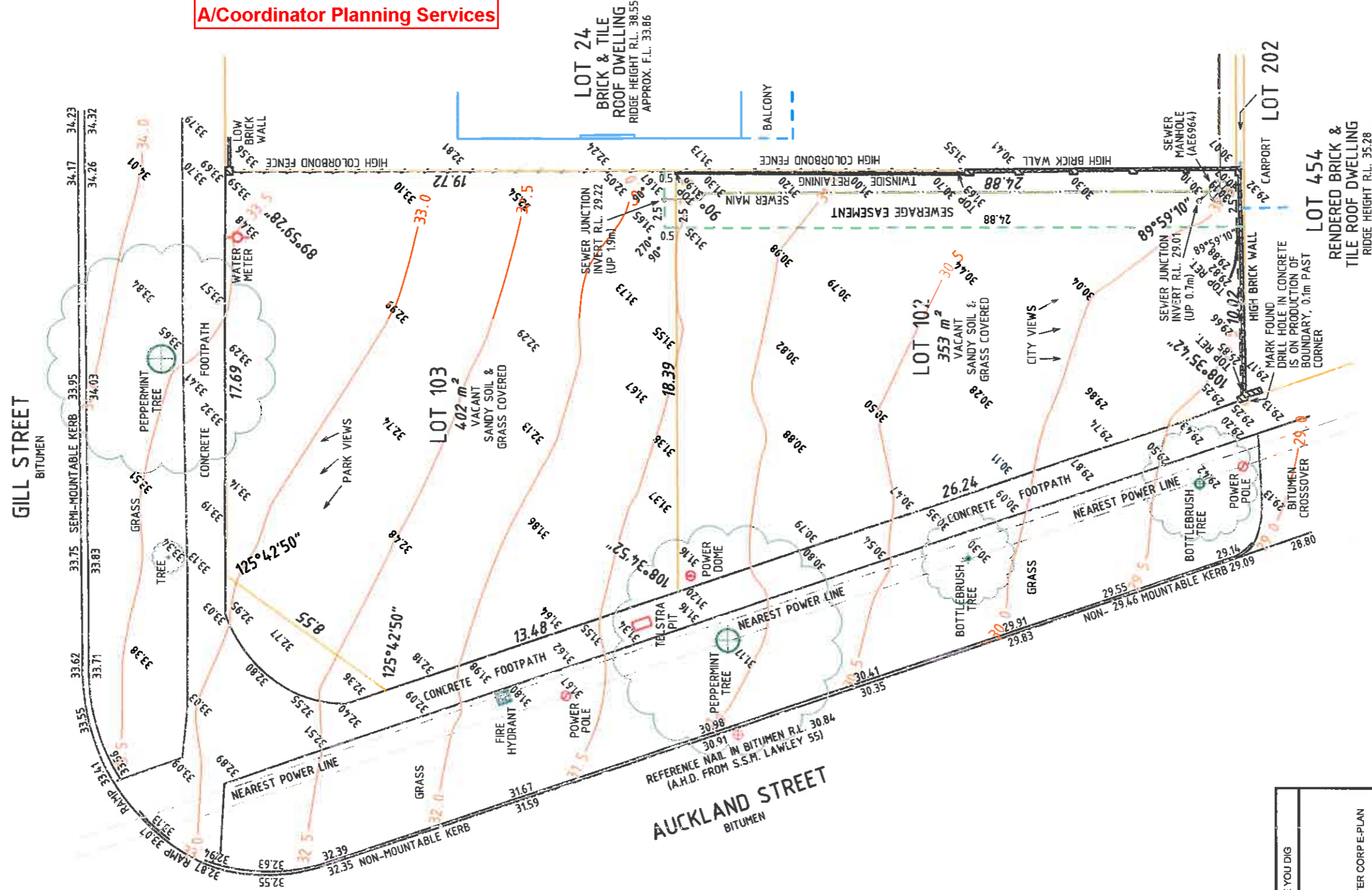


CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

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Refer to Decision Notice

A/Coordinator Planning Services



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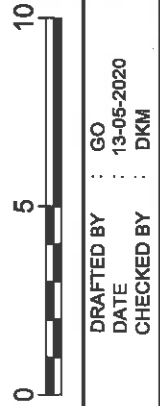
80 AUCKLAND STREET, NORTH PERTH, 6006 WA
CONTOUR FEATURE SURVEY DA 00

DIAL 1100 BEFORE YOU DIG

POWER - UNDERGROUND	
WATER - YES	
SEWERAGE - YES	
GAS - YES	
TELSTRA - YES	
HYDRANTS - REFER TO WATER CORP E-PLAN	
DRAINAGE - GOOD	
ROAD - BITUMEN	
KERB - SEMI & NON-MOUNTABLE	
FOOTPATH - LOCATED	
VIEWS - CITY & PARK	
OBVIOUS ENCROACHMENTS - FENCES & WALLS	
BUSH FIRE PRONE AREA - NO	

CONTOUR & FEATURE SURVEY OF LOTS 102 & 103
#80 AUCKLAND STREET & #31 GILL STREET,
NORTH PERTH

DEPOSITED PLAN : 413580
 C/T : 2863-980 (LOT 102), 2863-981 (LOT 103)
 AUTHORITY : CITY OF VINCENT
 TOTAL LOT AREA : 353 m² (LOT 102), 402 m² (LOT 103)
 SCALE : 1 : 200 @ A3
 SURVEY DATE : 12-05-2020
 JOB : 16795



LAND DEVELOPMENT
SURVEYING SOLUTIONS
 -LICENSED SURVEYORS

HEIGHT DATUM A.H.D.

PH: 9300 8137 MOB: 0419 117 617
 PO BOX 324
 JOONDALUP DC WA 6919
 E-mail: admin@surveyingsolutionswa.com.au
 Web: www.surveyingsolutionswa.com.au

NOTE : NO BOUNDARY CORNER MARKS FOUND, UNLESS OTHERWISE STATED.

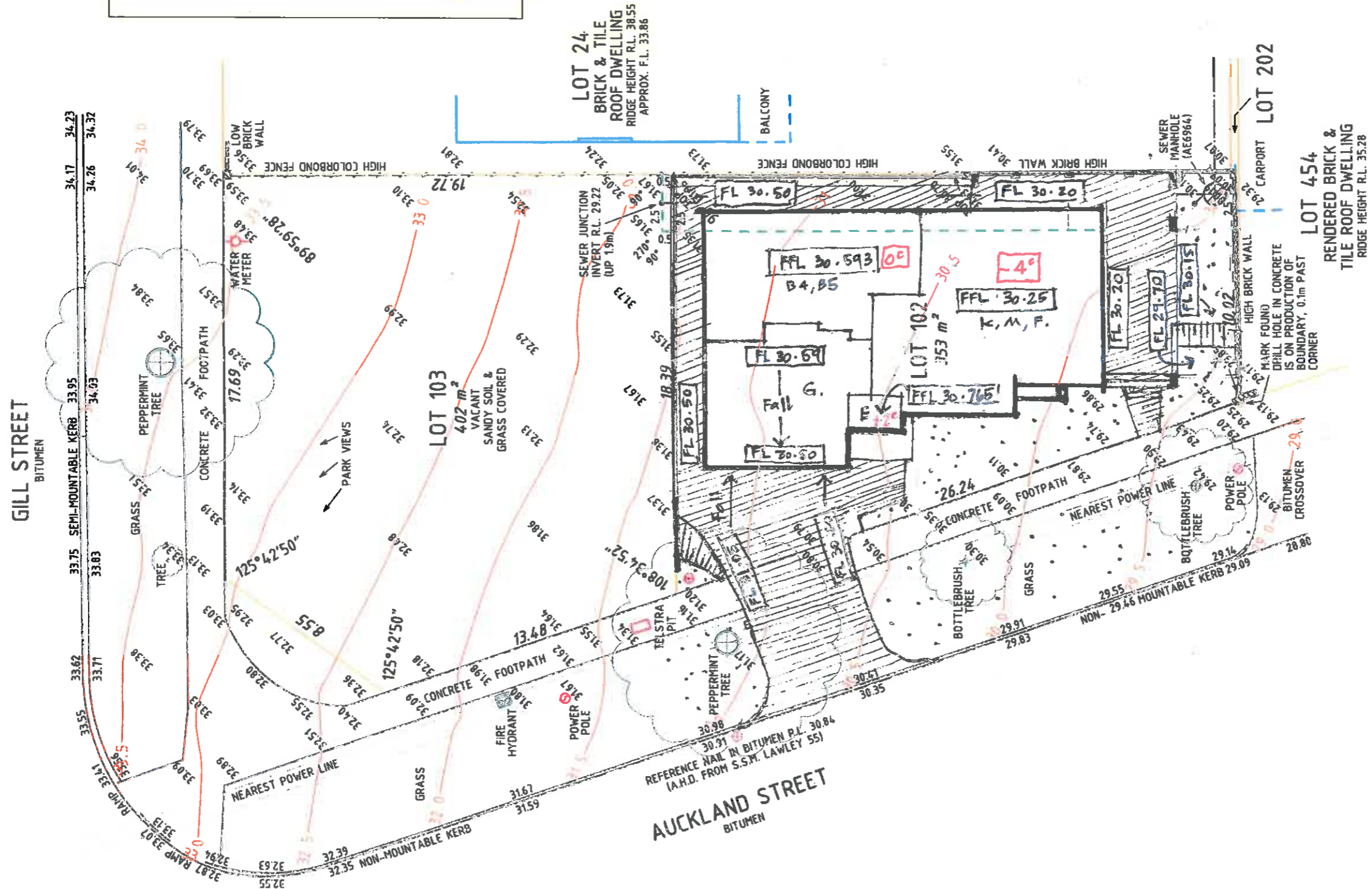
CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
 THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA. ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
 A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
 INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN. SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS. CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

SITE DATA:	
LOT AREA	353m ²
OUTDOOR LIVING AREA	35m ²
OPEN SPACE AREA	176.5m ²
OPEN SPACE PERCENTAGE	50%
GROUND FLOOR BUILDING AREA	176.5m ²



SITE PLAN
SCALE 1: 200 @ A3

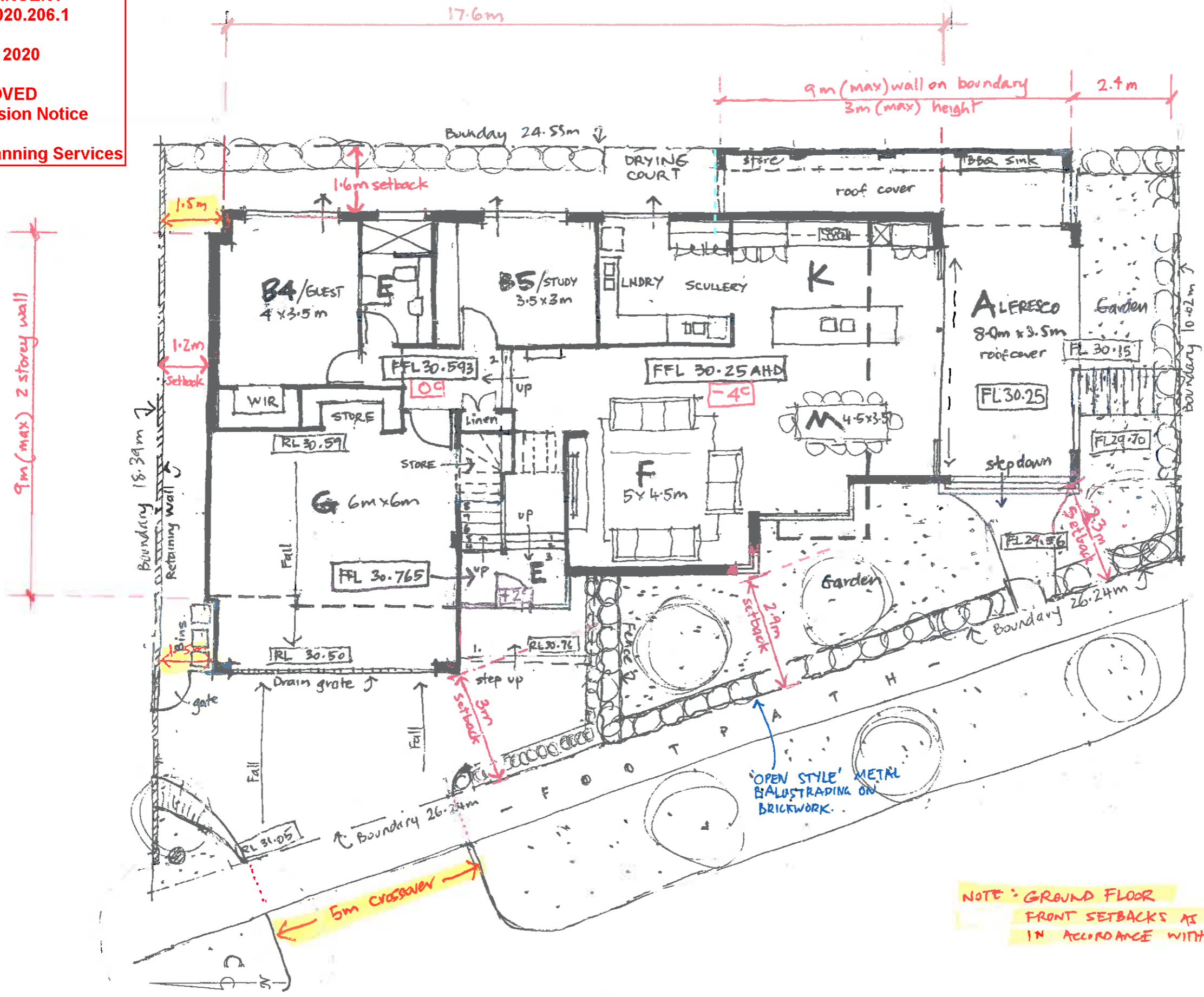
REVISED 18/6/20



10 July 2020

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GROUND FLOOR PLAN
SCALE 1: 100 @ A3

REVISED 15/6/20

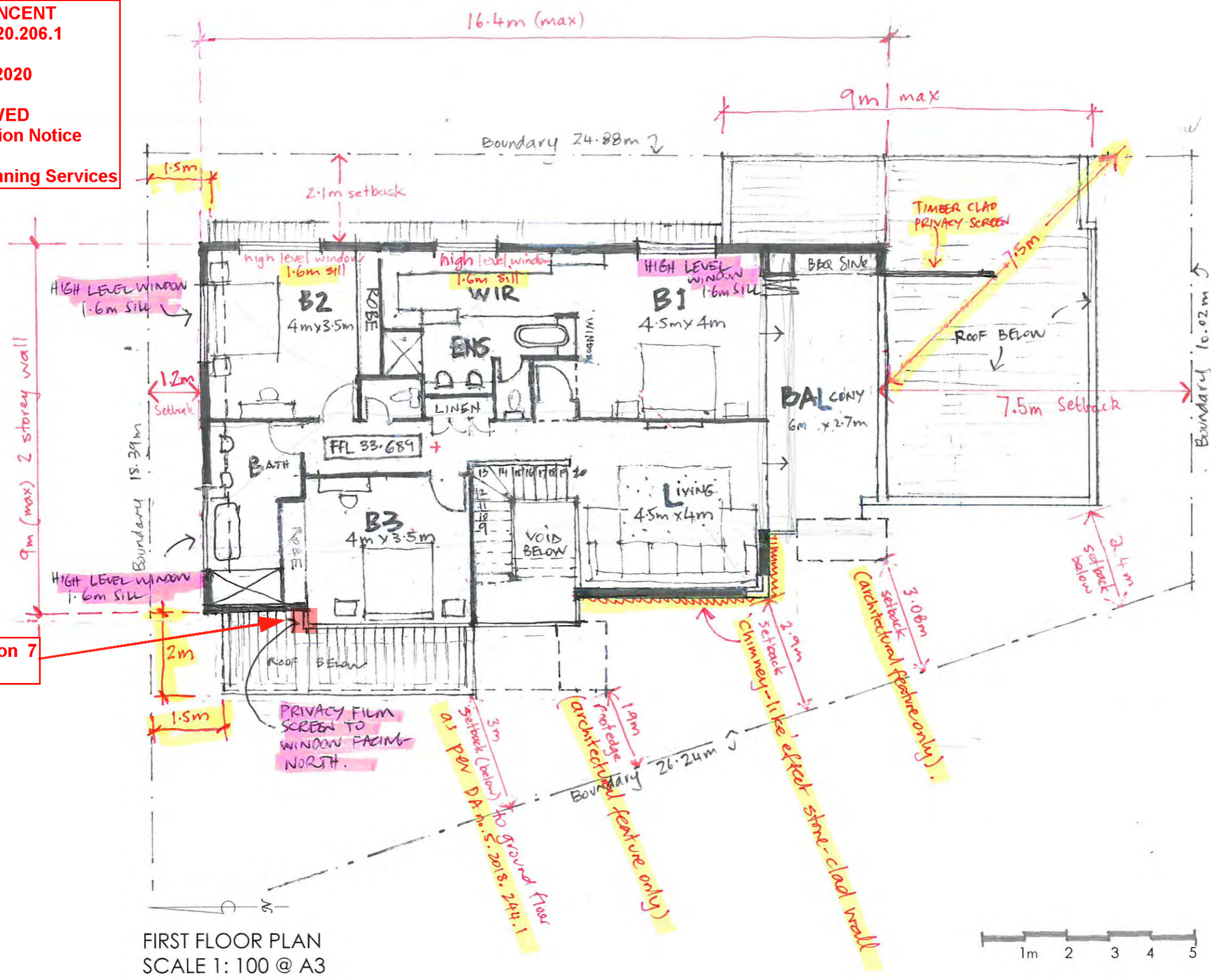
NOTE: GROUND FLOOR
FRONT SETBACKS AS SHOWN
IN ACCORDANCE WITH DA No. 5. 2018. 244.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

Refer to Condition 7
of Approval



FIRST FLOOR PLAN
SCALE 1: 100 @ A3

REVISIONS 18/6/20
REVISIONS 10/7/20

CITY OF VINCENT
RECEIVED
10 July 2020

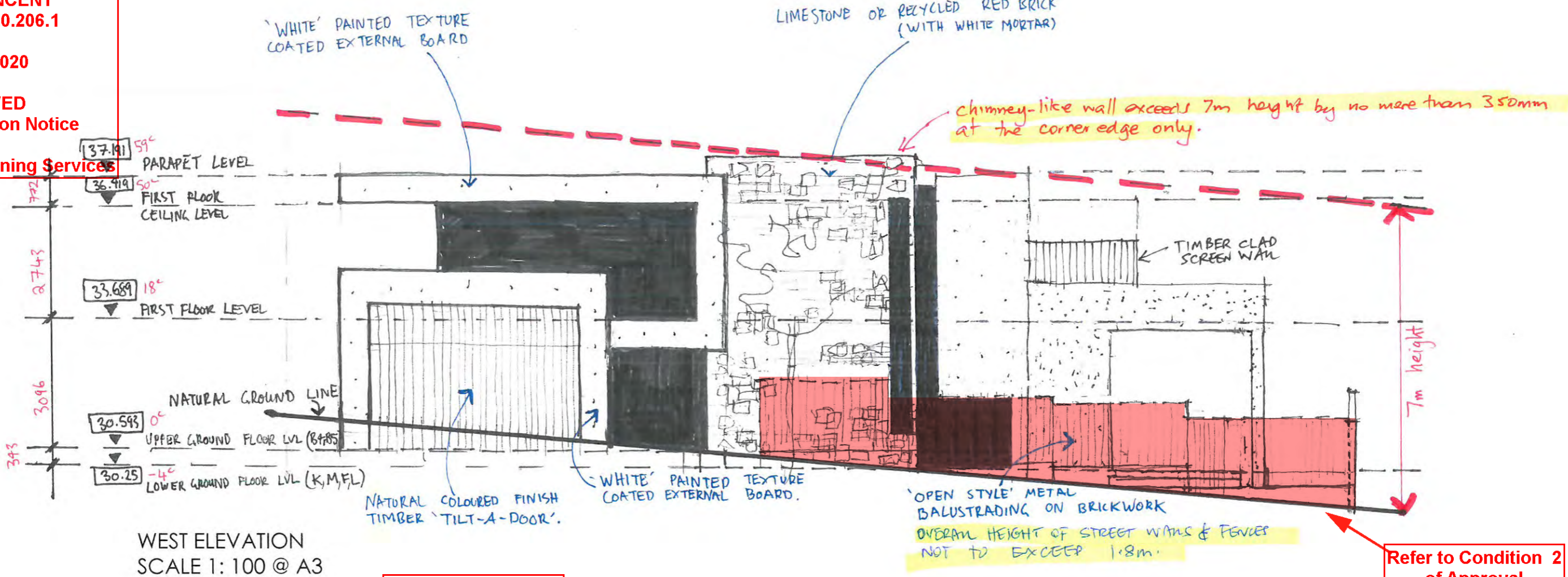


80 AUCKLAND STREET, NORTH PERTH, 6006 WA
FIRST FLOOR PLAN DA 03
23.05.2020

10 July 2020

APPROVED
Refer to Decision Notice

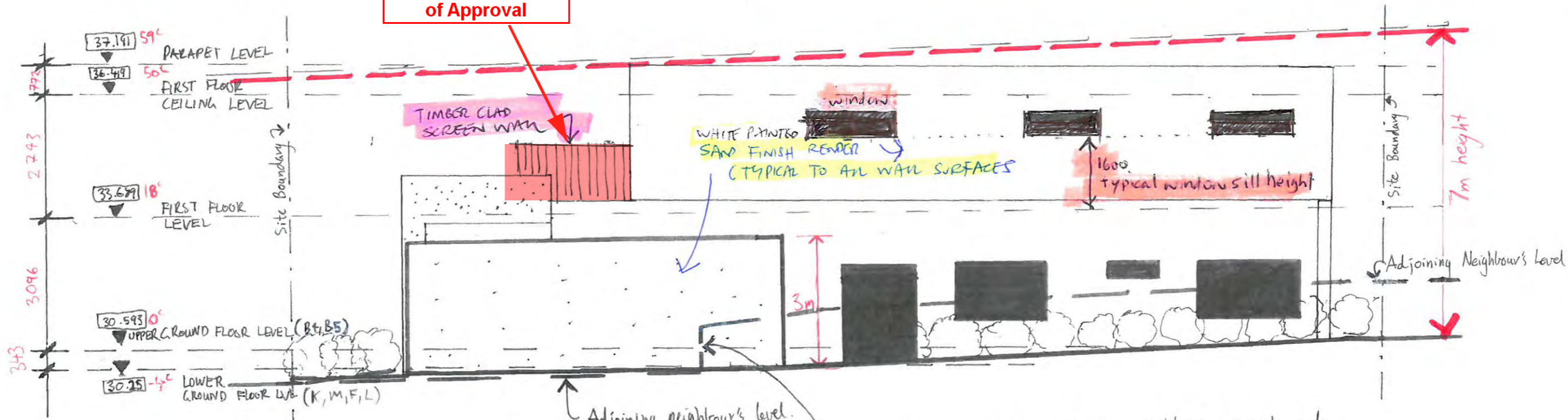
A/Coordinator Planning Services



WEST ELEVATION
SCALE 1: 100 @ A3

Refer to Condition 7
of Approval

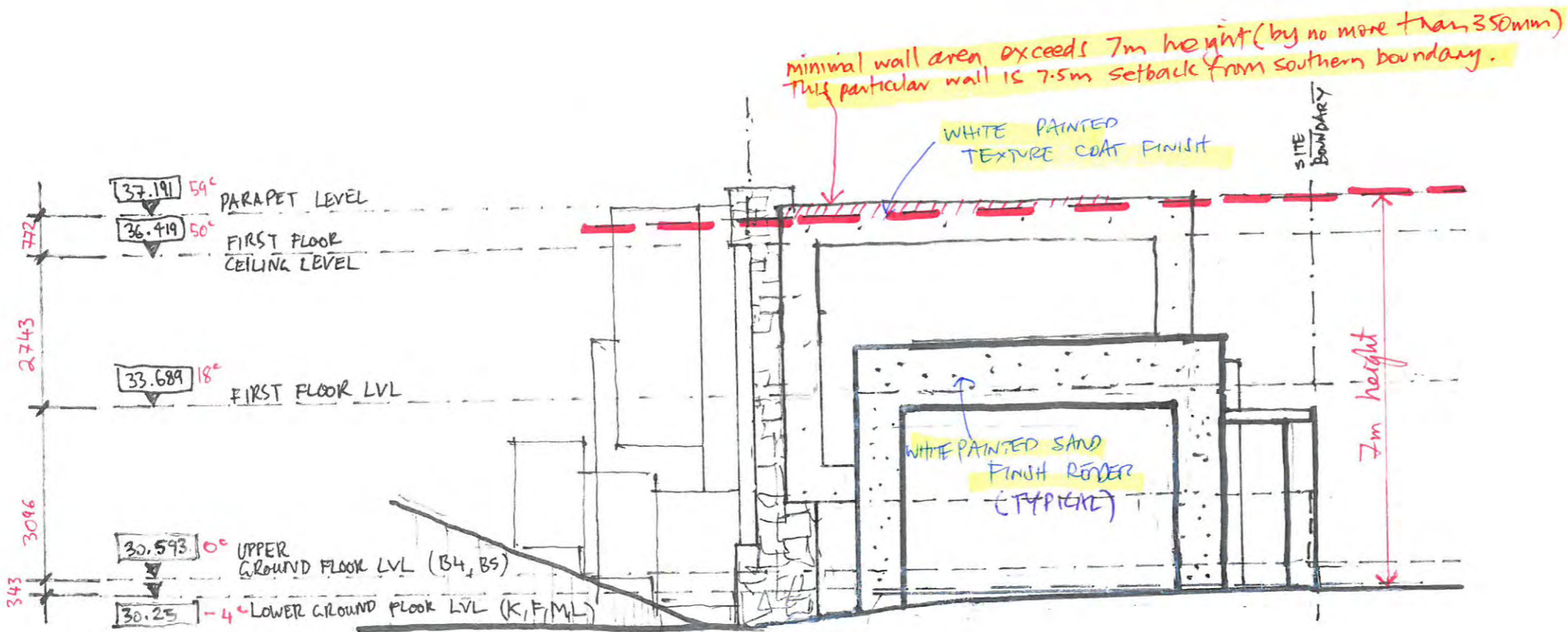
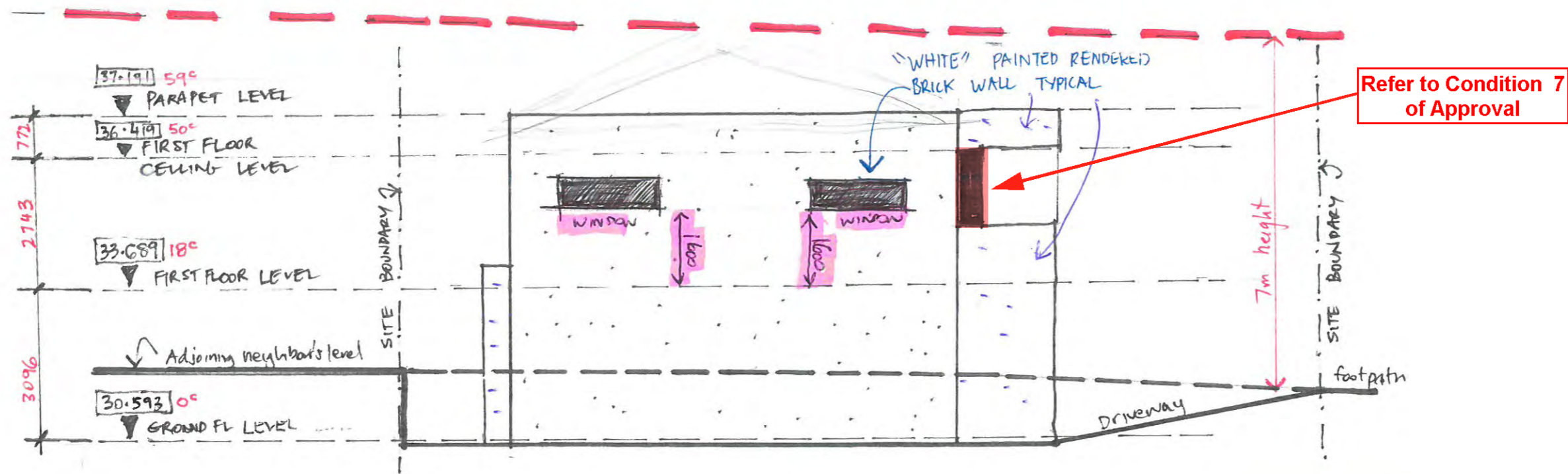
Refer to Condition 2
of Approval



EAST ELEVATION
SCALE 1: 100 @ A3

REVISED 10/7/20
REVISED 18/6/20
REVISIONS 10/7/20





SOUTH ELEVATION
SCALE 1: 100 @ A3

Revised 18/6/20

REVISED 10/7/20

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

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Refer to Decision Notice

A/Coordinator Planning Services

CITY OF VINCENT
RECEIVED
10 July 2020



80 AUCKLAND STREET, NORTH PERTH, 6006 WA
NORTH SOUTH ELEVATIONS DA 05
23.05.2020

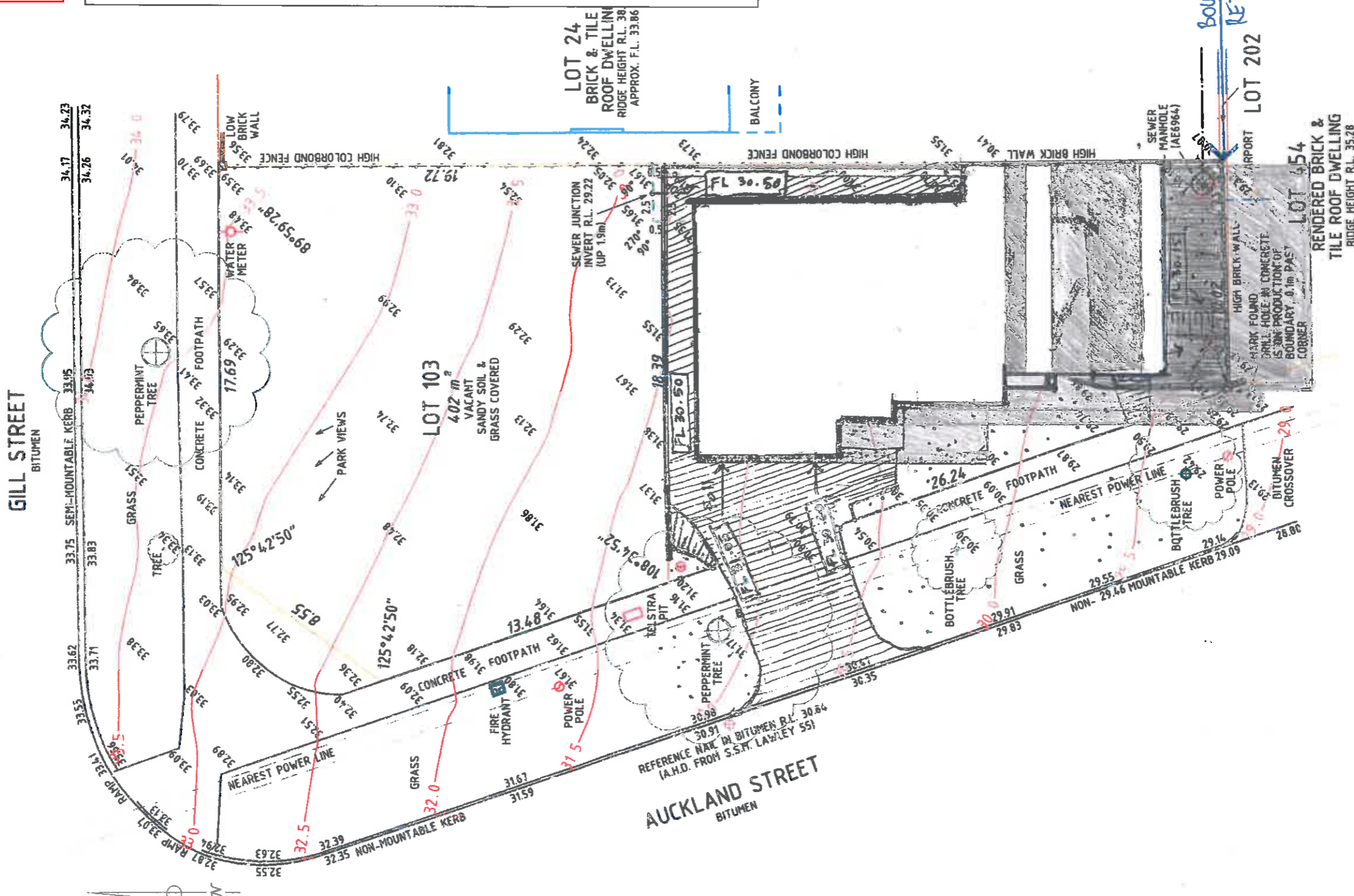
10 July 2020

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Refer to Decision Notice

A/Coordinator Planning Services

SITE DATA:

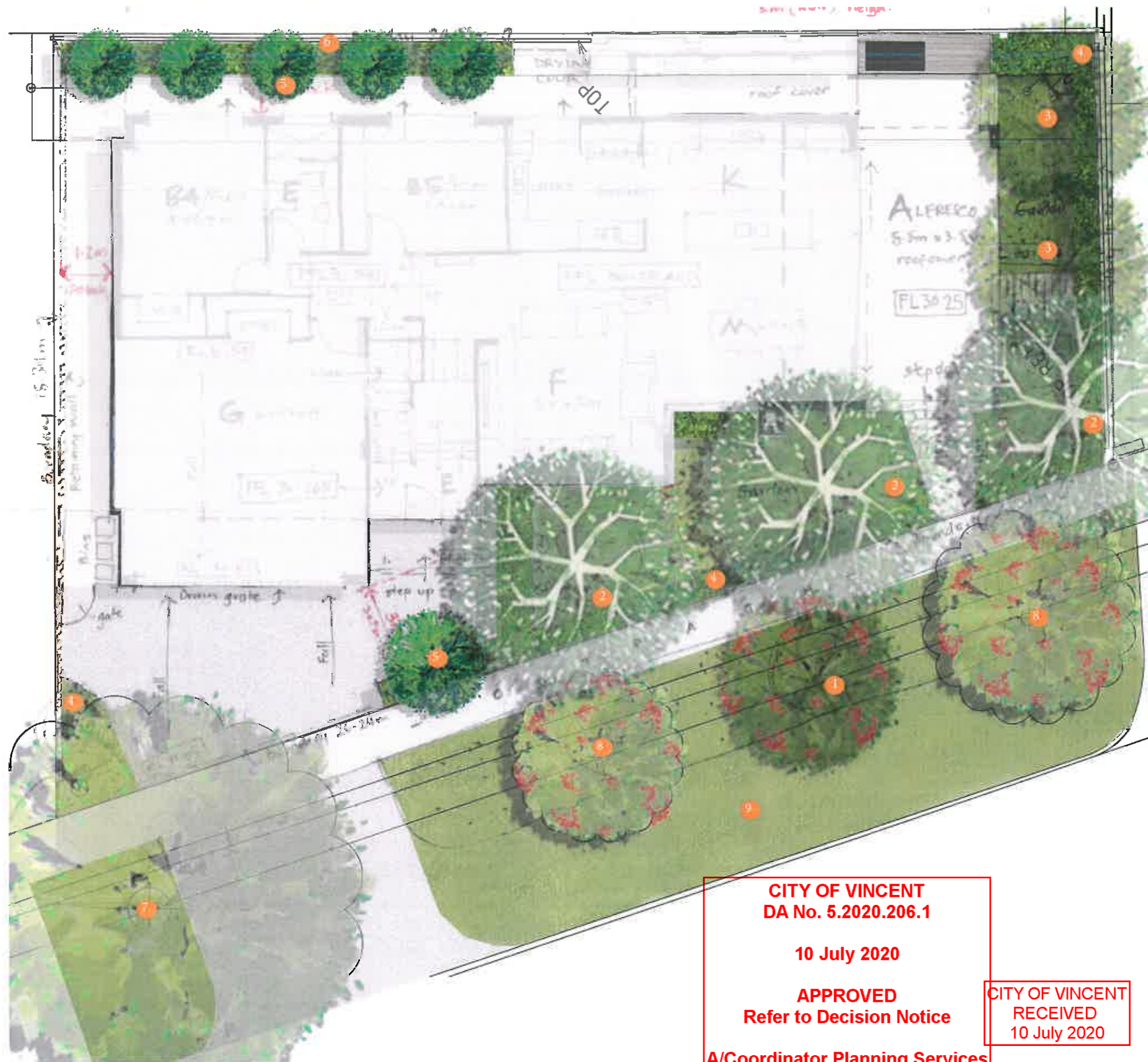
SHADOW AREA IN NEIGHBOUR'S LOT	42m ²
NEIGHBOUR'S LOT SIZE	862m ²
SHADOW ON NEIGHBOUR'S LOT PERCENTAGE	4.87%



SHADOW CAST AT NOON 21 JUNE
SCALE 1: 200 @ A3



LANDSCAPE CONCEPT PLAN



LEGEND

- 1 New proposed tree to match existing - Callistemon viminalis
- 2 Large trees to be proposed providing shades to the garden area.
- 3 Medium size trees - Sapium sebiferum as a buffer from adjacent property as well as giving good shades to the alfresco area.
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PRELIMINARY SPECIES SELECTION



CITY OF VINCENT
DA No. 5.2020.206.1

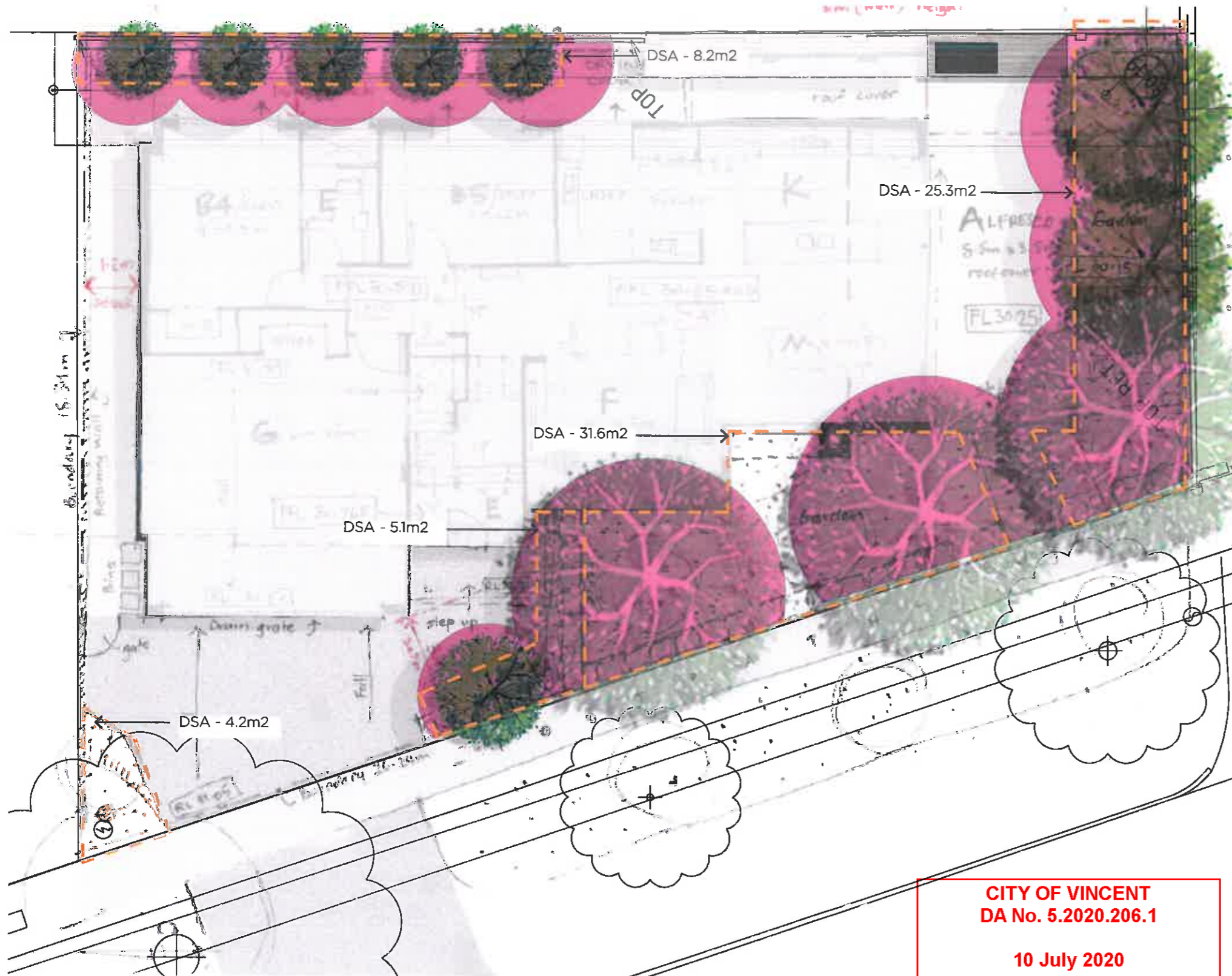
10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

CITY OF VINCENT
RECEIVED
10 July 2020

TREE CANOPY AND DEEP SOIL AREA DIAGRAM



DEVELOPMENT PROVISIONS - CITY OF VINCENT

CRITERIA	NO. 7.1.1 BUILT FORM (C5.14)	DEVELOPMENT PROPOSAL
Site Area	650m ² -1500m ²	353m ²
DSA	15% of Total site area 52.9m ² (15%)	74.4m ² (21%)
CANOPY COVERAGE	30% of site area 105.8m ² (30%)	107.2m ² (30.4%)



PROPOSED TREE 1 - LARGE
GLEDITSIA TRICHANTOS
 MATURE CANOPY COVER :
 15 Dia.
 MATURE HEIGHT : 8m - 12m



PROPOSED TREE 2 - MEDIUM
SAPIUM SEBIFERUM
 MATURE CANOPY COVER :
 6 Dia.
 MATURE HEIGHT : 6m - 9m



PROPOSED TREE 3 - SMALL
PYRUS CALLERYANA
 MATURE CANOPY COVER :
 5 Dia.
 MATURE HEIGHT : 7m - 10m

TREE CANOPY COVERAGE DIAGRAM

Mature Tree Canopy Area

LANDSCAPE DESIGN INTENT

- All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's Street Verge Guidelines. Detailed irrigation plan to be provided at building license stage.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
 - > Low water use plant selection suited to the local soil complex.
 - > Complete omission of water intensive turf areas.
 - > Water retention soil preparation.
 - > Reduction in soil water loss through prescribing course mulch.
- Proposed plant distribution rate 4 per m².
- Proposed plant pot sizes:
 - > Small Tree 100L
 - > Medium 200L
 - > Large Tree 500L
 - > Shrubs/groundcovers 140mm-200mm

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

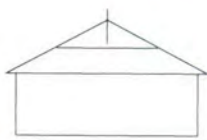
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10 July 2020



Attachment 4 – Approved Development Plans 2018





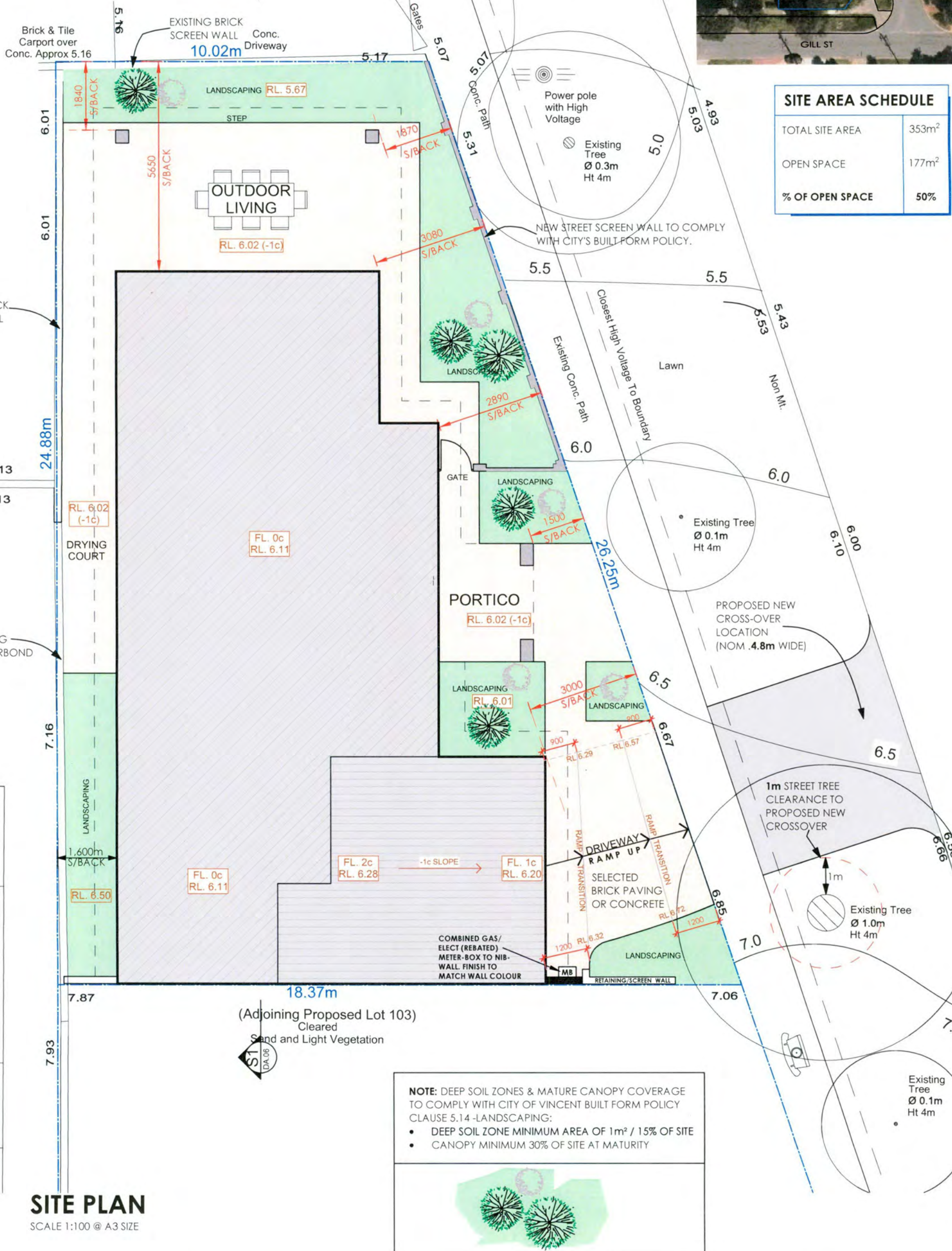
Brick & tile
on L'stone
(Adjoining Lot 454
#78 Auckland St)



CITY OF VINCENT
DA No. 5.2018.244.1
10 October 2018
APPROVED
Refer to Decision Notice
Coordinator Planning Services



SITE AREA SCHEDULE	
TOTAL SITE AREA	353m ²
OPEN SPACE	177m ²
% OF OPEN SPACE	50%



NOTE: DEEP SOIL ZONES & MATURE CANOPY COVERAGE TO COMPLY WITH CITY OF VINCENT BUILT FORM POLICY CLAUSE 5.14 -LANDSCAPING:

- DEEP SOIL ZONE MINIMUM AREA OF 1m² / 15% OF SITE
- CANOPY MINIMUM 30% OF SITE AT MATURITY

SITE PLAN
SCALE 1:100 @ A3 SIZE



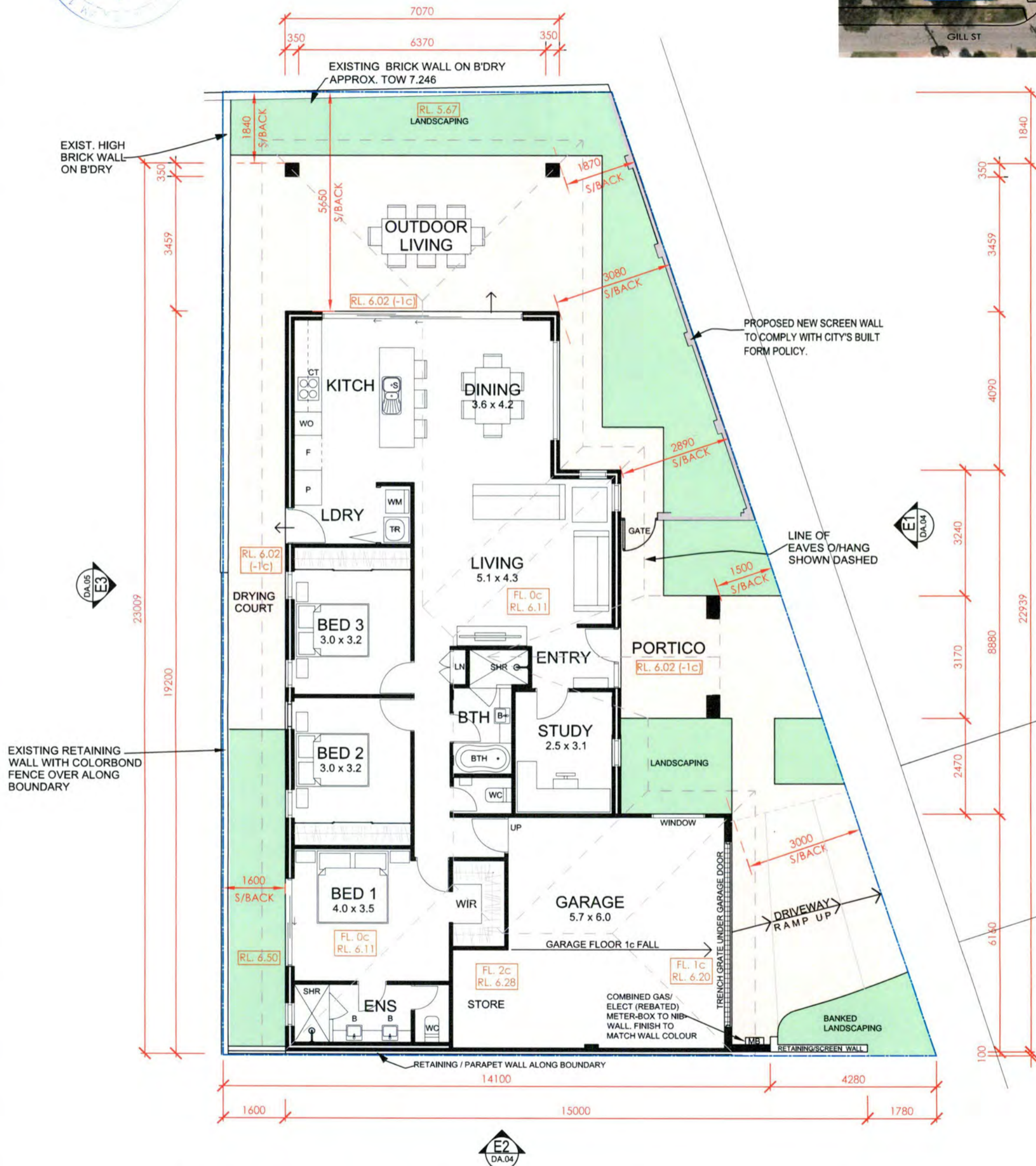


CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

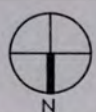
Coordinator Planning Services

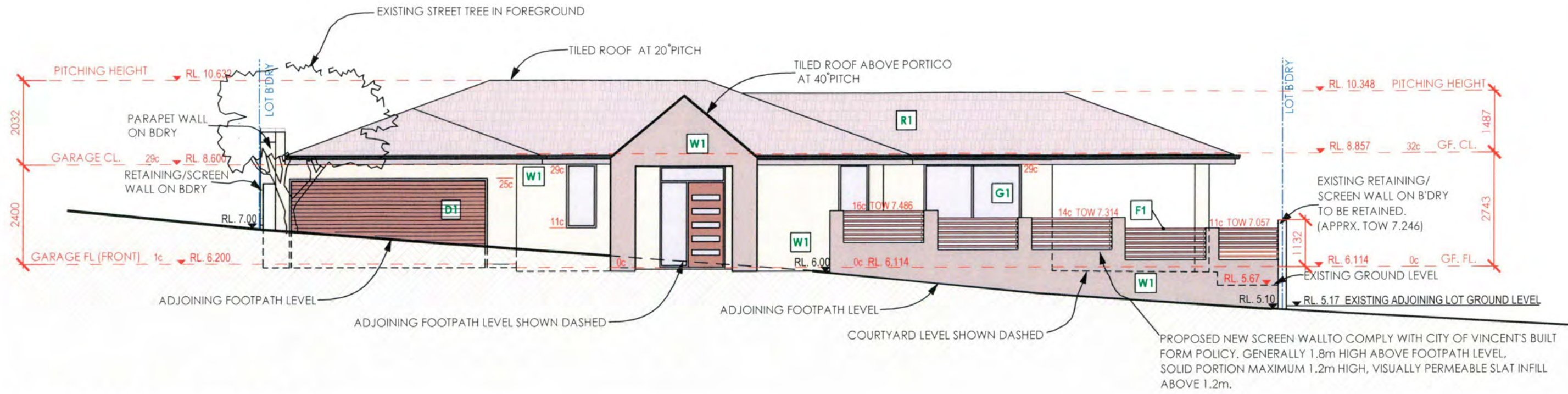


GROUND FLOOR PLAN

SCALE 1:100 @ A3 SIZE

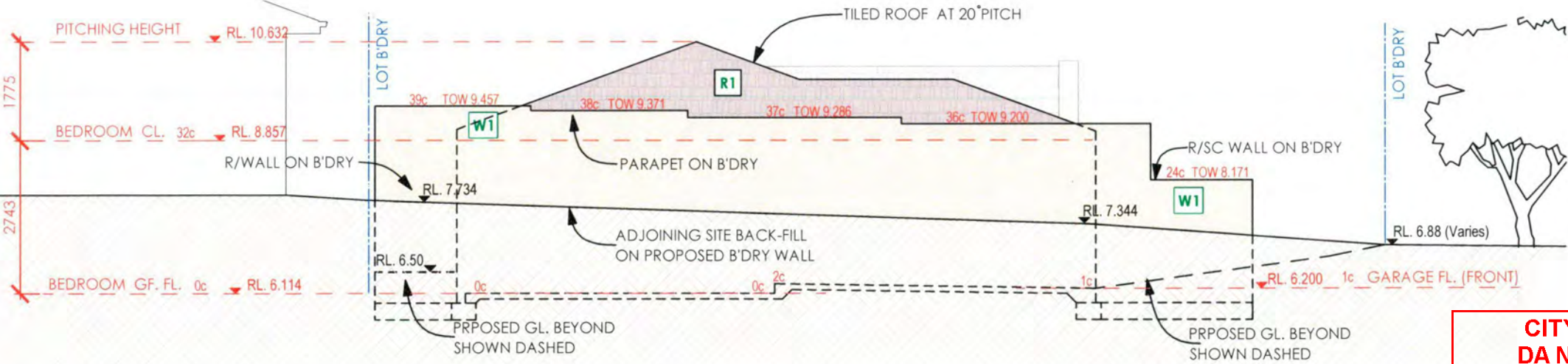
TOTAL ENCLOSED FLOOR AREA
 OF DWELLING AND GARAGE = 177m²





E1 WESTERN ELEVATION
DA.03 SCALE 1:100 @ A3 SIZE

ELEVATIONS MATERIAL LEGEND	
	PAINTED RENDERED B'WRK IN NEUTRAL / GREY TONES.
	WOOD LOOK (OR SIMILAR) PATTERN GARAGE DOOR
	GLAZED DOOR/WINDOW WITH POWDER COATED ALUMINIUM FRAMES.
	TILED ROOF IN GREY/NEUTRAL TONES
	POWDERCOATED ALUMINIUM SLATS OR SIMILAR IN WOOD TONES.



E2 NORTHERN ELEVATION
DA.03 SCALE 1:100 @ A3 SIZE

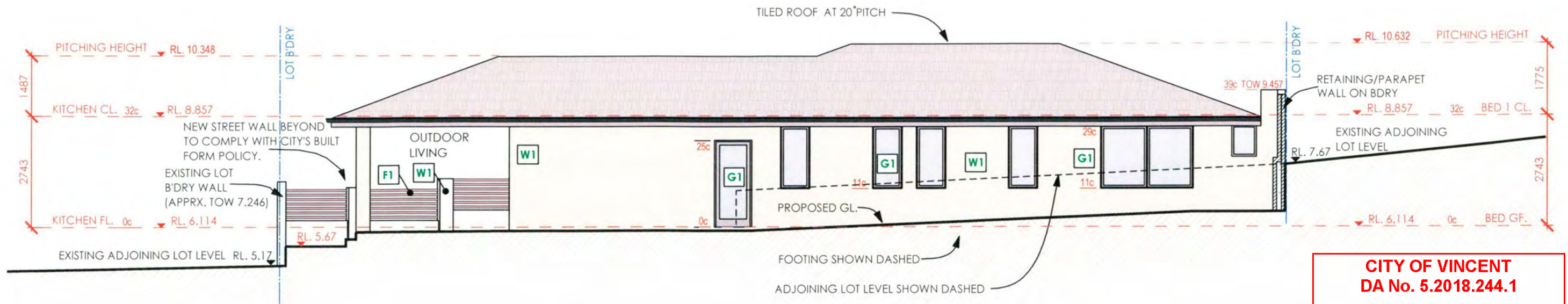
CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services





CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services

E3
 DA.03

EASTERN ELEVATION

SCALE 1:100 @ A3 SIZE

ELEVATIONS MATERIAL LEGEND	
	PAINTED RENDERED B'WRK IN NEUTRAL / GREY TONES.
	WOOD LOOK (OR SIMILAR) PATTERN GARAGE DOOR
	GLAZED DOOR/WINDOW WITH POWDER COATED ALUMINIUM FRAMES.
	TILED ROOF IN GREY/NEUTRAL TONES
	POWDERCOATED ALUMINIUM SLATS OR SIMILAR IN WOOD TONES.



E4
 DA.03

SOUTHERN ELEVATION

SCALE 1:100 @ A3 SIZE



CITY OF VINCENT
DA No. 5.2018.244.1

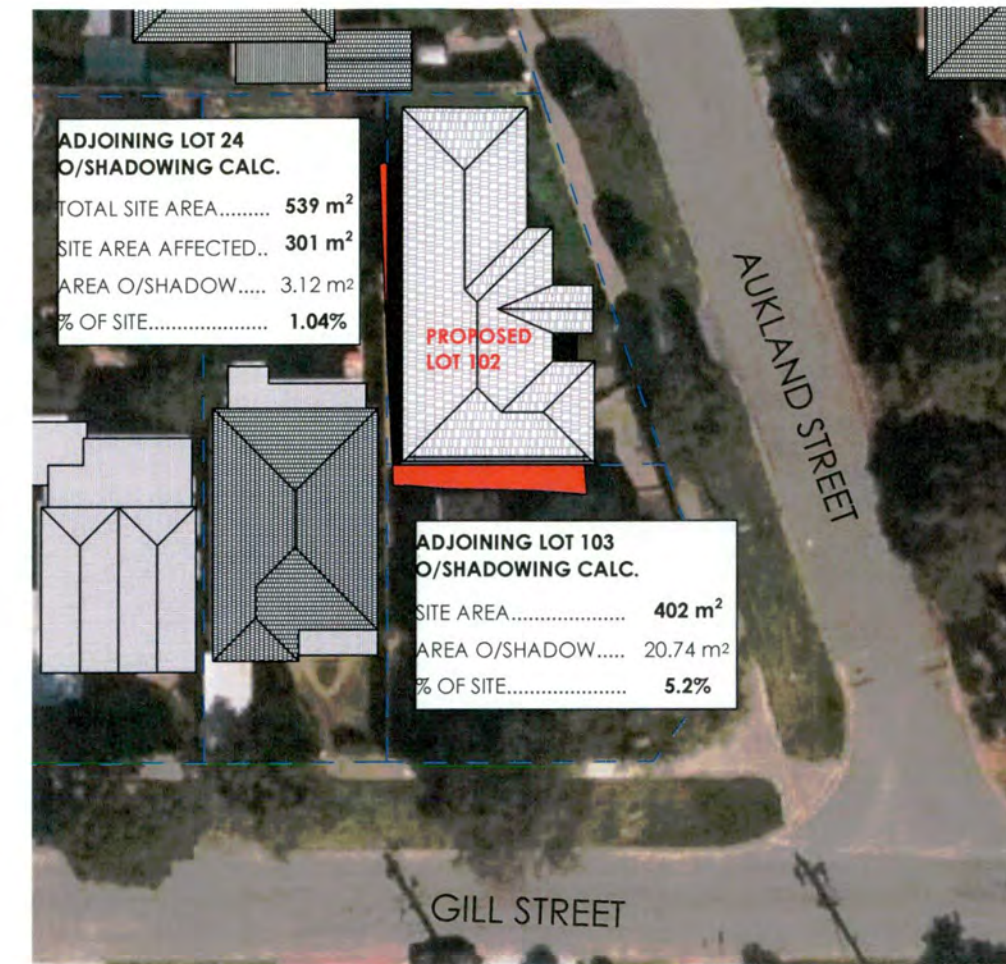
10 October 2018

APPROVED
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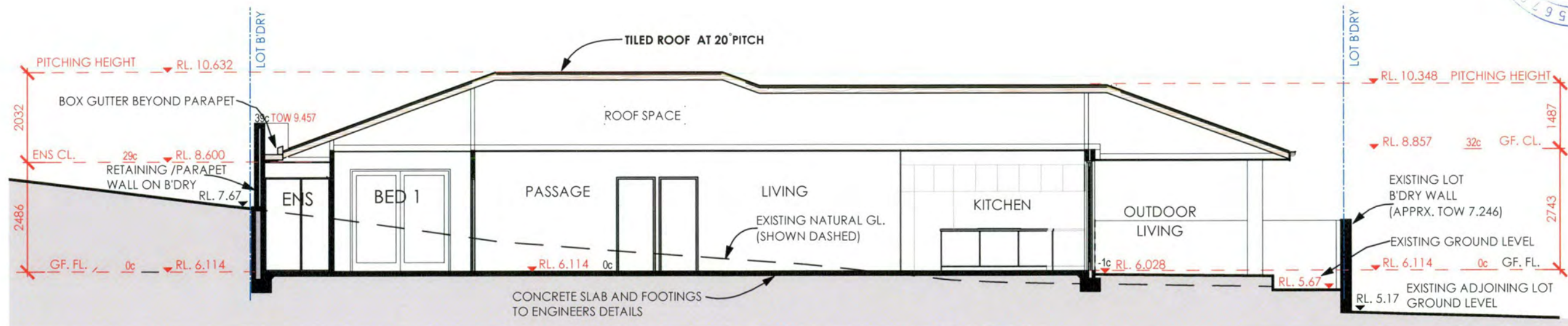
Coordinator Planning Services



COLOURS/FINISHES - INSPIRATION IMAGE



SOLAR STUDY
 (AS AT JUNE 21ST 12PM) SCALE 1:500 @ A3 SIZE



S1
 DA.02
SITE SECTION
 SCALE 1:100 @ A3 SIZE

DRAWING No.
DA.06
 DATE: 04/09/2018
 REVISION: B



SITE SECTION, SOLAR STUDY & COLOUR-MATERIAL SUMMARY

PROPOSED LOT 102 (EXISTING LOTS 1, 25 & 201)
 31 GILL STREET, NORTH PERTH, WESTERN AUSTRALIA, 6006
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Attachment 5 – Site Photos





Image 1: A southward view showing 83 Gill Street under construction to the left, the subject site in the middle and 78 Auckland Street to the right/foreground.



Image 2: An eastward view of the boundary wall and existing parapet wall between 31 Gill and 80 Auckland Street, in addition to the upper floor of 29 Gill Street.



Image 3: An eastward view of the existing dividing wall between 80 Auckland Street and 78 Auckland Street.



Image 4: An eastward view of setback disparity between 76 Auckland Street and 74 Auckland Street.



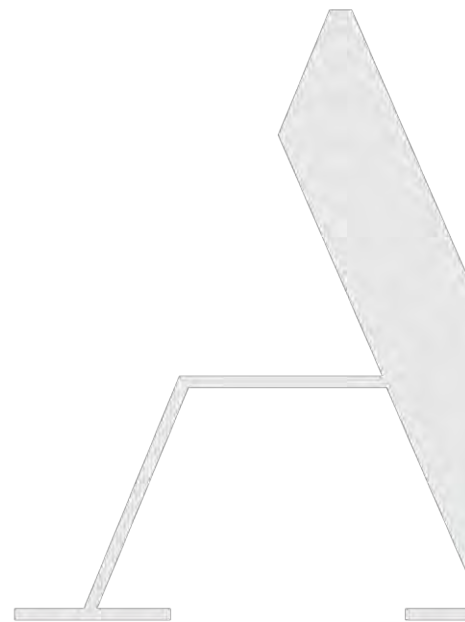
Image 5: A westward streetscape view of setback disparity between 69, 71 and 73 Auckland Street.



Image 6: A northward streetscape view of setback disparity on Auckland Street.



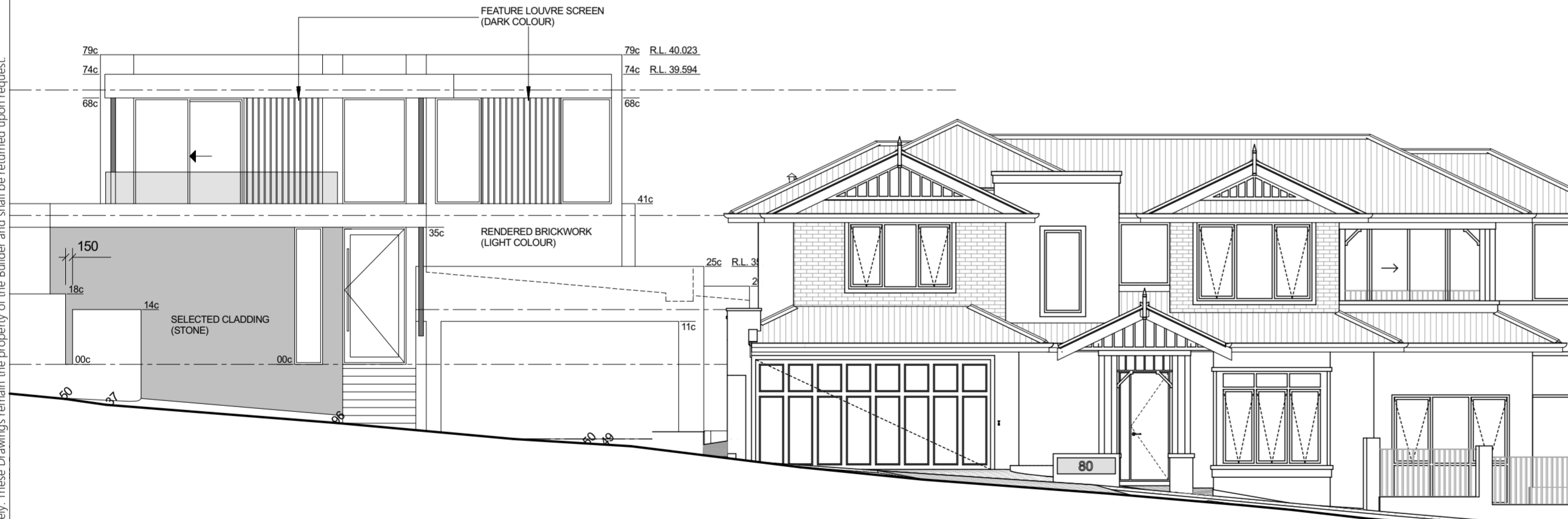
Attachment 6 – Streetscape Perspective



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Streetscape Perspective.



Streetscape Elevation (To Scale).



E/01c West
 #LayID Scale: 1:100

Rev No.	5109
Job No.	4.03
Client	
Author	
Checker	
Approver	
Date	14/09/2023 at 11:47 AM
Project	5109 - FF Bath room Layout changed as per Council's
Revision	03 - FF Bath room Layout changed as per Council's
Revision	02 - FF Bath room Layout changed as per Council's
Revision	01 - FF Bath room Layout changed as per Council's
Revision	00 - Initial Design

Barbas Residence
 Lot 102 #80 Auckland Street,
 North Perth, WA 6006

A. Suite 44 Cotterstone Central Shopping Centre, 460 Stirling Highway,
 Perth WA 6006
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Street Scope
 DA11

N/A.

02/2023 - Redesign as per Alan's Sketch 02/27/09/23

REPORTS WITH DISCUSSION

9.1 NO. 80 (LOT: 102; D/P: 413590) AUCKLAND STREET, NORTH PERTH - PROPOSED SINGLE HOUSE

Ward: North

- Attachments:
1. Consultation and Location Map
 2. Development Plans
 3. Auckland Street Render and Perspective
 4. Summary of Submission - Administration Response
 5. Summary of Submission - Applicant Response
 6. Design Review Panel Comments - Applicant Response
 7. Original Development Plans
 8. 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 application for a Single House at No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for Single House as shown on the approved plans dated 15 June 2023. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, 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;

3. Colour and Materials

Prior to the lodgement of a building permit, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, shall be submitted to and approved by the City. The development must be finished, and thereafter maintained, in accordance with the schedule approved by the City, prior to occupation or use of the development;

4. Visual Privacy

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 (Visual Privacy) of the Residential Design Codes Volume 1 deemed-to-comply provisions, to the satisfaction of the City;

5. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the practical completion of the development, 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;

6. Street Walls and Fences

The gate and/or fencing infill panels above the approved solid portions of wall shall be visually

permeable in accordance with the Residential Design Codes, to the satisfaction of the City;

7. 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;

8. Landscaping

8.1 An updated detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
- Spacing between and pot size of proposed trees and plantings;
- Low maintenance groundcover and shrubs, such as native *hibberta scandens* (Snake Vine) or *grevillea obtusifolia* (Gin Gin Gem);
- Areas to be irrigated or reticulated;
- The provision of a minimum 15 percent deep soil and planting areas, as defined by the City's Policy No. 7.1.1 – Built Form; and
- The provision of trees to maximise canopy coverage within deep soil and planting areas and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list;

8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

9. Car Parking and Access

9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1; and

9.2 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.

Moved: Cr Loden, Seconded: Cr Hallett

That the recommendation be adopted.

PROCEDURAL MOTION**DEFERRED****Moved: Cr Loden, Seconded: Cr Hallett**

That the motion be deferred to allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.

CARRIED (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Alexander, Cr Castle, Cr Loden, Cr Worner, Cr Hallett and Cr Ioppolo

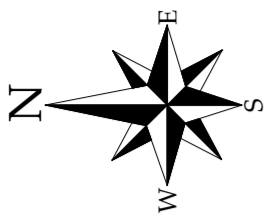
Against: Nil

(Cr Wallace was an apology for the Meeting.)

At 7:03 pm, Cr Dan Loden left the meeting.

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

LOT 102

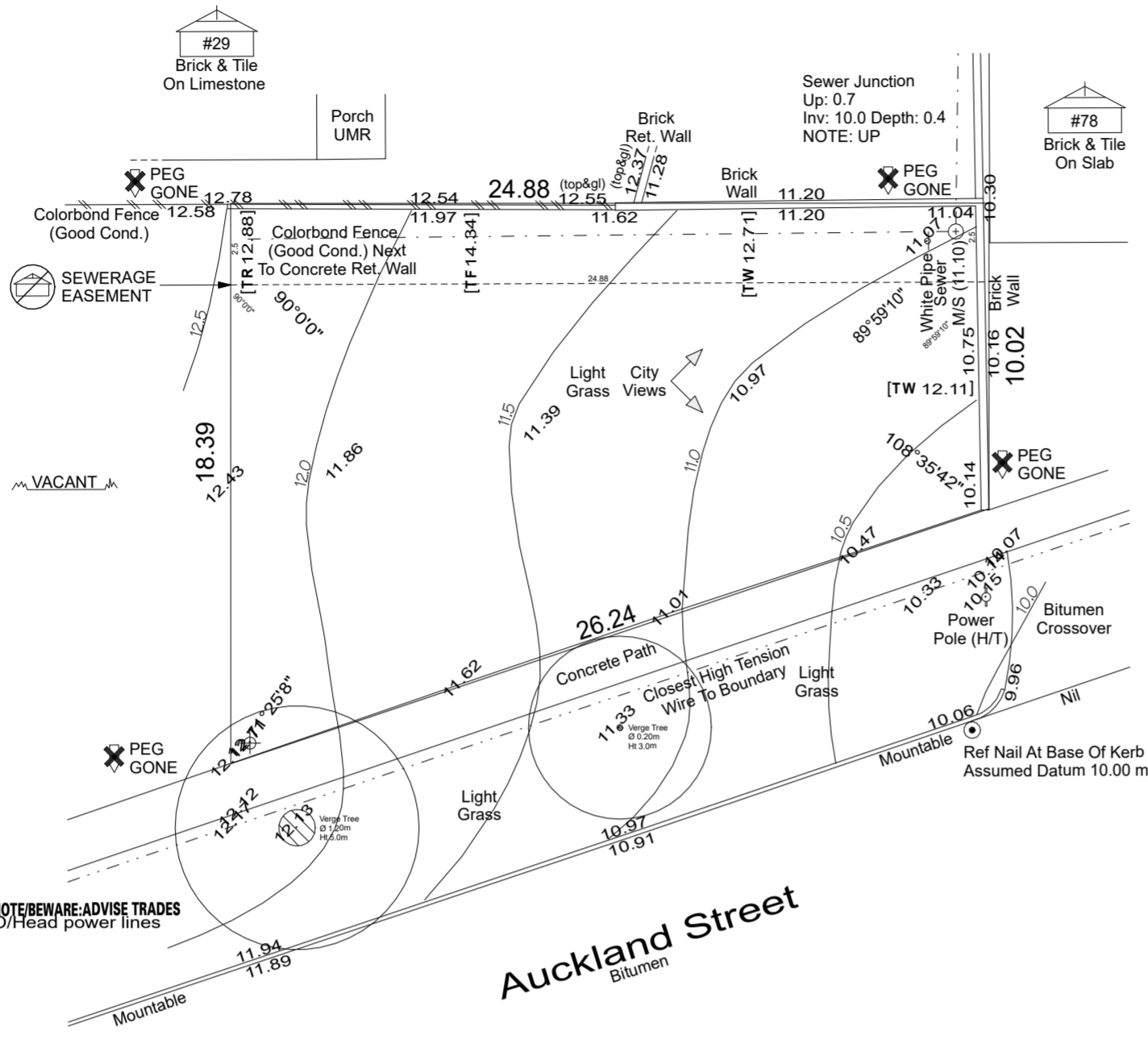


DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



LOT MISCLOSE
0.010 m



DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

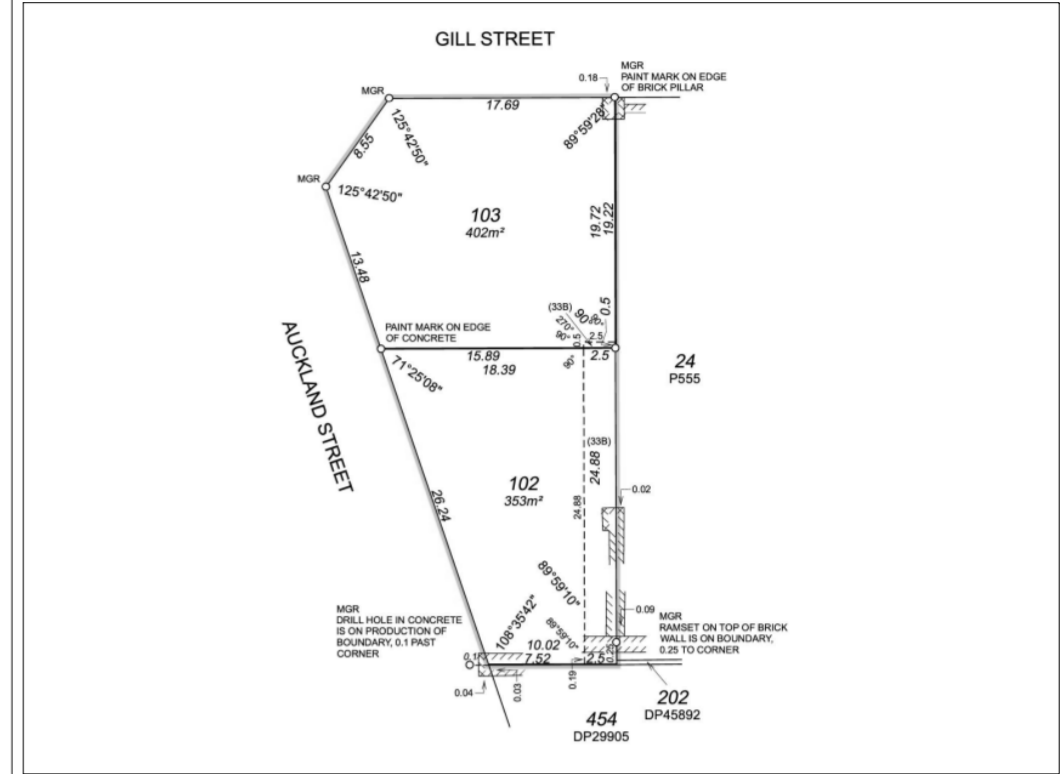
NOTE:
TELSTRA COMM. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

⊕	Power Dome
⊙	Power Pole
⊕	Phone Pits
⊕	Water Conn.
(TP 10.00)	Top Pillar/Post
(TR 10.00)	Top Wall
(TF 10.00)	Top Retaining
(TF 10.00)	Top Fence

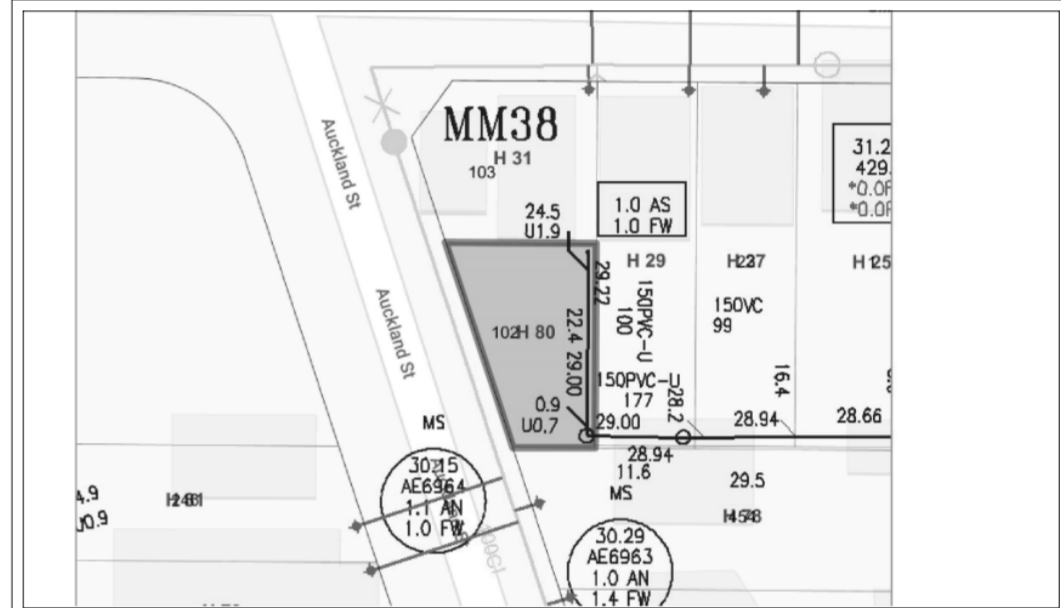
Riverstone Custom Homes

CONTOUR & FEATURE SURVEY

LOT Lot 102 (DP 413590)
ADDRESS #80 Auckland Street, North Perth
LGA CITY OF VINCENT
GPS Lat: -31.919436 Long: 115.845926
SSA No AREA 353m² VOL. 2963 FOL. 981



ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Not loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount / Nil	VEG.	Light Grass Cover



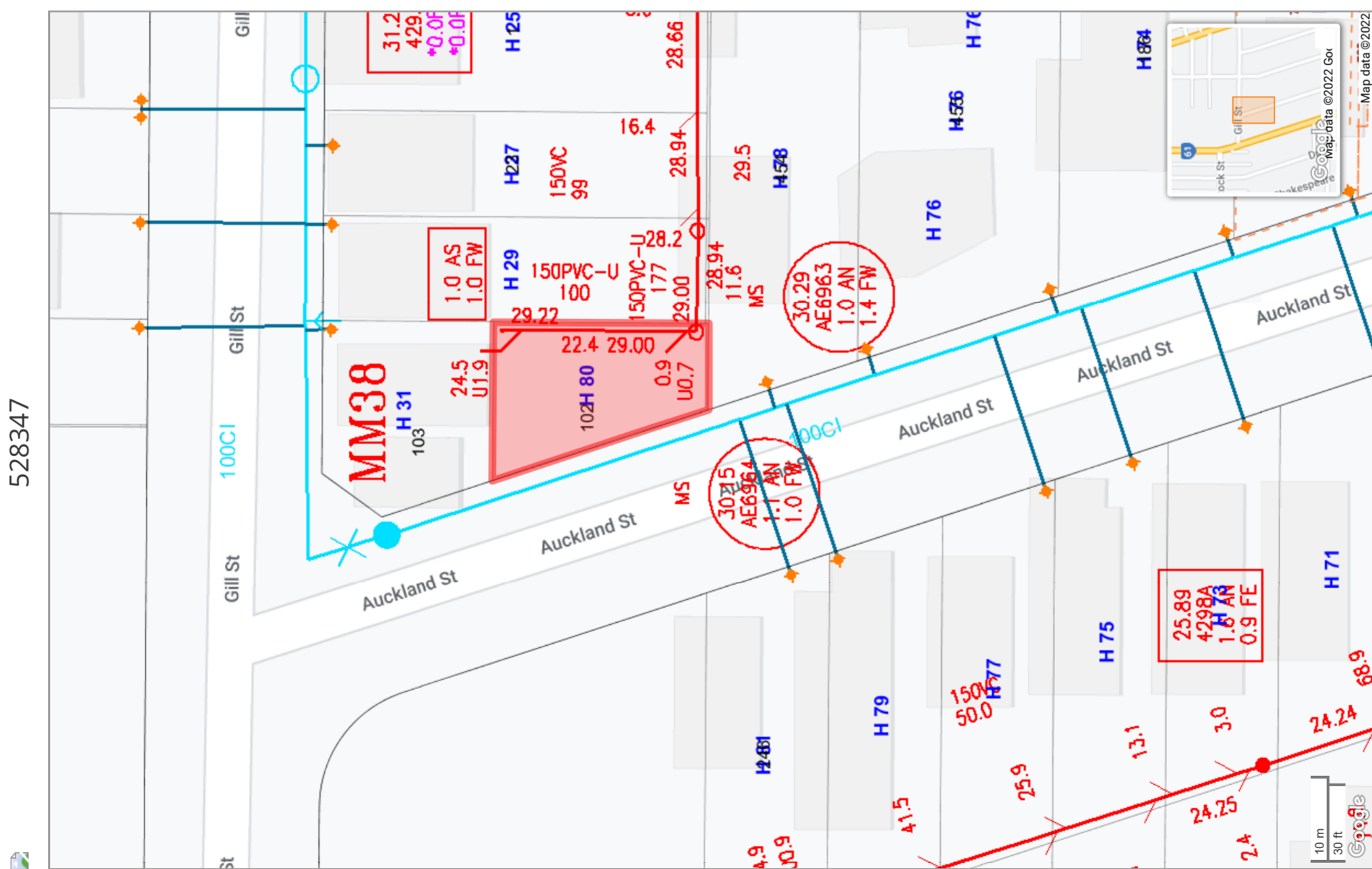
COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie St
Osborne Park WA 6017

PO Box 1611
Osborne Park BC WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 528347 **DATE:** 24 Jun 22 **DRAWN:** J. Genovese



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Existing Site Plan Scale: 1:200

Amended Plan

CITY OF VINCENT RECEIVED
15 June 2023

Deferred by Council
20 June 2023

Site Plan - Existing DA07



A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
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W: www.riverstone.com.au
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Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

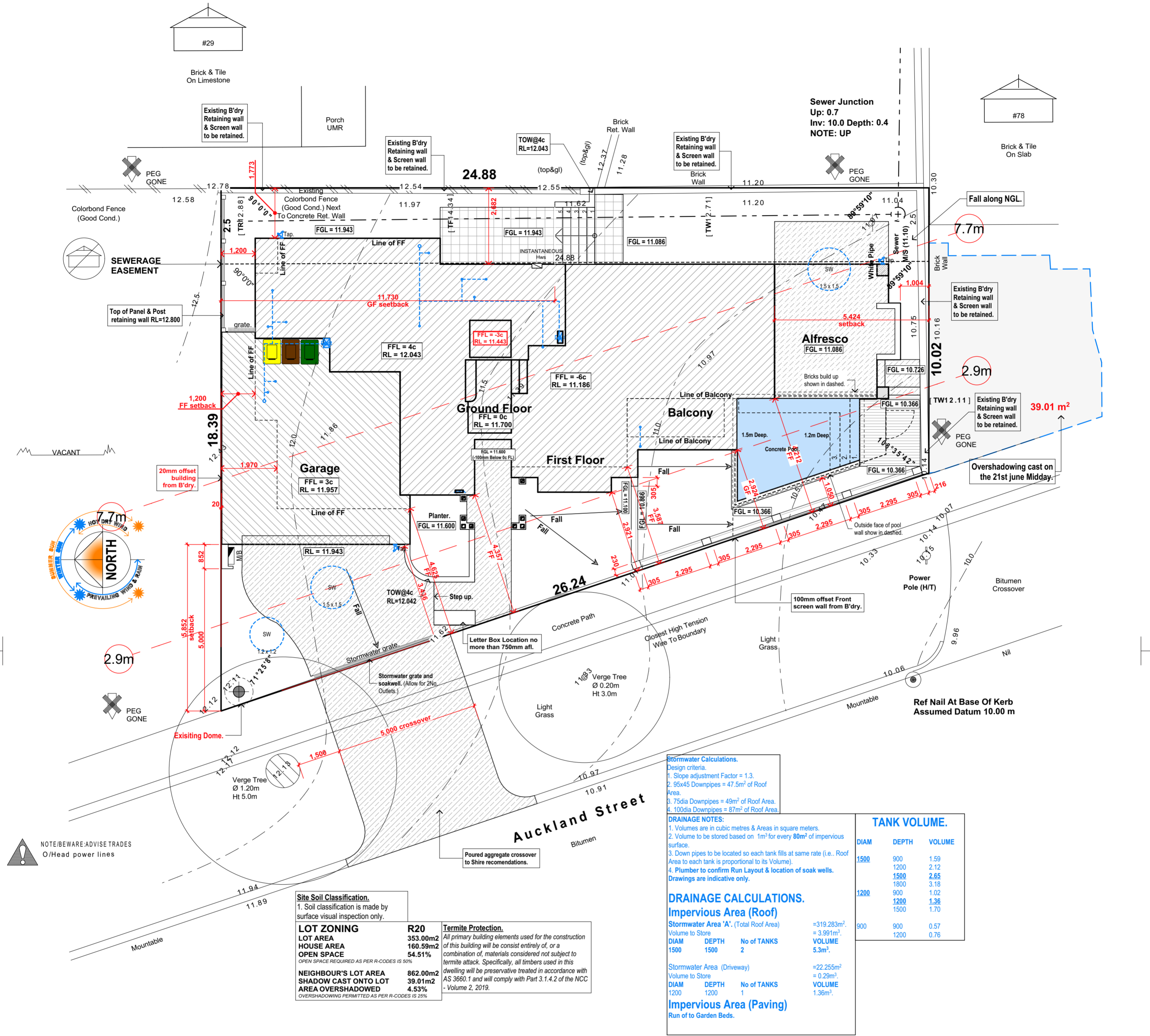
Wind Classification	T.B.C	Amendments	DA07 - Lowered the Pool Decking Level - DZ-14/06/23	Signatures:
Local Authority	City of Vincent	DA06 - Council Tweaks S.MCC-31/05/23	DA05 - Garage setback increased S.MCC-23/05/23	Client:
Drawn:	Daniel Zhao	DA04 - W09 changed to Minor opening S.MCC-22-05-23	DA03 - FF Bath room Layout changed as per Council's Requirements - DZ-24/04/23	Client:
Plot Date:	15/06/2023 at 1:52 PM	DA02 - Redesignated as per Alan's Sketch- DZ-27/03/23		Builder:

Rev No.	Rev	Rev
1	1	N/A.
2	2	5109
3	3	2.01

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Alfresco	19.2	18,292.0
Garage	43.4	28,180.0
Ground Floor	115.0	58,250.0
	177.6 m²	104,722.0 m
1 First Floor		
Balcony	4.6	9,509.6
First Floor	129.2	57,430.3
	133.8 m²	66,939.9 m
	311.4 m²	171,661.9 m



Stormwater Calculations.
Design criteria:
1. Slope adjustment Factor = 1.3
2. 95x45 Downpipes = 47.5m² of Roof Area.
3. 75dia Downpipes = 49m² of Roof Area.
4. 100dia Downpipes = 87m² of Roof Area.

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every 80m² of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e., Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells.
Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area (Roof)
Stormwater Area 'A': (Total Roof Area) = 319.283m².
Volume to Store = 3.991m³.
DIAM DEPTH No of TANKS VOLUME
1500 1500 2 5.3m³.
Stormwater Area (Driveway)
Volume to Store = 22.255m³.
DIAM DEPTH No of TANKS VOLUME
1200 1200 1 1.36m³.
Impervious Area (Paving)
Run of to Garden Beds.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
900	900	0.57
	1200	0.76

Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

LOT ZONING	R20	Termite Protection.
LOT AREA	353.00m ²	All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.
HOUSE AREA	160.59m ²	
OPEN SPACE	54.51%	
OPEN SPACE REQUIRED AS PER R-CODES IS 50%		
NEIGHBOUR'S LOT AREA	862.00m ²	
SHADOW CAST ONTO LOT	39.01m ²	
AREA OVERSHADOWED	4.53%	
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%		

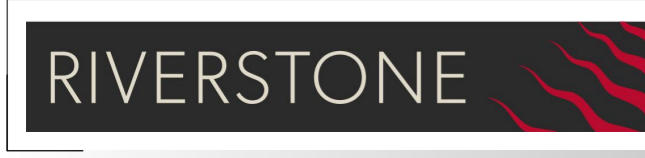
Site Plan Scale: 1:100

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

Site Plan - New DA07



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Lot 102 #80 Auckland Street,
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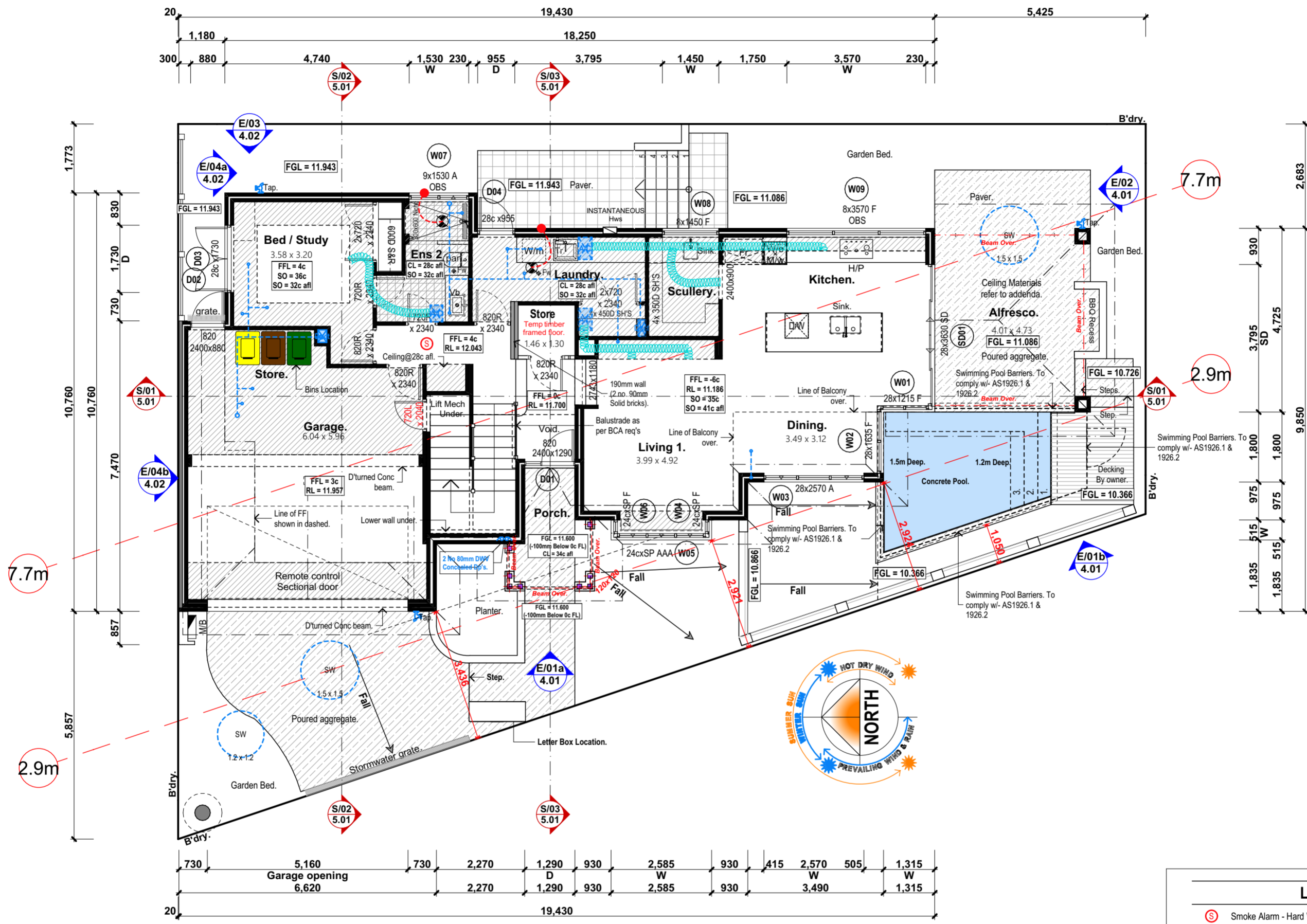
Wind Classification T.B.C
Local Authority City of Vincent
Dwn: Daniel Zhao
Plot Date: 15/06/2023 at 1:52 PM
Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06 - Council Tweaks-S.MCC-31/05/23
DA05 - Garage setback increased-S.MCC-23/05/23
DA04 - WC9 changed to Minor opening-S.MCC-22-05-23
DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23
DA02 - Redesignated as per Allan's Sketch-DZ-27/03/23

Signatures:
Client: _____
Client: _____
Builder: _____
Dim No: Job No: 5109
Rev No: 2.03
N/A.

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Balcony	4.6	9,509.6
First Floor	129.2	57,430.3
	133.8 m²	66,939.9 m
	311.4 m²	171,661.9 m



Ground Floor Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.

All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Separation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1

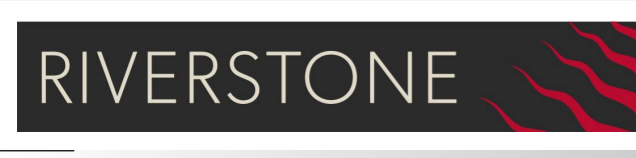
Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

CITY OF VINCENT
RECEIVED
15 June 2023

**Deferred by Council
20 June 2023**



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Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

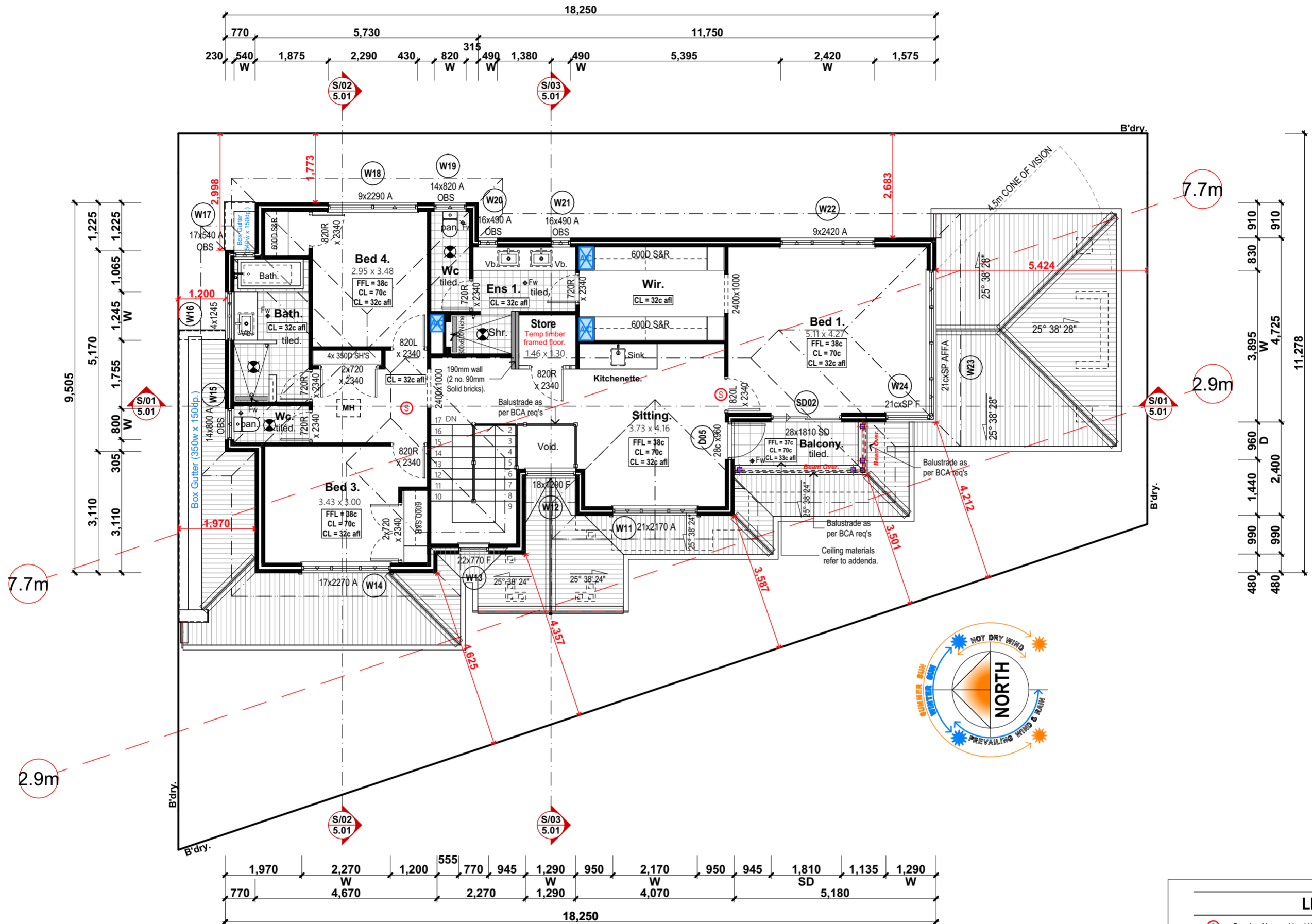
Wind Classification T.B.C
Local Authority City of Vincent
Dwn: Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM
Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06 - Council Tweaks-S.MCC-31/05/23
DA05 - Garage setback increased-S.MCC-23/05/23
DA04 - W09 changed to Minor opening-S.MCC-22-05-23
DA03 - FF Bath room Layout changed as per Council's Requirements - DZ-24/04/23
DA02 - Redesignated as per Alan's Sketch-DZ-27/03/23

Signatures:
Client: _____
Client: _____
Builder: _____
Dim No: 5109
Rev No: 2.04
Job No: N/A
Title: Ground Floor DA07

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Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Allfresco	19.2	18,292.0
Garage	43.4	28,180.0
Ground Floor	115.0	58,250.0
	177.6 m²	104,722.0 m
1 First Floor		
Balcony	4.6	9,509.6
First Floor	129.2	57,430.3
	133.8 m²	66,939.9 m
	311.4 m²	171,661.9 m



First Floor Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

- Artificial Lighting** | To comply with NCC Vol. 2 Part 3.12.5.5
- Fall Prevention | Bedroom windows** - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
- All other windows** - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7
- Boundary Walls To Provide Fire Separation** | To comply with NCC Vol.2 Part 3.7.3.2
- Fireplace** | To comply with NCC Vol.2 Part 3.10.7
- Parapet/Boundary Fireproofing** | To comply with NCC Vol.2 Part 3.7.2.4
- Staircase, Balustrade and Handrails** | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).
- Stormwater Drainage** | To comply with NCC V2 Part 3.1.3 citing AS 3500.3
- Swimming Pool Barriers** | To comply with AS 1926.1 and 1926.2
- Timber Framing** | To comply with AS 1684
- Termite Protection** | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.
- Parapet Walls** | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1
- Wet areas** | To comply with NCC Vol.2 Part 3.8.1
- Steelwork** | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

First Floor DA07



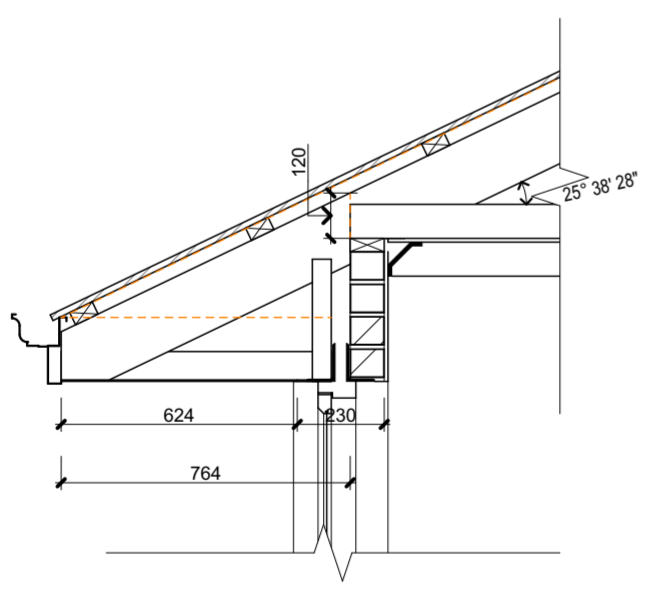
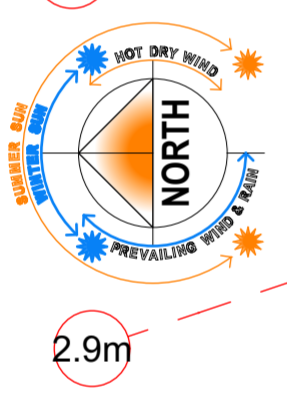
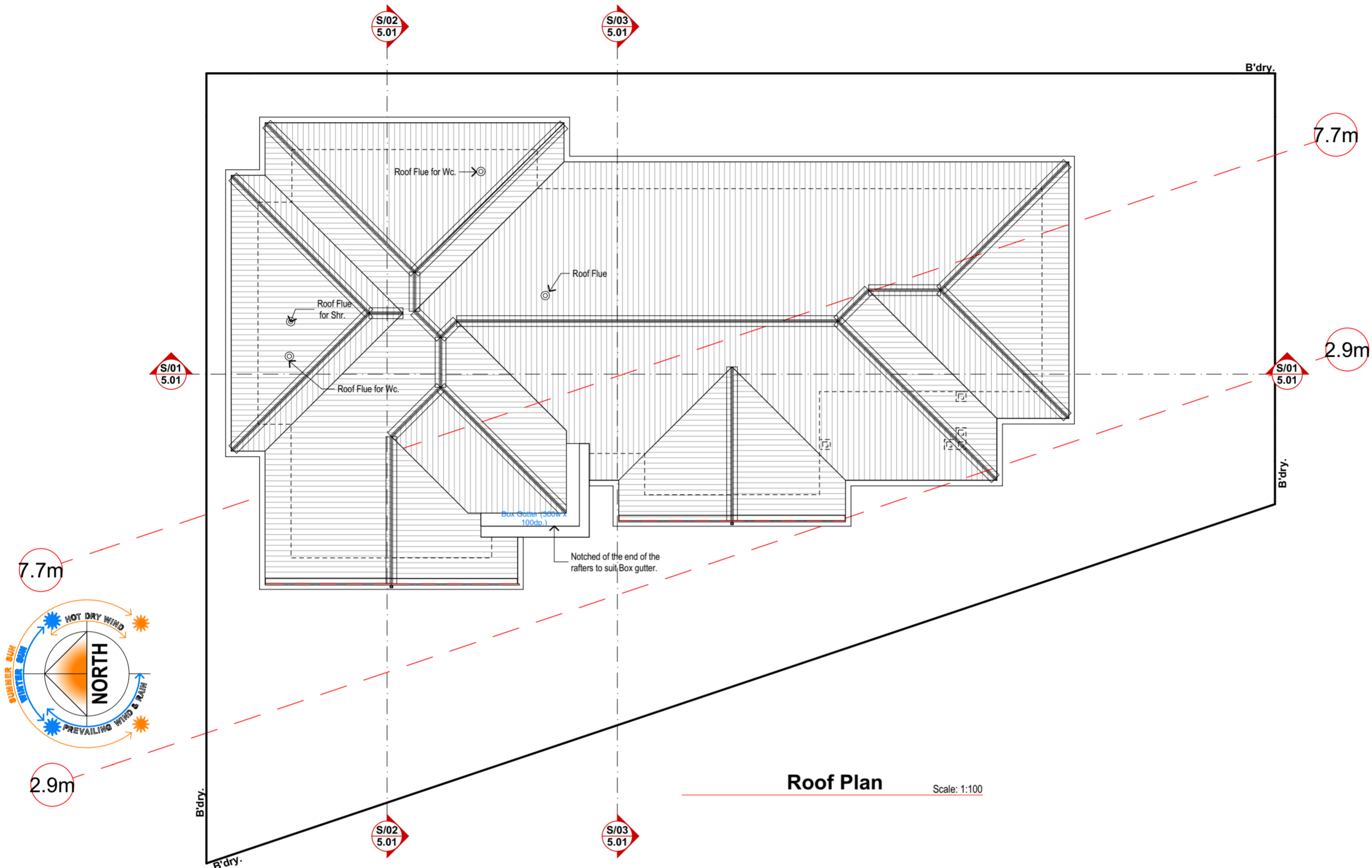
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Barbas Residence
 Lot 102 #80 Auckland Street,
 North Perth, WA 6006

Wind Classification T.B.C.
 Local Authority City of Vincent
 Dwn: Daniel Zhao
 Plot Date: 15/06/2023 at 1:53 PM
 Amendments:
 DA07 - Lowered the Pool Decking Level - DZ-14/06/23
 DA06 - Council Tweaks-S.MCC-31/05/23
 DA05 - Garage setback increased-S.MCC-23/05/23
 DA04 - W09 changed to Minor opening-S.MCC-22-05-23
 DA03 - FF Bath room Layout changed as per Council's Requirements - DZ-24/04/23
 DA02 - Redesignated as per Alan's Sketch-DZ-27/03/23

Signatures:
 Client: _____
 Client: _____
 Builder: _____
 Job No: 5109
 Rev No: 2.05
 N/A.

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Eaves Overhang 1:20

LEGEND	
	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - flumed to external air and not into the roof space.
	Wall mounted cold water hose tap
	Water supply for fridge
	Gas bayonet point

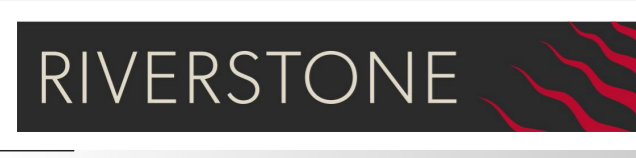
COMPLIANCE NOTES	
Artificial Lighting	To comply with NCC Vol. 2 Part 3.12.5.5
Fall Prevention Bedroom windows	- where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows	- where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7
Boundary Walls To Provide Fire Separation	To comply with NCC Vol.2 Part 3.7.3.2
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Wet areas	To comply with NCC Vol.2 Part 3.8.1
Steelwork	Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

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20 June 2023**

Roof Plan DA07



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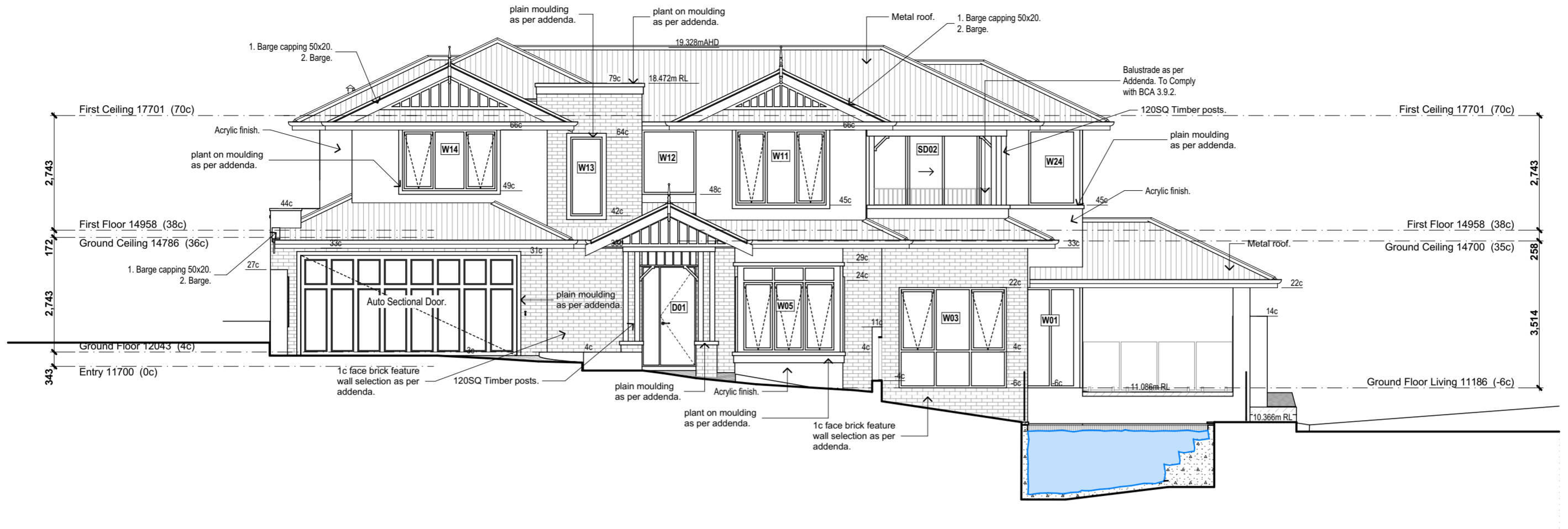
Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
Drawn:	Daniel Zhao	DA06 - Council Tweaks-S.MCC-31/05/23
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		DA02 - Redesignated as per Alan's Sketch-DZ-27/03/23

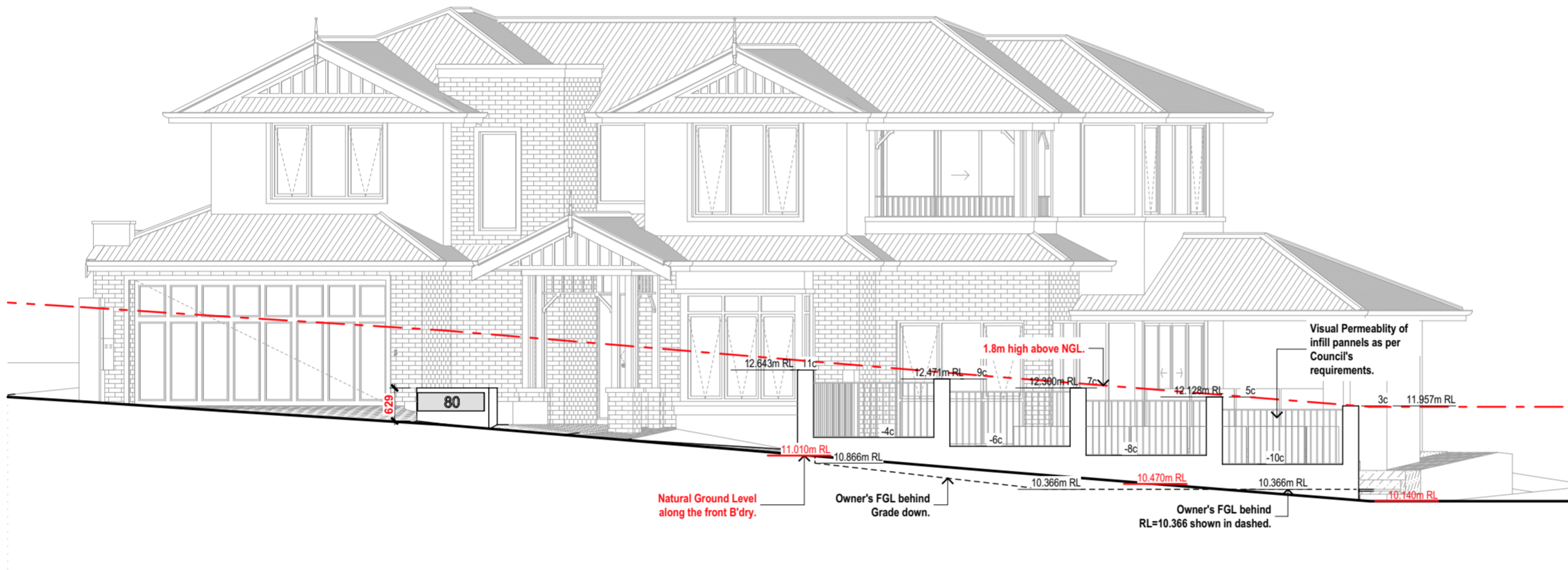
Signatures:	
Client:	
Client:	
Builder:	
Dim No. Job No.	5109
Rev No. Part	2.06
	N/A.

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Planning application

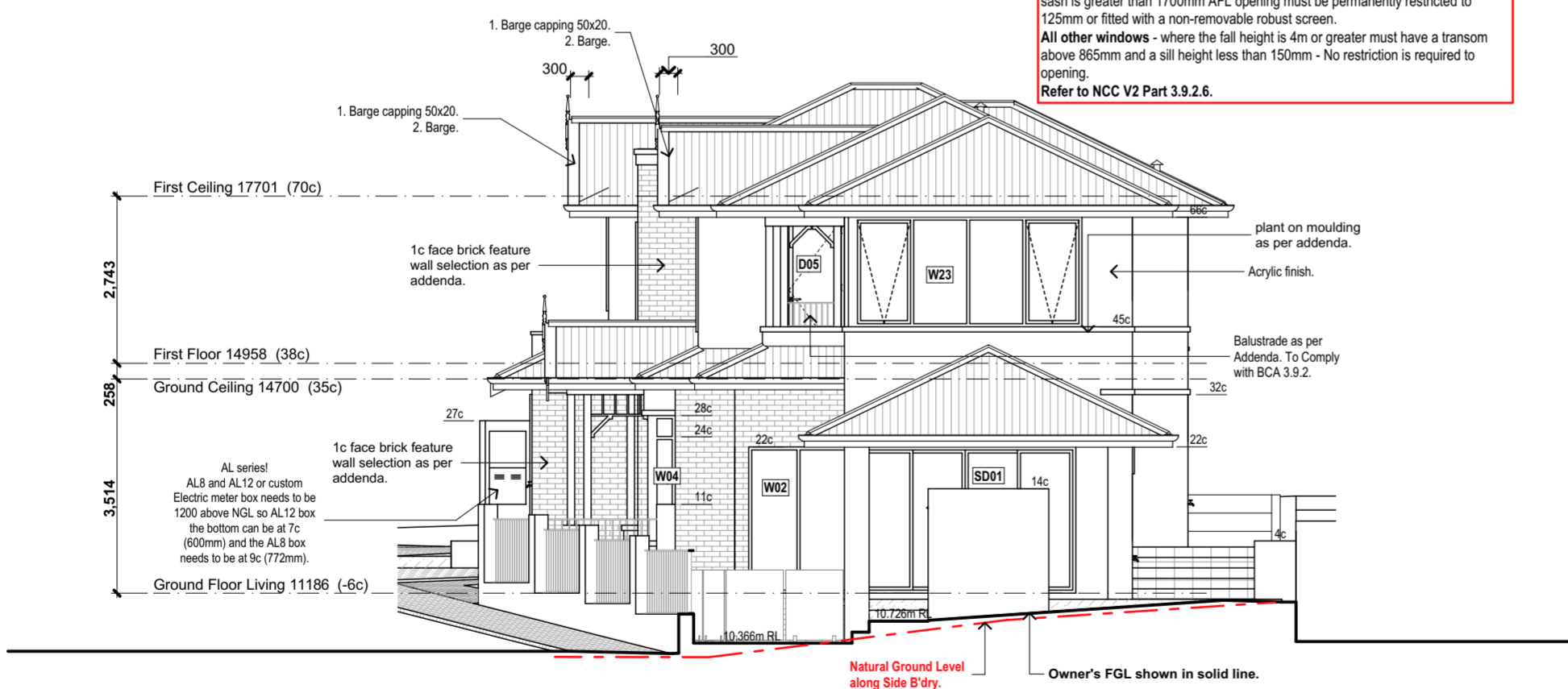


E/01a West Scale: 1:100
2.04



E/01b West 1:100
2.04

Note!
 Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
 All other windows - where the fall height is 4m or greater must have a transom above 965mm and a sill height less than 150mm - No restriction is required to opening.
 Refer to NCC V2 Part 3.9.2.6.



E/02 South Scale: 1:100
2.04

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Elevations - DA07



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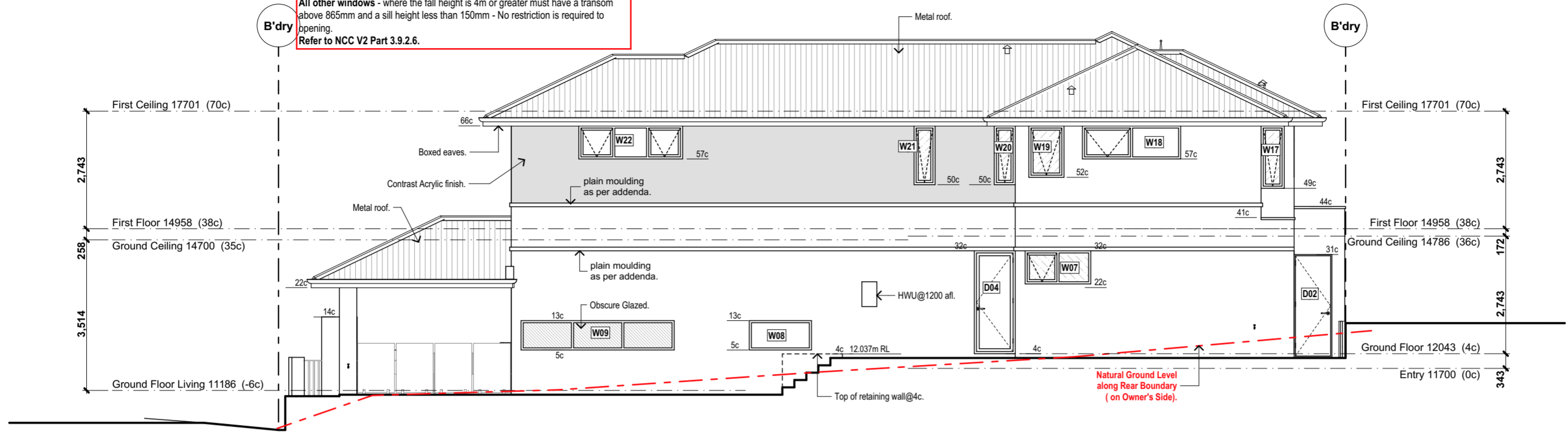
Barbas Residence
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Wind Classification T.B.C.
 Local Authority City of Vincent
 City of Vincent
 Daniel Zhao
 15/06/2023 at 1:53 PM
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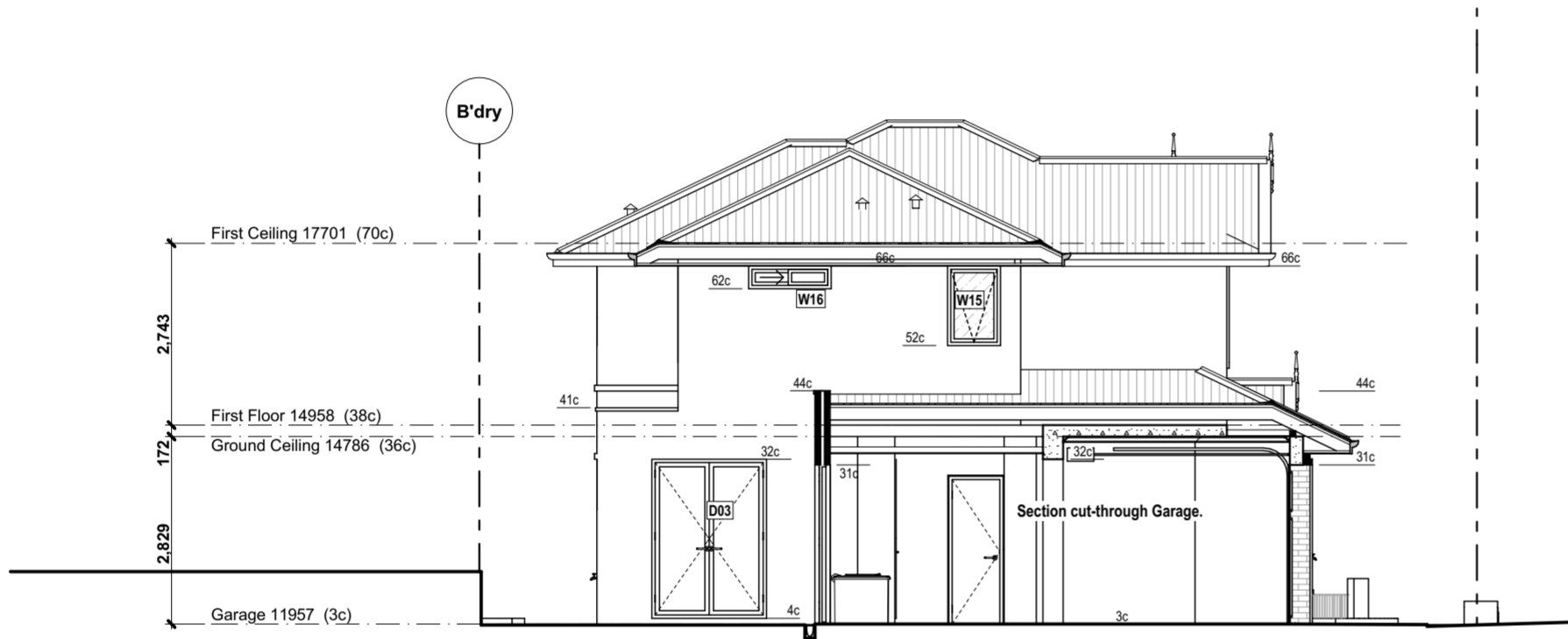
Signatures:
 Client: _____
 Client: _____
 Builder: _____
 Rev No. Job No. 5109
 Job No. 4.01
 N/A.

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Note!
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 Refer to NCC V2 Part 3.9.2.6.

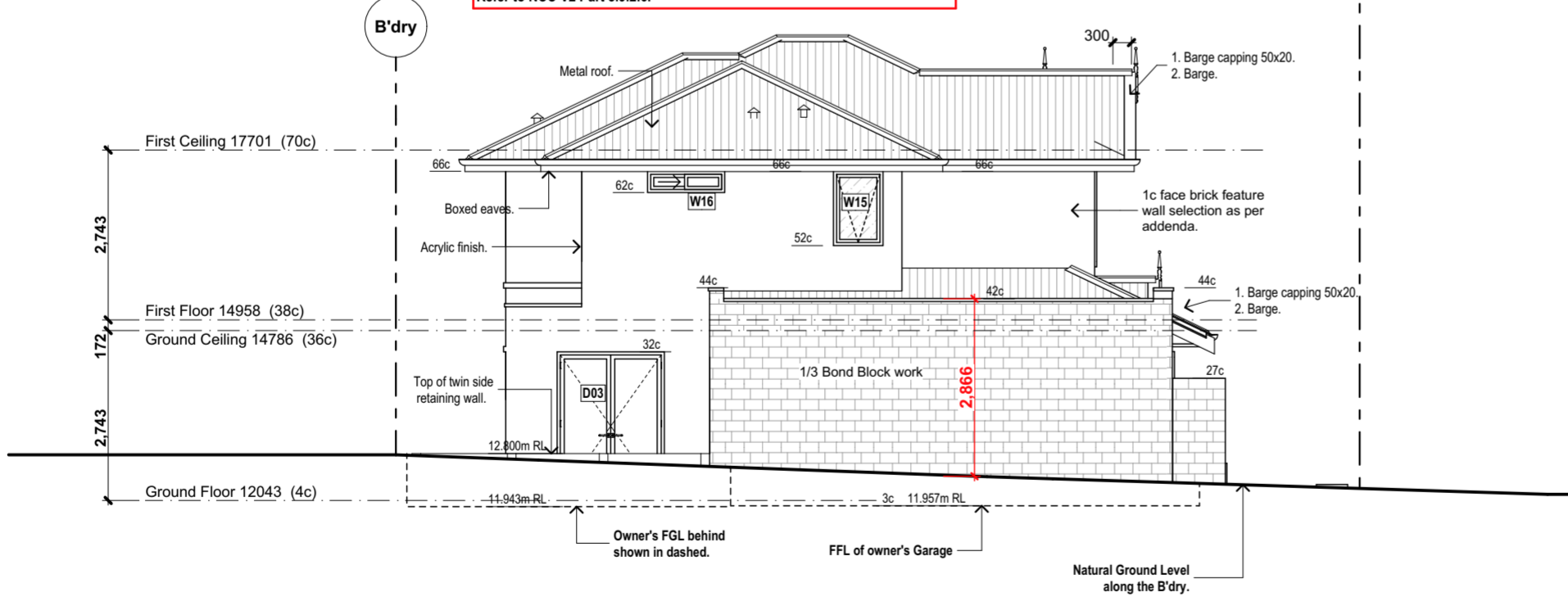


E/03 East Scale: 1:100
2.04



E/04a North 1:100
2.04

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
 Refer to NCC V2 Part 3.9.2.6.



E/04b North Scale: 1:100
2.04

Amended Plan

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 20 June 2023**

Elevations - DA07



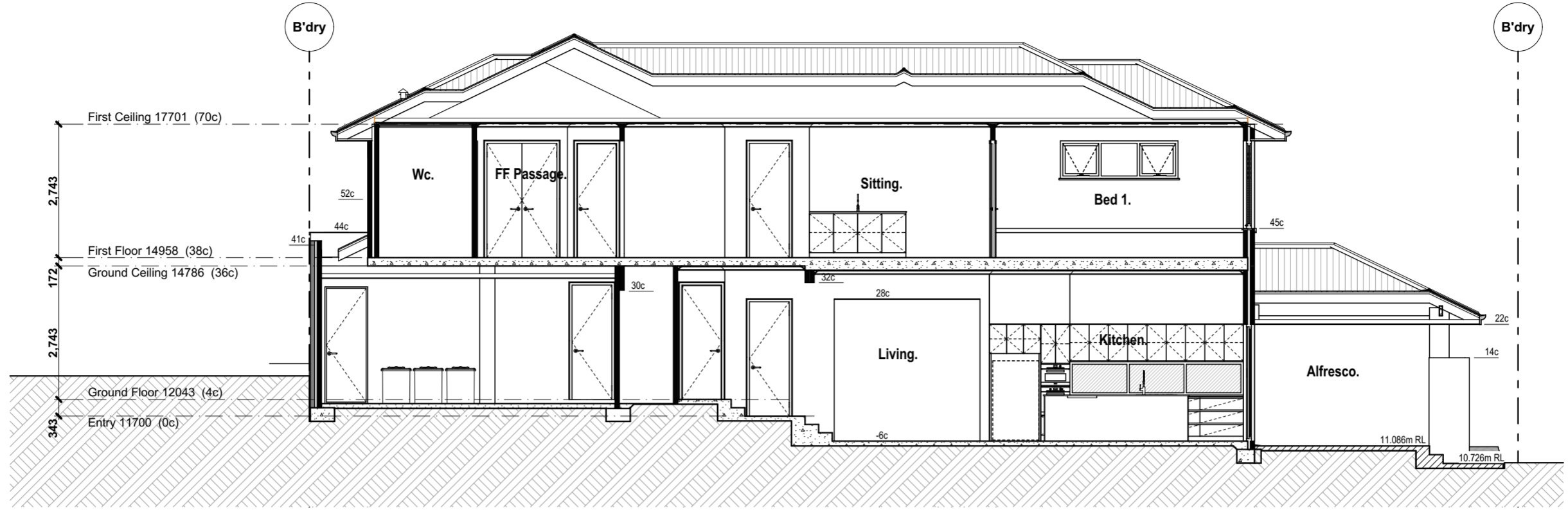
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Barbas Residence
 Lot 102 #80 Auckland Street,
 North Perth, WA 6006

Wind Classification	T.B.C	Amendments:
Local Authority	City of Vincent	DA07 - Lowered the Pool Decking Level - DZ-14/06/23
Dwn:	Daniel Zhao	DA06 - Council Tweaks-S.MCC-31/05/23
Plot Date:	15/06/2023 at 1:53 PM	DA05 - Garage setback increased-S.MCC-23/05/23
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		DA03 - FF Bath room Layout changed as per Council's Requirements - DZ-24/04/23
		DA02 - Redesignated as per Alan's Sketch-DZ-27/03/23

Signatures:	Ren No.:	5109
Client:	Job No.:	4.02
Client:	Est. No.:	N/A.
Builder:		

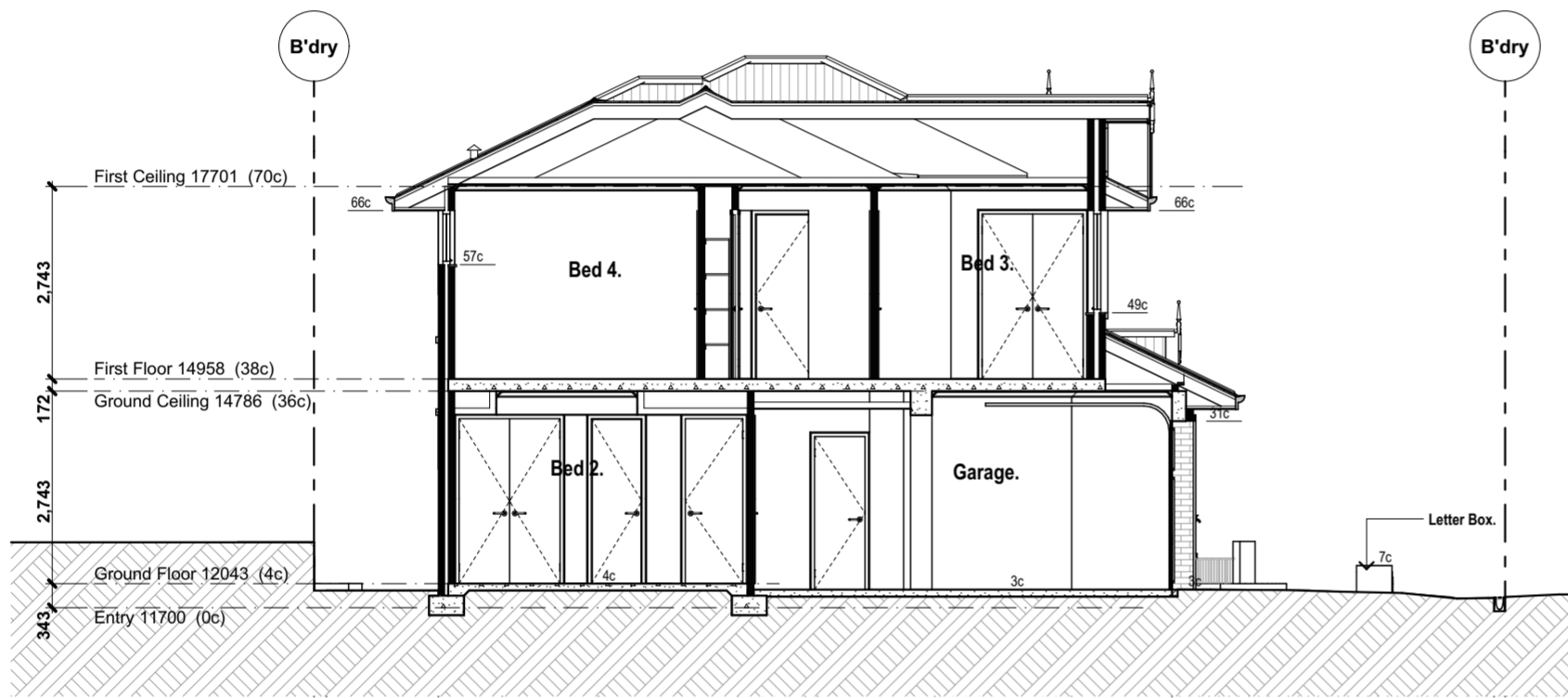
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S/01
2.04

Section

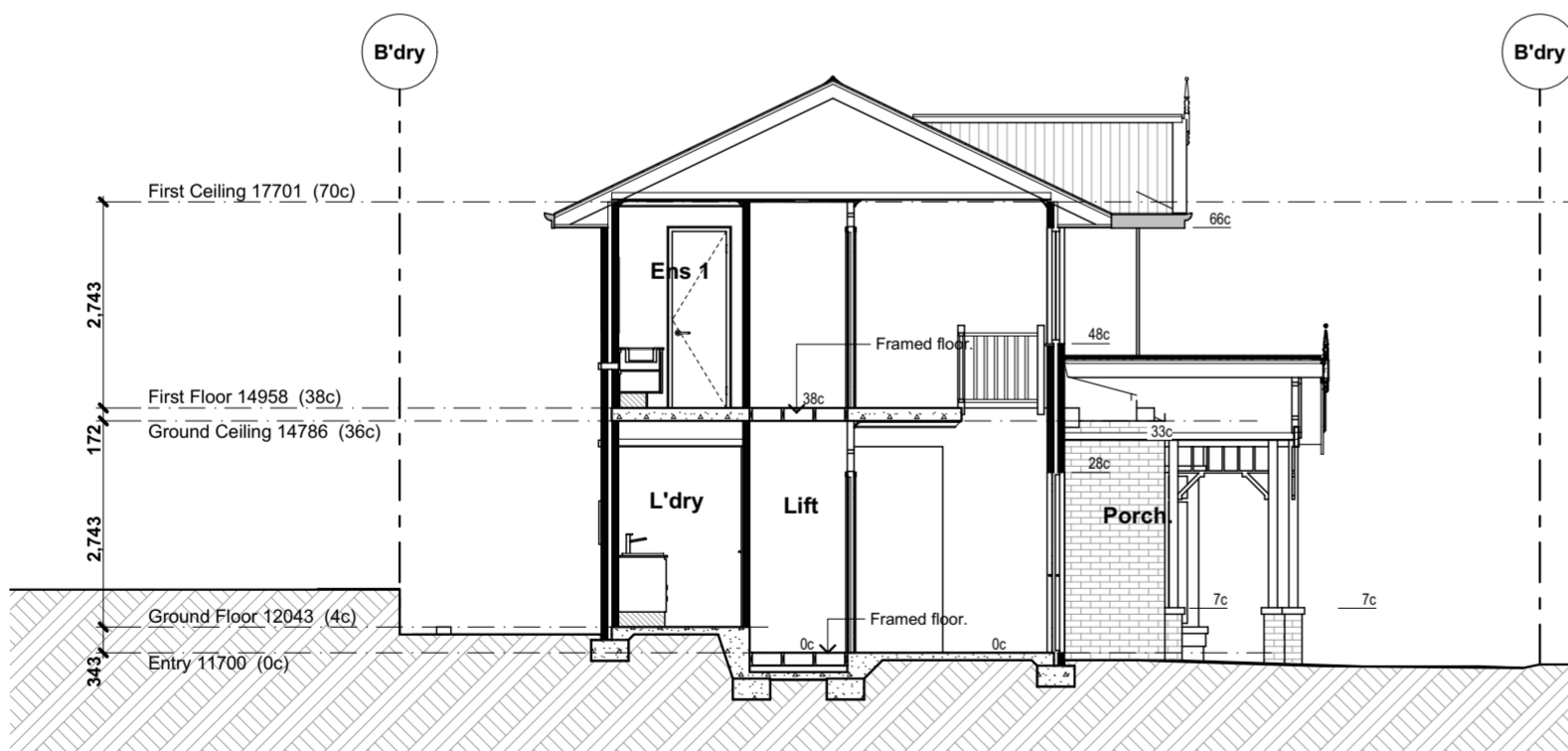
1:100



S/02
2.04

Section

1:100



S/03
2.04

Section

Scale: 1:100

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Sections DA07



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Barbas Residence
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Signatures:
Client: _____
Client: _____
Builder: _____

Rev No.	5109
Job No.	5109
Rev No.	5.01
Rev No.	N/A.

#80 Auckland Street, North Perth

External colours and materials:

Exterior	Product	Colour	Image
Window frames	Colorbond	White lustre	
Walls	Rendered paint finish	Dulux Terrace white	
	Contrast render on rear wall	Dulux Wallaby	
	Recycled facebrick	Restoration red	
	Painted timber	Dulux white on white Balustrade, feature Posts, and frieze	
Roofing & Gutters	Colorbond	Wallaby	
Downpipes	Colorbond	Shale grey	

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15 June 2023

Amended Plan

**Deferred by Council
20 June 2023**

Barges

Paint finish

Dulux White on White



Floor

Exposed poured concrete

BGC standard A125

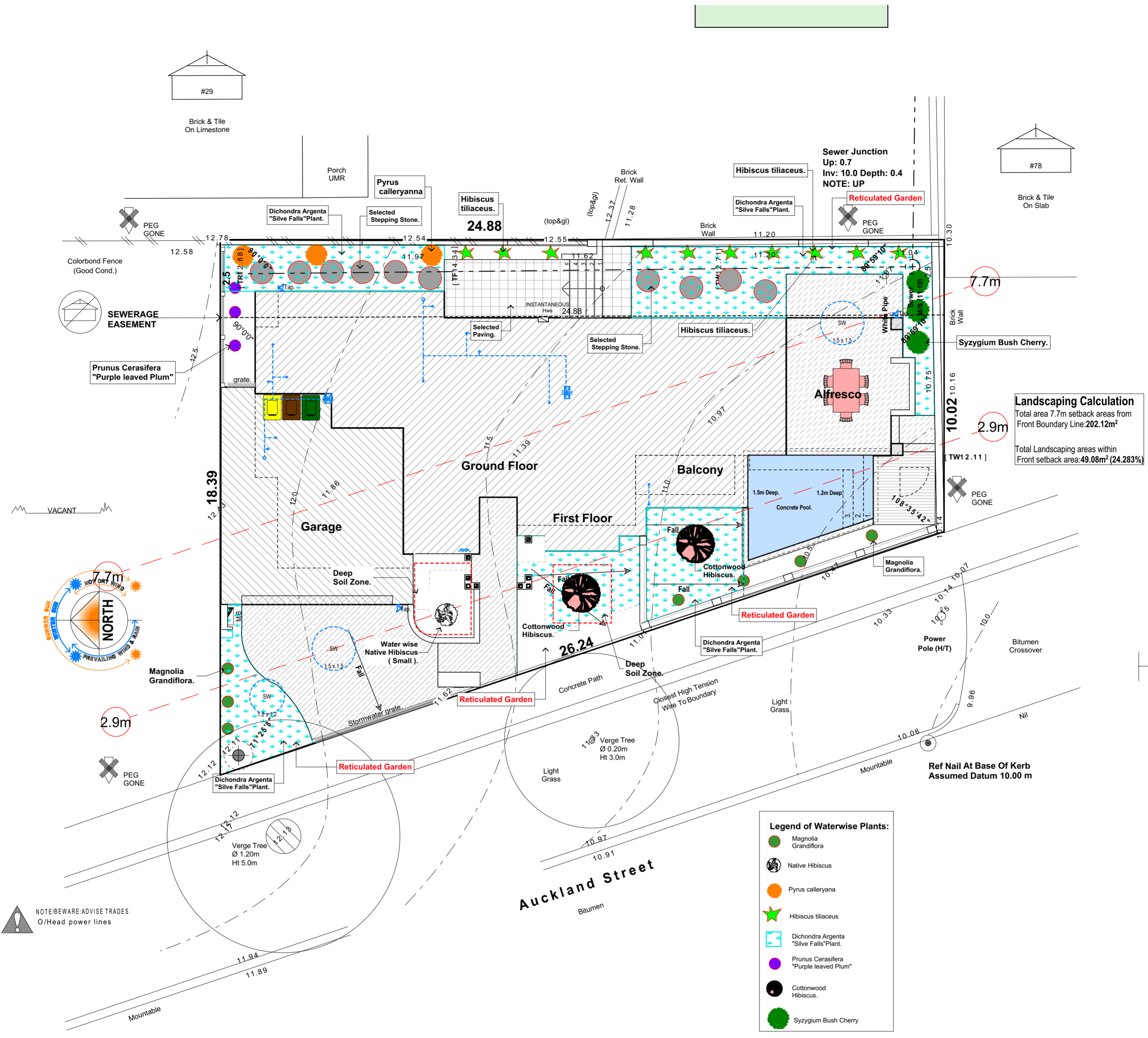


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15 June 2023

Amended Plan

**Deferred by Council
20 June 2023**

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Site Plan - Landscaping

Scale: 1:100

Amended Plan

CITY OF VINCENT
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15 June 2023

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20 June 2023**

Landscaping DA07



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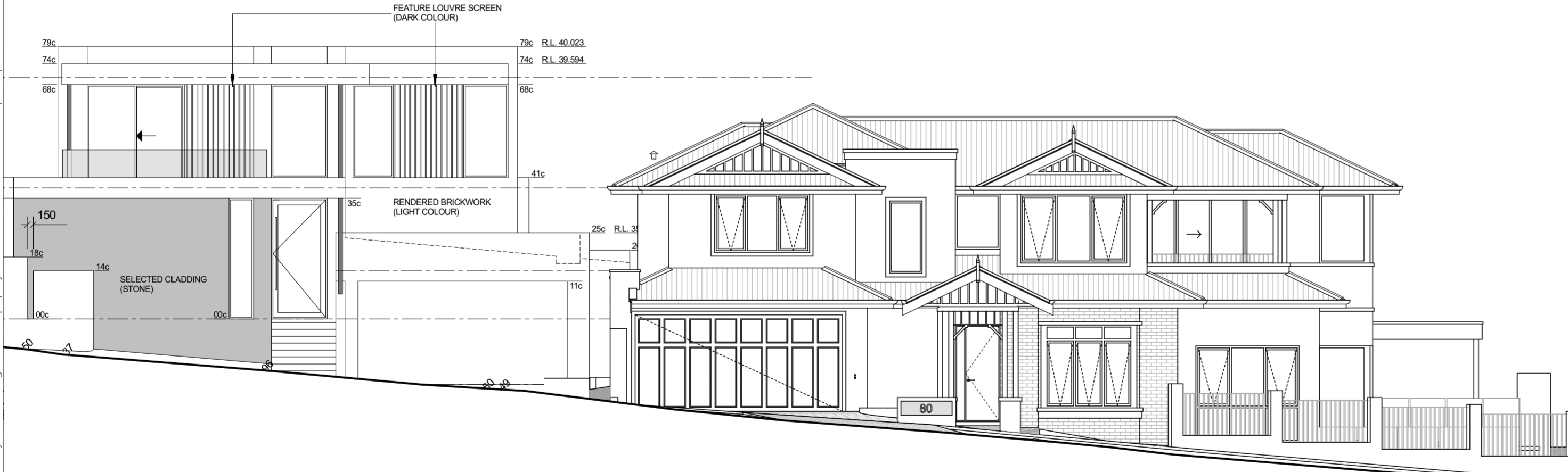
Barbas Residence
Lot 102 #80 Auckland Street,
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Wind Classification T.B.C
Local Authority City of Vincent
Dwn: Daniel Zhao
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DA03 - FF Bath room Layout changed as per Council's Requirements - DZ-24/04/23
DA02 - Redesignated as per Allan's Sketch-DZ/27/03/23

Signatures:
Client: _____
Client: _____
Builder: _____
Job No: 5109
Rev No: 2.02
Ref No: N/A.



Streetscape Perspective.



Streetscape Elevation (To Scale).



E/01c West Scale: 1:100
2.04

Amended Plan

CITY OF VINCENT
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6 October 2023

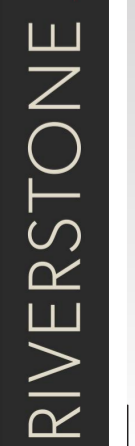
Rev No.	N/A.	Street Scope	DA12
Job No.	5109		
Draw No.	4.03		

Signatures:
 Client: _____
 Client: _____
 Builder: _____

Project Details:
 Project Name: Barbas Residence
 Address: Lot 102 #80 Auckland Street, North Perth, WA 6006
 Project Date: 6/10/2023 at 9:13 AM
 Project Status: Final

Revision History:
 T.B.C. P102 - revert feature brick wall on the GF instead of FF
 DZ-24/09/23
 City of Vincent
 Daniel Zhai
 6/10/2023 at 9:13 AM

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 Perth, Western Australia 6006
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Summary of Submissions:

The table below summarise the comments received during the first advertising period (25 January 2023 to 8 February 2023) of the proposal, together with Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
<p><u>General</u></p> <ul style="list-style-type: none"> The proposed development is excessively proportioned and not appropriately scaled for the site context. As a result, significant street setback concessions are being sought across both levels of the development. The proposed development does not compliment the houses of the adjoining and surrounding neighbourhood which consist of mainly single storey, largely set back dwellings. 	<ul style="list-style-type: none"> The proposal development has been amended and designed to respond to the setbacks of the approved two storey dwelling that is currently under construction to the northern adjoining property and the existing single storey dwelling to the south. The proposed development has also been designed to step the building height from two storeys on the northern side to single storey adjacent to the southern property. The building has been designed to incorporate articulation with varying setbacks, glazing, roof form, eaves, design detailing and colours and materials that assist in reducing the impacts of building bulk and scale. The application is not seeking discretion in relation to building height and the site and surrounding properties are located within a two storey height limit area under the Built Form Policy. There are existing two storey houses along Auckland Street consistent with this.
<p><u>Streetscape & Primary Setback</u></p> <ul style="list-style-type: none"> Concerns relating to the significant ground floor street setback variation and no upper floor street setback as it wouldn't complement or be consistent with any approved or existing dwellings on Auckland Street. Concerns relating to the ground floor setback variation being far too excessive. Additionally, given the lack of upper floor setback, the proposed dwelling would make the area feel overwhelming. The proposed 2.5 metre primary street setback results in a poor outcome for adjoining properties in relation to the bulk and scale of the building and privacy. The building's incorporation of design features and minor projections, emphasise the bulk and scale of the development to the street, exacerbating the impact of the reduced street setbacks on the streetscape character. The reduced street setbacks disconnect the subject site from the remainder of Auckland Street and unnecessarily obstructs access to views of significance. 	<ul style="list-style-type: none"> The proposed development has been amended to increase the street setback and provide articulation and separation between ground and upper floors. The proposal development has been amended and designed to respond to the setbacks of the approved two storey dwelling that is currently under construction to the northern adjoining property and the existing single storey dwelling to the south. The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy. The building design response assists in reducing the impact of building bulk that is commonly associated with blank, solid walls presented to the street. Access to views of significance is a design principle assessment under the R Codes relevant to application's seeking discretion in respect to building height. The application meets the building height deemed-to-comply standard of two storeys and no discretion is being sought in respect to building height. This means that views of significance is not relevant to the discretion being sought and in the consideration of this application.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Upper Floor Street Setback</u></p> <ul style="list-style-type: none"> The upper floors would not be distinguished from the lower storeys resulting in an upper floor which would have considerable visual bulk to the streetscape. The proposed upper floor would dominate the dwelling façade and create an imposing streetscape presence which would considerably undermine the established and consistent streetscape character. 	<ul style="list-style-type: none"> The proposed plans have been amended to provide articulation between ground and upper floors. This would delineate between the two levels and assist in reducing the visual bulk impact on the street and present as being less visually dominant as viewed from the street.
<p><u>Lot Boundary Setback</u></p> <ul style="list-style-type: none"> Concerns relating to the proposed bulk of the eastern elevation and its impact on the adjoining property. 	<ul style="list-style-type: none"> The proposed plans have been amended to provide obscured windows to the kitchen and results in the eastern lot boundary setback meeting the deemed-to-comply standard under the R Codes. The eastern elevation of the dwelling has amended to be treated with contrasting coloured render to the upper floor and moulding strips to differentiate between the ground and upper floors.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The compromised street setback would restrict the development's ability to provide a suitable level of landscaping to contribute to the streetscape and offset impacts of bulk and scale. Concerns relating to the lack of a garden, vegetation and a shade tree as it would result in a considerable loss to existing green streetscape along the entire length of Auckland Street. Concerns relate to the proposal's minimal landscaping visible from the street with a disproportionately large area of impervious surfaces. 	<ul style="list-style-type: none"> The landscaping plan submitted provides for 36.8 percent canopy coverage at maturity and 19.2 percent deep soil and planting areas. This exceeds the Built Form Policy deemed-to-comply standards, noting that these standards have not been approved by the Western Australian Planning Commission and are given regard only in the consideration of the application. 15 trees and other plantings are proposed to be planted within deep soil and planting areas located to the front setback area and to lot boundaries. This would assist in reducing the impact of the development on the adjoining residential properties and to the street, and would make an effective contribution to the landscaping outcome and canopy coverage on site. The 10 trees are proposed to be planted within the front setback area. Tree planting to the front setback area would assist in softening the view of the development as viewed from Auckland Street. There are also three existing street trees in the Auckland Street verge adjacent to the property and which would be retained.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Design and Character</u></p> <ul style="list-style-type: none"> As Auckland Street is a leafy street with modest new dwellings and original character homes, all substantially setback from the street, the proposed dwelling does not complement the existing character and charm of the street. Concerns relate to the proposed development not complementing or being sympathetic to the general character of Auckland Street as the street consists of wide, open front lawns/gardens and single storey houses with substantial setbacks and minimal privacy issues. Concerns regarding the inconsistency with the local and neighbourhood character, with specific reference to the proposed bulk and scale of the proposed development. Concerns that the bulk and scale of the proposed development will negatively impact on the amenity and character of the surrounding area. 	<ul style="list-style-type: none"> The proposed development references and incorporates traditional building elements present in the street. Given the irregular lot shape created through subdivision of the parent lot, the site does not have adequate depth to enable larger setbacks to older homes along Auckland Street. Properties located to the south of the subject site on the same eastern side of Auckland Street are capable of subdivision given their lot size. This means that they are capable of redevelopment and infill in the future, and this would likely have an influence on the established street setbacks. Refer to Administration's responses to 'General' and 'Streetscape & Primary Setback' in relation to building height, bulk and scale.
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> Concerns relating to the visual privacy to the north (from the minor projection) and south (from the balcony) that will be an issue for adjoining neighbours children who play in the front garden. The result of the backfill to the alfresco area (south) would detrimentally affect the southern adjoining property. The proposal has not been designed or landscaped with any regard for privacy of the adjoining neighbours. Concerns relating to the visual privacy to the south (from the alfresco). 	<ul style="list-style-type: none"> The proposed dwelling meets the deemed-to-comply standards of the R Codes in relation to visual privacy and this is not a discretionary consideration for this application.
<p><u>Other</u></p> <ul style="list-style-type: none"> Concerns relating to the proposed change in level along the southern boundary as the current plans show no indication of erecting sufficient fencing. Concerns regarding the future structural integrity and waterproofing of the existing southern boundary wall. Concerns relating to the ground works potentially impacting the structural integrity of the southern adjoining lots as the dwelling is an original 1930's Californian bungalow with brick and tile on limestone. Possible vibration during building works may damage the integral character features of the property. 	<ul style="list-style-type: none"> Dividing fences are a matter under the <i>Dividing Fences Act 1961</i> and are to be installed in accordance with the specifications of the City's <i>Fencing Local Law 2008</i>. It does not form part of this application. Structural integrity and works that may affect adjoining land are matters dealt with under the <i>Building Act 2012</i>, and is not a consideration dealt with at the development application stage. It is the responsibility of the builder for the effective management of construction works and to ensure that this is undertaken in the interest of nearby residents and properties. The City's Policy No. 7.5.23 Construction Management Plans does not require the builder to prepare dilapidation reports in this circumstance, though this is available to them given their obligations to manage construction works.

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

Summary of Submissions:

The table below summarise the comments received during the first advertising period (4 May 2023 to 10 May 2023) of the proposal, together with Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
<p><u>General</u></p> <ul style="list-style-type: none"> Concerns relate to the location of the pool in relation to the balcony and the possible situation where people jump into the pool from the balcony. 	<ul style="list-style-type: none"> This is not a relevant planning consideration. The concern is speculative and is not addressed in the planning framework.
<p><u>Impact on Northern Adjoining Property</u></p> <ul style="list-style-type: none"> Concerns relate to the proposed reduced street setback and bulk significantly impacting views of significance and as such, the property's value. 	<ul style="list-style-type: none"> The proposed development aligns with the street setback pattern established by the adjoining property to the north, which is currently under construction. Access to views of significance is not a relevant design principle consideration for this application, as the proposal complies with building height deemed-to-comply standards under the R Codes. The impact of development on property values is not a relevant planning consideration.
<p><u>Lot Boundary Setback</u></p> <ul style="list-style-type: none"> Concerns relating to the proposed bulk of the eastern elevation being increased, as a greater concession on the eastern boundary setback for Bed 1/Study is being sought. Proposed outdoor living area is not compliant with R Codes 5.1.3 Lot Boundary Setback, C3.1(iii) which requires unenclosed areas accessible, elevated 0.5m or more above natural ground level, to be setback 1.5m. The proposed Alfresco is setback 1.0m with eaves further extending into the setback area. 	<ul style="list-style-type: none"> The proposed development was amended following the second round of community consultation, providing obscured windows to the kitchen and resulting in the eastern lot boundary setback becoming compliant with the deemed-to-comply standards of the R Codes. This includes the Bed1/Study wall on the upper floor eastern lot boundary setback that complies with the deemed-to-comply standards of the R Codes. The deemed-to-comply standard of the R Codes does not apply as it has been replaced by the Built Form Policy. The R Codes deemed-to-comply standard for Clause 5.1.3 C3.1(ii) relating to patio setbacks applies and the alfresco complies with this. The outdoor living area has also been designed so that its finished floor levels are stepped in line with natural ground levels and so that it is no greater than 0.5 metres higher.
<p><u>Garage Setback</u></p> <ul style="list-style-type: none"> Proposed garage has been setback 0.44m from ground floor dwelling alignment which does not align with the street context of Auckland Street (single car garages and carports). 	<ul style="list-style-type: none"> The proposed plans were amended following the second round of consultation, providing the garage with a 0.5 metre setback behind the ground floor dwelling alignment. This meets the deemed-to-comply standard of the Built Form Policy. Auckland Street is characterised by a mix of on-site parking arrangements including uncovered car parking areas, carports, and single and double garages. In reviewing the surrounding streetscape in the northern half of Auckland Street between Gill Street and Hobart Street, the single house under construction to the northern adjoining property at No. 31 Gill Street has a double garage, as does existing houses at Nos. 61,

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
	63, 67, 69, 74 and 76 Auckland Street.
<p><u>Outdoor Living Area</u></p> <ul style="list-style-type: none"> The proposed outdoor living area is significantly less than the deemed-to-comply 30 square metres, as outdoor living areas within the primary street setback area cannot contribute to the total outdoor living area. 	<ul style="list-style-type: none"> The deemed-to-comply standard of the R Codes sets out that outdoor living areas are to be located behind the street setback area. This does not mean that the area of an outdoor living area located within the street setback area do not contribute towards outdoor living, as it still meets the definition of outdoor living area. Rather, the proposal requires a design principle assessment to be undertaken under the R Codes in respect to the outdoor living area location. The outdoor living area location meets the design principles of the R Codes. It exceeds the deemed-to-comply area of 30 square metres and minimum dimension of 4 metres, and is accessible directly from the kitchen, dining and living room spaces. This means it is able to be used in conjunction with these primary living spaces, and would be of a functional size.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> Query whether the canopy coverage (30 percent), deep soil (12 percent) and planting area (3 percent) requirements have been met. Concerns relating to the proposed species of trees selected within the landscaping plan with specific concerns relating to the spacing not being sufficient between trees. Concerns relate to the trees located on the lot boundaries and the maintenance required to ensure neighbouring properties are not impacted by overgrowth and root systems. 	<ul style="list-style-type: none"> The landscaping plan provides for 36.8 percent canopy coverage at maturity and 19.2 percent deep soil and planting areas. This exceeds the Built Form Policy deemed-to-comply standards, noting that these standards have not been approved by the Western Australian Planning Commission and are given regard only in the consideration of the application. A condition of approval is recommended requiring an updated landscaping plan to be submitted and approved by the City that provides for adequate spacing between trees to be planted. The City's policy framework does not include specific requirements that restrict trees from being planted adjacent to lot boundaries. A landowner is entitled to trim/remove trees and roots up to the property boundary.
<p><u>Community Consultation</u></p> <ul style="list-style-type: none"> Concerns that only the adjoining properties have been consulted on all current and historic planning applications with regards to both No. 80 Auckland Street and No. 31 Gill Street. Concerns that the extent of advertising is not sufficient as variations (such as those relating to street setback) impact more than just the adjoining properties. 	<ul style="list-style-type: none"> Community consultation on development applications is undertaken in accordance with the City's Community and Stakeholder Engagement Policy that prescribes the extent of properties for owners and occupiers to receive written notification. These applications are also published on the City's Imagine Vincent website to ensure widespread notification and to enable all interested community members to make a submission on the application, consistent with the Policy standards.

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

Summary of Submissions:

The table below summarise the additional comments received during the third advertising period (2 October 2023 to 9 October 2023) of the proposal.

Comments Received in Objection:	Administration's Comment
<p><u>General</u></p> <ul style="list-style-type: none"> Concerns relate to the minimal changes that have been incorporated within the revised plans with the deferral reasons not being addressed. Concerns that the proposed development is too big for the subject in terms of bulk and scale with the dwelling's upper floor size/percentage, in comparison to the ground floor being excessive. Note that 70% of the residents on Auckland Street have supported a Character Retention Area application for the street. Concerns regarding the reliability of the documentation provided due to not-to-scale imagery lodge with the City. Concerns that an approval of the current Development Application would create a negative precedent for future development within the City. Concerns that the Street setback assessment is not correct and the average would be greater than 7.7m. 	<ul style="list-style-type: none"> The applicant has made changes to the proposed development that relate to Council's previous reasons for deferral. These changes relate to the street setbacks of the ground floor, upper floor setbacks and modifications to the alfresco located to the southern portion of the site. There is no policy standard regarding the proportion/size of the upper floor compared to the ground floor. The proposed development meets the deemed-to-comply standards for building height and open space (building footprint) of the R Codes and Built Form Policy. A design principles assessment is being sought for in respect to building setbacks to the street boundary and side and rear boundaries. These controls collectively inform the developable area of the site. It is noted that Auckland Street has been nominated to be included as a Character Retention Area. This matter is yet to be endorsed by Council for advertising and therefore is not yet seriously entrained (neither certain or imminent). As such this is not a due regard matter for consideration for the current application. The streetscape elevation was updated and advertised to ensure the image was to scale. All provided plans are true to scale. The proposed development has been designed to respond to the irregular lot shape and specific site characteristics, and setbacks of the approved two storey dwelling that is currently under construction to the northern adjoining property and the existing single storey dwelling to the south. The development would not set a negative precedent due to these circumstances. The primary street setback has been assessed by using a combination of both approved plans and aerial photography (where approved plans cannot be obtained). Nonetheless, the applicant is seeking a design principles assessment in relation to street setback. This requires an objective assessment to be made against the relevant design principles of the R Codes and local housing objectives of the Built Form Policy that describe the outcome to be achieved. This is not an assessment against how 'close' or 'far' the proposed development is compared to the calculated deemed-to-comply number.
<p><u>Street and Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> Concerns that the current ground floor setback does not protect the streetscape and amenity of Auckland Street. Concerns relate to the upper floor not being 2m setback to mitigate the impact of adjoining properties, as other properties have done. Concerns relate to the upper floor setback departure further 	<ul style="list-style-type: none"> The proposed ground floor setbacks have been designed and informed by the adjoining properties to the north and south along Auckland Street. This includes stepping back of the development as it transitions to the south and would contribute to the streetscape setting and amenity of the area given the site characteristics and shape of the lot.

Summary of Submissions:

Comments Received in Objection:	Administration's Comment
<p>exacerbating the proposed departure to the ground floor setbacks.</p> <ul style="list-style-type: none"> Concerns that the proposed eaves negate the current setbacks provided, as they adding further bulk. Concerns relate to the primary street setback not being maximised as the sewer easement can be encroached up to 0.6 metres. Query regarding the 0.5m northern setback of the garage wall as this would result in unusable space that may result in a garbage trap. 	<ul style="list-style-type: none"> The proposed plans have been amended to provide further articulation between ground and upper floors. This would further delineate between the two levels, and would assist in reducing the impacts of building bulk on the street. The proposed eaves are considered minor projections in accordance with the R Codes and do not impact the proposed setback. It is noted that further encroachment into the easement area is possible. The dwelling has been designed to ensure that it complies with the deemed-to-comply setback from the eastern (rear) lot boundary. The proposed northern garage/boundary wall setback is permitted. The revised plans incorporated this minor setback to the northern property, though it is accessible and can be maintained.
<p><u>Site Levels/Graduation</u></p> <ul style="list-style-type: none"> Concerns relate to the revised plans resulting in the dwelling being raised rather than cutting in down to the pavement level, resulting in additional height to the building to obtain a flat first level floor. Recommendation that the horizontal graduation should result in a lower ground and upper floor to reduce the bulk and scale to the southern dwelling and remove the solid block roof line as viewed from 29 Gill Street. Query regarding why the site couldn't be further excavated to ensure the ground floor was one level, therefore improving the aging in place outcome for residents and reducing the bulk and scale and visual privacy impact. Concerns that the ground level of the southern side of the dwelling has not be reduced further to better transition with the adjoining southern dwelling. The to-scale images provided depicts shows this transition is poor. Concerns relating to the visual privacy and shadowing to the southern dwelling's front yard, particularly in winter. 	<ul style="list-style-type: none"> The updated plans have retained the previously proposed site levels and have not increased the finished floor levels of the dwelling. The proposed development also meets the deemed-to-comply standards of the R Codes relating to site works including cutting and filling. The proposed development has been designed to respond to the typography of the site and its 2.2 metre slope from north to south. The proposed development also meets the deemed-to-comply standards of the R Codes relating to site works including cutting and filling. Site works and establishing finished floor levels are based on a principle of balancing between equal amounts of cut and fill. This is to ensure that the natural features (slope) of the site is retained. Changes have been made to the proposed dwelling to increase the sense of openness and reduce building bulk to the south. This has been achieved by increasing the setback of the alfresco to the southern lot boundary from 1.5 metres to 2.8 metres, and changing the roof form of the alfresco from a pitched roof to a flat roof. This has reduced the height of the alfresco from 4.2 metres to 3.1 metres. This would support an improved transition to the property to the south. The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy and overshadowing. The changes made to the alfresco has also reduced the amount of overshadowing to the southern adjoining property. It is noted that the proposed alfresco is located adjacent to a car parking area and driveway on the southern adjoining property that is visible from the street.
<p><u>Fencing</u></p> <ul style="list-style-type: none"> Query regarding whether 1.8m high fencing is to be incorporated along all boundaries to prevent overlooking into adjoining properties. 	<ul style="list-style-type: none"> The existing dividing fencing is to be retained as per the proposed development plans. Dividing fences are to be in accordance with the specifications of the City's Fencing

Summary of Submissions:

Comments Received in Objection:	Administration's Comment
<ul style="list-style-type: none"> Query regarding the proposed pool fence, being as per the pool guidelines with specific regards to the impervious fencing and climbable fencing ledge. 	<p>Local Law 2008.</p> <ul style="list-style-type: none"> Swimming pool fencing is governed by separate standards and legislation. This would be considered at subsequent building permit stage.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> Concerns that the proposed development is inconsistent with the aims of City Scheme as the proposed development will not result in high quality design outcomes for public and private areas due to the amenity impact. Concerns that the proposed development does not meet a key objective of the Residential zone to enhance the amenity and character of the neighbourhood by ensuring new development is compatible within established areas. Concerns that the reduced upper floor setback will negatively impact the amenity of the northern adjoining property occupants due to the excessive bulk and scale, worsened by the pitched roof, as opposed to a concealed roof which will obstruct significant view corridors to Perth City skyline. Concerns that the proposed bulk and scale of the dwelling will negatively impact the amenity of the southern adjoining property occupants. Concerns regarding the proposed location of the solar panels along the northern roofline as they will have a negative impact of the visual amenity of the northern adjoining dwelling in the form of glare. This is exacerbated by the reduced northern lot boundary setback and upper floor setback. 	<ul style="list-style-type: none"> The proposal development has been designed to respond to the streetscape pattern of development and is has been informed by the northern and southern properties. The horizontal stepping back of the dwelling assists in reducing amenity impact, improves the streetscape transition and its compatibility in the setting. To inform the quality of the proposed development, the application has been referred to the City's DRP Chairperson to provide comment on the acceptability throughout the course of its assessment. The design outcome including colours, materials and treatment would contribute towards a quality development. The application has also been assessed consideration against the R Codes and Built Form Policy that provide residential development controls and standards for the built environment. This is detailed in the officer report. Access to views of significance is a design principle assessment under the R Codes relevant to application's seeking discretion in respect to building height. The application meets the building height deemed-to-comply standard of two storeys and no discretion is being sought in respect to building height. This means that views of significance is not relevant to the discretion being sought and in the consideration of this application. Changes have been made to the proposed dwelling to increase the sense of openness and reduce building bulk to the south. This has been achieved by increasing the setback of the alfresco to the southern lot boundary from 1.5 metres to 2.8 metres, and changing the roof form of the alfresco from a pitched roof to flat roof. This has reduced the height of the alfresco from 4.2 metres to 3.1 metres. This would support an improved transition to the property to the south. The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy and overshadowing. The changes made to the alfresco has also reduced the amount of overshadowing to the southern adjoining property. It is noted that the proposed alfresco is located adjacent to a car parking area and driveway on the southern adjoining property that is visible from the street. The proposed location of solar panels has been designed to maximise the northern light. Solar panels are not visually impactful and are commonplace with residential developments. Solar panels on the roof of a building are also exempt from the need to obtain development approval under Clause 61 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and indicates their appropriateness and suitability in a residential setting.

Summary of Submissions:

Comments Received in Objection:	Administration's Comment
<p data-bbox="103 212 544 236"><u>Inaccuracies within Applicant Report</u></p> <ul data-bbox="125 276 1003 1177" style="list-style-type: none"> • Submission contends that the number of submissions, within the applicant report, are incorrect. Stating that nine submission were received as opposed to three submissions. • Note that the Applicant's Justification Report raises matters that are not relevant planning considerations such as the need to design the development to be practical and liveable for extended family. • Contention regarding the Applicant's Justification Report claiming that the Auckland Street streetscape features varies setbacks. The intensity and scale of the proposed development is contrary to the pattern of development in the broader locality, thereby reducing the character of the streetscape and associated built environment. • Submission contends that 'significant concessions' (in the form of significant departures) have been made to the proposed development that should not be supported. • Submission contents the commentary with regards to the northern adjoining dwelling, as the report fails to appreciate that 31 Gill Street is a corner block with additional concessions being given. • Submission contents that the alfresco and extended outdoor living space overlooks the front yard of the southern adjoining dwelling but rather the bay window of the living room of the southern adjoining dwelling. • Submission contends that the previously approved plans are irrelevant. These approvals have expired, new landowners now own both on the subject site and neighbouring sites. The current plans should be viewed without prejudice of previous approved plans. • Submission contends the accuracy and subsequent misleading nature of attachment 6. Contending that the roofline of the proposed development will be in line with the roofline of the southern dwelling. 	<ul data-bbox="1048 276 2112 1358" style="list-style-type: none"> • The applicant has acknowledged that the number of submissions within the Reconsideration Report was a factual error. Administration confirms that nine submissions were received during the original consultation period. • It is noted that the applicant's Reconsideration Report references matters that are not relevant planning considerations. This information provides context to the application, however, has does not inform the acceptability or suitability of the proposed development as considered against the planning framework. • There are varied street setbacks along Auckland Street to the ground floor of the dwellings, garage/carport structures and upper floors where provided. This is reflected in the officer report and supporting diagram. The built form character along Auckland Street is mixed and features both contemporary homes and older housing stock. • There are deemed-to-comply departures which require an assessment against the design principles and local housing objectives of the R Codes and Built Form Policy. The planning policy operation requires the consideration of whether the proposed development meet these qualitative measures which describe the outcome that is sought rather than how 'close' or far' it is from the deemed-to-comply number. The proposal meets the design principles and local housing objectives as set out in the officer report and is recommended for approval. • Properties with secondary street frontages are to be setback in accordance with Table 1 of the R Codes. Whilst No. 31 Gill Street had a deemed-to-comply secondary street setback requirement of 1.5 metres, the dwelling was orientated to have the secondary street frontage as Gill Street as opposed to Auckland Street. This means that Auckland Street is the primary street frontage for the development under construction at No. 31 Gill Street. The Auckland Street primary street setback was approved with a departure to the deemed-to-comply primary street setback having regard to its site characteristics and lot shape. • The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy including to the southern adjoining property. • Clause 67(2)(w) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> requires the history of the site to be considered. Previous approvals issued for the site are relevant in so far as they are consistent with and have informed the site planning for the proposal and consistency with previous decisions for the site. • The streetscape elevation was updated to ensure the image was to scale. Previous submitters were notified that the elevation had been updated and could be found online during the consultation period.

Summary of Submissions:

The table below summarise the comments received during the initial advertising period (25 January 2023 to 8 February 2023) of the proposal.

Comments Received in Objection:	Applicant's Comment
<p><u>General</u></p> <ul style="list-style-type: none"> • The proposed development is excessively proportioned and not appropriately scaled for the site context. As a result significant street setback concessions are being sought across both levels of the development. • Concerns relate to the proposed development not complimenting the houses of the adjoining and surrounding neighbourhood which consist of mainly single storey, largely setback, dwellings. 	<ul style="list-style-type: none"> • The block has a very wide frontage and is significantly shorter on one side, creating an awkward wedge shape. The total lot area is relatively small at 353sqm, making it practically undevelopable with compliant setbacks. • The size and shape of the block means it would be very difficult to build a single storey dwelling. It should be evident that the previous 2018 approval for a single dwelling by the previous landowners was only undertaken as a marketing exercise to promote the subdivision. • The 2018 approval has many similarities to the layout of the current revised plans; vehicle access is obtained to the north of the lot and the bedrooms are predominantly to the north. • Both proposals have communal living spaces such as the kitchen, dining and outdoor living area located on the south of the lot. Street setbacks of the current revision are greater than this previously approved design; • We have further amended the current plans to have greater upper floor setback from the ground floor, to address comments from the City and neighbours.
<p><u>Streetscape & Primary Setback</u></p> <ul style="list-style-type: none"> • Concerns relating to the significant ground floor street setback variation and no upper floor street setback as it wouldn't complement or be consistent with any approved or existing dwellings on Auckland Street. • The buildings incorporation of design features and minor projections, emphasise the bulk and scale of the development to the street, exacerbating the impact of the reduced street setbacks on the streetscape character. • The reduced street setbacks disconnect the subject site from the remainder of Auckland Street and unnecessarily obstructs access to views of significance. • Concerns relating to the ground floor setback variation being far too excessive. Additionally, given the lack of upper floor setback, the proposed dwelling would make the area feel overwhelming. 	<ul style="list-style-type: none"> • The size, shape and orientation of the block, as well as the sewer easement at the rear, make it extremely difficult to develop without some discretion sought for setbacks. • We have amended the plans to address the upper floor – this is now setback from the ground floor as per the City's comments. • The projections have been removed from the design, to reduce the bulk and scale as per the City's comments. • We are fully compliant on building heights and roof pitch, therefore comments around views of significance are not relevant. • Upper floor setback has been addressed in the amended plans.

Comments Received in Objection:	Applicant's Comment
<ul style="list-style-type: none"> The proposed 2.9m primary street setback results in a poor outcome for adjoining properties in relation to the bulk and scale of the building and privacy. 	
<p><u>Upper Floor Street Setback</u></p> <ul style="list-style-type: none"> The upper floors would not be distinguished from the lower storeys resulting in an upper floor which would have considerable visual bulk to the streetscape. The proposed upper floor would dominate the dwelling façade and create an imposing streetscape presence which would considerably undermine the established and consistent streetscape character. 	<ul style="list-style-type: none"> The upper floor setback has been addressed in the amended plans, as per the City's comments.
<p><u>Lot Boundary Setback</u></p> <ul style="list-style-type: none"> Concerns relating to the proposed bulk of the eastern elevation and its impact on the adjoining property. 	<ul style="list-style-type: none"> The eastern elevation has been adjusted in the amended plans, we have added articulation to the wall, added highlight windows to break it up, and incorporated landscaping.

Comments Received in Objection:	Applicant's Comment
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The compromised street setback would restrict the development's ability to provide a suitable level of landscaping to contribute to the streetscape and offset impacts of bulk and scale. Concerns relating to the lack of a garden, vegetation and a shade tree as it would result in a considerable loss to existing green streetscape along the entire length of Auckland Street. Concerns relate to the proposals minimal landscaping visible from the street with a disproportionately large area of impervious surfaces. 	<ul style="list-style-type: none"> Landscaping areas have been adjusted and are depicted in the amended plans.
<p><u>Design and Character</u></p> <ul style="list-style-type: none"> As Auckland Street is a leafy street with modest new dwellings and original character homes, all substantially setback from the street, the proposed dwelling does not complement the existing character and charm of the street. Concerns relate to the proposed development not complementing or being sympathetic to the general character of Auckland Street as the street consists of wide, open front lawns/gardens and single storey houses with substantial setbacks and minimal privacy issues. Concerns regarding the inconsistency with the local and neighbourhood character, with specific reference to the proposed bulk and scale of the proposed development. Concerns that the bulk and scale of the proposed development will negatively impact on the amenity and character of the surrounding area. 	<ul style="list-style-type: none"> The required 7.7m setback is not possible on this site, as discussed in our extensive research and development of the plans with the City of Vincent, likewise a functional single storey house is very difficult to achieve on a 353sqm block. Significant effort has been made to design a traditional style home to complement the existing character of the street. Comments stating otherwise are misinformed, are opinion, and are not relevant. As the applicant we have committed significant time and research into this development, dating back to July 2022 when we first met with the City to discuss the design, prior to submitting a DA. From the start of the process, we have been working closely with the City, trying to design something in line with the City's policies around design and character, on what we all agree is a difficult site. The design is a very attractive, relatively small house at 319sqm, and will positively impact on the amenity and character of the surrounding area.
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> Concerns relating to the visual privacy to the north (from the minor projection) and south (from the balcony) that will be an issue for adjoining neighbours children who play in the front garden. The result of the backfill to the alfresco area (south) would detrimentally affect the southern adjoining property. The proposal has not been 	<ul style="list-style-type: none"> There are no variations sought on visual privacy or fill, so these comments are not relevant.

Comments Received in Objection:	Applicant's Comment
<p>designed or landscaped with any regard for privacy of the adjoining neighbours.</p> <ul style="list-style-type: none"> Concerns relating to the visual privacy to the south (from the alfresco). 	
<p><u>Other</u></p> <ul style="list-style-type: none"> Concerns relating to the proposed change in level along the southern boundary as the current plans show no indication of erecting sufficient fencing. Concerns regarding the future structural integrity and waterproofing of the existing southern boundary wall. Concerns relating to the ground works potentially impacting the structural integrity of the southern adjoining lots as the dwelling is an original 1930's Californian bungalow with brick and tile on limestone. Possible vibration during building works may damage the integral character features of the property. 	<ul style="list-style-type: none"> The construction of the home will occur within all the relevant building codes and requirements

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

Further to the concerns raised within the previous consultation period, the table below summarise the additional comments received during the secondary advertising period (4 May 2023 to 10 May 2023) of the proposal.

Comments Received in Objection:	Applicant's Comment
<p><u>General</u></p> <ul style="list-style-type: none"> Concerns relate to the location of the pool with relation to the balcony and the possible situation where people jump into the pool from the balcony. 	<ul style="list-style-type: none"> The pool is fully compliant. The owners are mature adults with no plans to jump off the balcony.
<p><u>Impact on Northern Adjoining Property</u></p> <ul style="list-style-type: none"> Concerns relate to the proposed reduced street setback and bulk significantly impacting views of significance and, as such the property's value. 	<ul style="list-style-type: none"> Our design is fully compliant on wall heights and roof pitch and meets design principles guidelines in all areas including street setback. We also made significant changes to the plans after the first assessment in response to these concerns. Any house built on our block would impact the Northern neighbour's views – this is not the owner's fault; they should be allowed to develop their own land. The northern neighbour cannot reasonably expect our owners to build a single storey on such a small block, or for the site to remain undeveloped, just to maintain their own view. The northern neighbour is also building a two-storey home, it is unreasonable to attempt to block others doing the same.
<p><u>Lot Boundary Setback</u></p> <ul style="list-style-type: none"> Concerns relating to the proposed bulk of the eastern elevation being increased as a greater concession on the Eastern boundary setback for Bed 1/Study is being sought. Proposed outdoor living area is not compliant with R-Codes 5.1.3 Lot Boundary Setback, C3.1(iii) which requires unenclosed areas accessible, elevated 0.5m or more above natural ground level, to be setback 1.5m. The proposed Alfresco is setback 1.0m with eaves further extending into the setback area. 	<ul style="list-style-type: none"> We have provided amended plans to address the eastern elevation setback, and this is no longer a variation.
<p><u>Garage Setback</u></p> <ul style="list-style-type: none"> Proposed garage has been setback 0.44m from ground floor dwelling alignment which does not align with the street context of Auckland Street (single car garages and carports). 	<ul style="list-style-type: none"> The garage setback has been amended to address this concern and this is no longer a variation. Amended plans have been provided.

Comments Received in Objection:	Applicant's Comment
<p><u>Outdoor Living Area</u></p> <ul style="list-style-type: none"> The proposed outdoor living area is significantly less than the deemed to comply 30m² as outdoor living areas, within the primary street setback area, cannot contribute to the total outdoor living area. 	<ul style="list-style-type: none"> Our proposal meets the design principles guidelines for outdoor living areas.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> Queries regarding whether the canopy coverage (30%), deep soil (12%) and planting area (3%) requirements have been met. Concerns relating to the proposed species of trees selected within the landscaping plan with specific concerns relating to the spacing not being sufficient between trees. Concerns relate to the trees located on the lot boundaries and the maintenance required to ensure neighbouring properties are not impacted (by overgrowth and root systems). 	<ul style="list-style-type: none"> Landscaping plans have been provided, then amended and provided again, based on comments from the DRP and community, and are in line with the City's local policies, including species and spacing.
<p><u>Other – Community Consultation</u></p> <ul style="list-style-type: none"> Concerns that only the adjoining properties have been consulted on all current and historic planning applications with regards to both 80 Auckland Street and 31 Gill Street. Concerns that the extent of advertising is not sufficient as variations (such as those relating to street setback) impact more than just the adjoining properties. 	<ul style="list-style-type: none"> It is hard to see the logic behind this comment. The DA process for this site, including the advertising, has been long, extensive, thorough, extremely onerous on the applicant and at times frustrating. The current applicants and owners have made significant concessions and changes to the plans, we have addressed every single concern raised by the community and the city. We have provided amended plans several times, pages and pages of supporting information, and been through two rounds of community consultation and DRP review. We have been engaged in several meetings with the planning department, we have made amendments to the plans quickly and efficiently, we have provided all the required information in a timely matter. The City has had the application for 180 days. The consultation period has been more than sufficient. This comment provides evidence that the neighbour is trying to block any development on our site, in any way possible.

The table below summarise the additional comments received during the third advertising period (2 October 2023 to 9 October 2023) of the proposal.

Comments Received in Objection:	Applicant's Comment
<p><u>General</u></p> <ul style="list-style-type: none"> Concerns relate to the minimal changes that have been incorporated within the revised plans with the deferral reasons not being addressed. Concerns that the proposed development is too big for the subject in terms of bulk and scale with the dwelling's upper floor size/percentage, in comparison to the ground floor being excessive. Note that 70% of the residents on Auckland Street have supported a Character Retention Area application for the street. Concerns regarding the reliability of the documentation provided due to not-to-scale imagery lodge with the City. Concerns that an approval of the current Development Application would create a negative precedent for future development within the City. Concerns that the Street setback assessment is not correct and the average would be greater than 7.7m. 	<ul style="list-style-type: none"> The latest revisions directly address the deferral reasons and the commentary from the Design Review Panel. The development features better graduation transitioning to the south and increased upper floor setbacks addressing the street. The development features largely compliant lot boundary setbacks and achieves deemed-to-comply for open space and building height. Therefore, the development should not be considered an overdevelopment of the site. The ratio of site cover between the ground floor and upper floor is not a valid planning consideration. The streetscape imagery is now to scale in a two-dimensional sense and is useful in depicting the character of the streetscape. All development plans are true to scale. There can not be negative precedent set if the development (consistent with those approved before it) is responding to unusual site constraints.
<p><u>Street and Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> Concerns that the current ground floor setback does not protect the streetscape and amenity of Auckland Street. Concerns relate to the upper floor not being 2m setback to mitigate the impact of adjoining properties, as other properties have done. Concerns relate to the upper floor setback departure further exacerbating the proposed departure to the ground floor setbacks. Concerns that the proposed eaves negate the current setbacks provided, as they adding further bulk. Concerns relate to the primary street setback not being maximised as the sewer easement can be encroached up to 0.6 metres. Query regarding the 0.5m northern setback of the garage wall as this would result in unusable space that may result in a garbage trap. 	<ul style="list-style-type: none"> The ground floor setbacks are graduated, responding to the irregularity of the site. The upper floor does not protrude over the ground floor and is stepped back in areas to clearly distinguish the floors from one another. The concern with eaves is not a valid planning consideration. The eaves are considered minor projections in the R Codes and accordingly, do not impact upon setback assessment. The dwelling encroaches upon the sewer easement on the advice of Water Corp. The dwelling is designed so it does not compromise rear setbacks. The potential of a garbage trap is not a valid planning consideration. The current revisions have pulled the garage off the boundary to reduce perceived bulk and respect the common boundary with 31 Gill.

Comments Received in Objection:	Applicant's Comment
<p><u>Site Levels/Graduation</u></p> <ul style="list-style-type: none"> Concerns relate to the revised plans resulting in the dwelling being raised rather than cutting in down to the pavement level, resulting in additional height to the building to obtain a flat first level floor. Recommendation that the horizontal graduation should result in a lower ground and upper floor to reduce the bulk and scale to the southern dwelling and remove the solid block roof line as viewed from 29 Gill Street. Query regarding why the site couldn't be further excavated to ensure the ground floor was one level, therefore improving the aging in place outcome for residents and reducing the bulk and scale and visual privacy impact. Concerns that the ground level of the southern side of the dwelling has not been reduced further to better transition with the adjoining southern dwelling. The to-scale images provided depicts shows this transition is poor. Concerns relating to the visual privacy and shadowing to the southern dwelling's front yard, particularly in winter. 	<ul style="list-style-type: none"> The development achieves deemed-to-comply for site works. The current revisions are responsive to the lay of the land; the site has 2.2m of crossfall from the northern to southern boundary and the dwelling steps down several courses to complement the topography. Building height concerns because of site works are not a valid planning consideration as the development achieves deemed-to-comply for building height. The dwelling is now set back considerably from the southern boundary and achieves deemed-to-comply for solar access to adjoining sites. The upper floor is stepped back considerably from the alfresco roof, reducing the perceived bulk when viewed from the southern boundary. The current revisions have increased the setback of the alfresco roof to the southern boundary. Perceived visual privacy concerns are not a valid planning consideration. The major opening to Bed 1 on the southern elevation achieves deemed-to-comply for visual privacy.
<p><u>Fencing</u></p> <ul style="list-style-type: none"> Query regarding whether 1.8m high fencing is to be incorporated along all boundaries to prevent overlooking into adjoining properties. Query regarding the proposed pool fence, being as per the pool guidelines with specific regards to the impervious fencing and climbable fencing ledge. 	<ul style="list-style-type: none"> As per the Site Plan, existing dividing fencing along the lot boundaries is to be retained and no new dividing fencing forms part of this development application. Swimming pool fencing is not a valid planning consideration. As per the ground floor plan, swimming pool fencing will comply with the relevant legislation and will be dealt with at the building permit stage.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> Concerns that the proposed development is inconsistent with the aims of City Scheme as the proposed development will not result in high quality design outcomes for public and private areas due to the amenity impact. Concerns that the proposed development does not meet a key objective of the Residential zone to enhance the amenity and character of the neighbourhood by ensuring new development is compatible within established areas. 	<ul style="list-style-type: none"> The development responds to the site irregularity featuring well-designed graduation as it transitions to the south. The development incorporates design features such as articulation, fenestration, diversity in materiality and colour that work to complement the public realm.

Comments Received in Objection:	Applicant's Comment
<ul style="list-style-type: none"> • Concerns that the reduced upper floor setback will negatively impact the amenity of the northern adjoining property occupants due to the excessive bulk and scale, worsened by the pitched roof, as opposed to a concealed roof which will obstruct significant view corridors to Perth City skyline. • Concerns that the proposed bulk and scale of the dwelling will negatively impact the amenity of the southern adjoining property occupants. • Concerns regarding the proposed location of the solar panels along the northern roofline as they will have a negative impact of the visual amenity of the northern adjoining dwelling in the form of glare. This is exacerbated by the reduced northern lot boundary setback and upper floor setback. 	<ul style="list-style-type: none"> • The development provides amenity to its users with internal and external spaces for entertaining, leisure and connection to the outdoors. • The development references and incorporates traditional building elements present in the street. • Views of significance is a design principle for building height under the R-Codes. However, the development achieves deemed-to-comply for building height. Therefore, access to views of significance is categorically not a valid planning consideration in such circumstances. • The pitched roof complements the scale and materiality of the dwelling. The eaves are considered minor projections that do not protrude excessively from the wall. • The inclusion of solar panels as part of the current revision, have been integrated into the design of the building to capitalise on northern aspect. The solar panels are not considered visually obtrusive and are characteristic of contemporary residential development.
<p><u>Inaccuracies within Applicant Report</u></p> <ul style="list-style-type: none"> • Submission contends that the number of submissions, within the applicant report, are incorrect. Stating that nine submission were received as opposed to three submissions. • Note that the Applicant's Justification Report raises matters that are not relevant planning considerations such as the need to design the development to be practical and liveable for extended family. • Contention regarding the Applicant's Justification Report claiming that the Auckland Street streetscape features varies setbacks. The intensity and scale of the proposed development is contrary to the pattern of development in the broader locality, thereby reducing the character of the streetscape and associated built environment. • Submission contends that 'significant concessions' (in the form of significant departures) have been made to the proposed development that should not be supported. • Submission contents the commentary with regards to the northern adjoining dwelling, as the report fails to appreciate that 31 Gill Street is a corner block with additional concessions being given. 	<ul style="list-style-type: none"> • The Applicant submits a factual error made in the reconsideration report relating to the number of submissions during the first advertising period. • Commentary relating to the users' needs of the development are the opinion of the Applicant. This commentary has not been referenced to justify any specific discretionary element of the development. • The streetscape features an eclectic mix of dwellings ranging in age, scale, and style. There is not a uniform setback, nor a consistent intensity of built form and scale in the streetscape. • Several of the properties within the immediate vicinity of the subject site are subdivisible based upon lot sizes and R Codes designation. Therefore, infill redevelopment will have a further impact upon any established street setbacks. The design positively contributes to the future development context of the street. • The development meets many of the deemed-to-comply requirements of the R Codes under difficult circumstances. The revisions and reconsideration report have comprehensively addressed the design elements that require design principle assessment.

Comments Received in Objection:	Applicant's Comment
<ul style="list-style-type: none"> • Submission contends that the alfresco and extended outdoor living space overlooks the front yard of the southern adjoining dwelling but rather the bay window of the living room of the southern adjoining dwelling. • Submission contends that the previously approved plans are irrelevant. These approvals have expired, new landowners now own both on the subject site and neighbouring sites. The current plans should be viewed without prejudice of previous approved plans. • Submission contends the accuracy and subsequent misleading nature of attachment 6. Contending that the roofline of the proposed development will be in line with the roofline of the southern dwelling. 	<ul style="list-style-type: none"> • Both 31 Gill and the subject site feature site constraints due to subdivision. • Perceived visual privacy as a primary concern is not a valid planning consideration. The development achieves deemed-to-comply for visual privacy. • Previous approvals have been referenced to assist the City with its' determination of the current development application, to ensure a consistent and transparent decision-making process. • The streetscape imagery is now to scale in a two-dimensional sense and is useful in depicting the character of the streetscape. All development plans are true to scale.

CLAUSE 67 OF THE DEEMED PROVISIONS AND RESIDENTIAL ZONE OBJECTIVES

Administration's consideration of the proposal against matters to be given due regard in the determination of a development application (Clause 67 of the Deemed Provisions), and the objectives of the Residential Zone are included below.

Clause 67 of the Deemed Provisions:

Clause 67 – Matters to be Considered	
Matter	Administration Comment
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	Consideration against the objectives of the Residential zone has been provided under the relevant heading below.
c) Any approved State planning policy;	The departures to the R Codes deemed-to-comply standards are acceptable as included in the officer report.
(g) Any local planning policy for the Scheme area.	The application has been assessed against the City's local planning policies, including the Built Form Policy. The acceptability of the proposed development as assessed against the Built Form Policy is detailed in the officer report.
(m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The proposed dwelling has been designed so that it responds to the irregular lot shape and site characteristics, and nearby and adjoining properties along Auckland Street that make up the character of the area.
(n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	The application has been assessed against environmental sustainability principles as detailed in the officer report. The proposal complies with the deemed-to-comply provisions of the R Codes relating to building height, solar access (overshadowing) and visual privacy (overlooking). These planning elements are important in informing the amenity of adjoining properties. The proposal would not unduly impact the amenity of the locality.
p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Refer to landscaping comments included in the officer report.
(w) the history of the site where the development is to be located.	The history of the site is detailed in the Background section of the officer report.
(y) Any submissions received on the application.	Submissions received during community consultation periods have been considered and responded to in the officer report.

Clause 67 – Matters to be Considered	
Matter	Administration Comment
	A summary of the submissions received including Administration's response to each comment is included as Attachment 6 .
(zc) any advice of the Design Advisory Committee.	The proposal was referred to the City's DRP Chairperson to provide comment on the acceptability of the proposal throughout the course of the application's assessment. This is detailed in the officer report.

Residential Zone Objectives:

Zone Objective	Administration Comment
<i>To provide for a range of housing and a choice of residential densities to meet the needs of the community.</i>	The proposed Dwelling (Single House) is a permitted use under LPS2 and is a compatible use within the Residential Zone.
<i>To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.</i>	The proposed dwelling would be of a high quality design, having been referred to the City's DRP Chairperson to provide comment on the acceptability of the proposal throughout its assessment. The application has also been assessed consideration against the R Codes and Built Form Policy that provide residential development controls for the built environment. This is detailed in the officer report.
<i>To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</i>	Not applicable.
<i>To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.</i>	Environmentally sustainable design considerations and measures that have been incorporated are set out in the officer report.
<i>To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.</i>	The proposal seeks to develop a lot that was created through a subdivision approval in 2016 and that has been vacant since 2018. The proposed dwelling has been designed so that it responds to the irregular lot shape and site characteristics, as well as the surrounding developments along Auckland Street. This is considered in the officer report.
<i>To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.</i>	The proposed dwelling has been designed with the concept of aging in place in mind to ensure the design meets the needs of the lifestyles of the landowner's long term.
<i>To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.</i>	Not applicable.

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 two 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. This 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.
6. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
7. NO verge trees shall be removed. The verge trees shall be **RETAINED** and **PROTECTED** from any damage including unauthorised pruning.
8. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will 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 shall be made in writing. The bond is non-transferable.
9. 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 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
10. 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.
11. All stormwater 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 stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
12. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.