

5.2 NO. 193 (LOT: 153; D/P 98699) LAKE STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: South

Attachments:

1. Location and Consultation Plan
2. Development Plans
3. 1996 Building Licence Plan
4. 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 Alterations and Additions to Single House at No. 193 (Lot: 153; D/P 98699) Lake Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

1. Development Plans

This approval is for Alterations and Additions to Single House as shown on the approved plans dated 14 November 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 antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

3. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, to the satisfaction of the City;

4. 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. The finish of the boundary walls is to be face brick, or material as otherwise approved; to the satisfaction of the City; and

5. 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.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for Alterations and Additions to Single House at No. 193 Lake Street, Perth (the subject site) that is included on the City of Vincent Heritage List as Management Category B – Conservation Recommended.

The application proposes to extend the existing dining room by enclosing the existing rear verandah. A new 3 metre by 1.5 metre verandah is proposed to be constructed to the rear of the house. The extension of the dining room requires demolition of the western elevation of the existing dining room. This dining room wall was constructed in 1996.

The proposal seeks a design principles assessment in relation to the boundary wall length to the northern lot boundary. The wall would be acceptable because the portion visible from the adjoining property would be 1.5 metres wide by 3.1 metres high and would present minimal bulk to the adjoining property. As the wall would be located to the northern lot boundary, it would not result in overshadowing of the adjoining property.

The proposed development is acceptable as it meets the objectives of the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), which ensures the preservation of heritage value while enabling improvements to the dwelling.

The proposed alterations and additions are minor in nature and in scale, and do not result in the demolition to heritage fabric of the subject site. The proposed work does not impact the elements mentioned in the Statement of Significance for the place or the streetscape presentation of the heritage-listed property. The building fabric that does contribute to the heritage significance as referenced in the Statement of Significance for the property would be retained.

PROPOSAL:

The application proposes alterations and additions to the rear of the existing single-storey single house on the subject site. A summary of the works proposed is as follows:

- A 6.0 square metre dining room extension to the northern lot boundary within the existing verandah. The extension of the dining room requires the demolition of the western elevation wall of the existing dining room, and removal of existing brick paving from the verandah.
- The removal of a portion of the existing dining room ceiling and replacement with a raked ceiling to match the existing roof pitch.
- The installation of a new timber framed sliding door to the western façade of the extended dining room.
- The installation of a 3 metre by 1.5 metre verandah to the west of the proposed dining room extension including a 3.1 metre-high boundary wall to the northern lot boundary. The construction of the new verandah requires the demolition of two existing brick steps.

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

BACKGROUND:

| | |
|---|---|
| Landowner: | Marissa Lague |
| Applicant: | Justine Monk |
| Client: | Marissa Lague |
| Date of Application: | 17 August 2023 |
| Zoning: | MRS: Urban LPS2: Zone: Residential R Code: R50 |
| Built Form Area: | Residential |
| Existing Land Use: | Single House |
| Proposed Use Class: | Single House – 'P' |
| Lot Area: | 273 square metres |
| Right of Way (ROW): | Yes – Shule Lane |
| Heritage List: | Yes – Management Category B |
| State Register of Heritage Places: | No |

Site Context and Zoning

The subject site is bound by Lake Street to the east, Shule Lane to the west, and single houses to the north and south. A location plan is included as **Attachment 1**.

The subject site and adjoining properties to the north and south are zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2) and are 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.

Approval History

The subject site, and the northern adjoining property at No. 195 Lake Street both have existing extensions located to the rear that do not form part of the original houses. On 26 March 1996, a building licence was granted for the following works and both properties:

- Enclosure of the existing verandahs to the rear of the houses.
- Construction of a 4.4 square metre laundry at the rear of the houses.
- Construction of a 5.8 square metre verandah at the rear of the houses.
- Construction of two 6.0 metre by 5.5 metre carports with a nil setback to Shule Lane.

The approved 1996 building plans have been included as **Attachment 3**. The carports shown in these plans were not constructed.

The works proposed as part of this application are contained within areas constructed as part of this 1996 approval.

Heritage Listing

The subject site and the northern adjoining property at No. 195 Lake Street form a single-storey duplex pair when viewed from Lake Street and are jointly included on the City's [Heritage List](#) as Management Category B – Conservation Recommended.

The Statement of Significance for the heritage listing reads as follows:

“The single storey duplex at Nos. 193 - 195 Lake Street constructed in the Federation Free Classical Style are a good example of their type and form part of the Brooking Park Estate, named after well known surveyor and developer J S Brooking, an active participant in the development of the suburb.”

The Physical Description included in the heritage listing is as follows:

“The single storey duplex pair at No. 193 - 195 Lake Street are a mirror image of each other both featuring a one room frontage. The duplex has a parapet that has been distinctively combined into one pediment, centrally located with the name 'Menai' embossed in the pediment below the decorative stucco detail in the apex. The duplex has a bullnose front verandah supported by turned timber posts. The tuckpointed brick walls have rendered banding at window sill and door head height. Low rendered and pillar and palisade wall.”

The 1996 extensions including the rear verandah, laundry and rear doorway are not referenced in the Physical Description or Statement of Significance for the place as having heritage value. For these reasons, the structures do not form part of the heritage significance of the place.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the Built Form Policy and the State Government’s Residential Design Codes (R Codes). Where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

| Planning Element | Deemed-to-Comply/ Acceptable Outcomes (or equivalent) | Requires the Discretion of Council |
|----------------------------|---|---------------------------------------|
| Street Setback | ✓ | |
| Street Walls and Fences | ✓ | |
| Building Setbacks | ✓ | |
| Boundary Walls | | ✓ |
| Building Height/Storeys | ✓ | |
| Street Surveillance | ✓ | |
| Open Space | ✓ | |
| Landscaping (R Codes) | ✓ | |
| Car Parking | ✓ | |
| Solar Access | ✓ | |
| Visual Privacy | ✓ | |
| External Fixtures | ✓ | |
| Heritage Management Policy | ✓ | |

Detailed Assessment

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

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

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

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

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

The planning element of the application that does not meet the applicable deemed-to-comply standards and require the discretion of Council is as follows:

| Boundary Wall | |
|--|--|
| Deemed-to-Comply Standard | Proposal |
| R Codes Volume 1 Clause 5.1.3 Northern boundary: Permitted boundary wall length: 24.2 metres. | Northern boundary: Proposed boundary wall length: 28.05 metres. (additional 2.75 metre length proposed). |

The above planning element of the proposal has been assessed against the applicable design principles and local housing objectives in the Comments section below.

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved, and that the performance criteria describe the desired outcome to be achieved.

Unlike the Built Form Policy and Residential Design Codes, the Heritage Management Policy also requires consideration of the proposal against performance criteria even though it complies with the prescribed acceptable development standards. This is also considered in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days, between 18 November 2023 and 1 December 2023. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website and one letter being mailed to owners of the adjoining property at No. 195 Lake Street as shown in **Attachment 1**.

In accordance with the Community and Stakeholder Engagement Policy Appendix 2, Point 5, the City may reduce the extent of consultation to only those who may be affected by a departure. In this instance, the extent of consultation was reduced to include only the adjoining property at No. 195 Lake Street, as the proposed boundary wall departure would only affect this property.

In accordance with the principles of the Community and Stakeholder Engagement Policy, consultation was not undertaken in relation to the demolition. This is because the demolition works relate to structures that were constructed in 1996 and are not referenced as fabric that contributes to the heritage significance of the place as per the heritage listing. Further, because the demolition works are predominately internal and contained at the rear of the house, they would not adversely impact adjoining properties, the Lake Street streetscape, or the wider community.

At the conclusion of the consultation period, the City received no submissions.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a member of the City's DRP who specialises in heritage conservation for comment. The referral related to the development plans included in **Attachment 2**. Comment was sought on the acceptability of the proposed demolition, the siting and scale of the proposed alternations and additions and the acceptability of the proposed design, including colours and materials.

The DRP Member provided comments in support of the proposal, which are summarised as follows:

- The proposed demolition works are acceptable.
- As the proposed new works are to the 1996 extension they will not compromise the heritage fabric of the building.
- The proposed new works are identifiable as a later extension and are appropriate in scale and in-built form within the heritage context.
- The proposed extension and new verandah will improve the internal functionality and amenity of the residence.
- The extent of the brick boundary wall is acceptable and will allow privacy for the benefit of the owner of the property. Existing landscaping will not be affected.

The table below shows the design review evaluation by the DRP member as considered against the 10 principles of good design. Due to the scale and location of the proposed works at the rear of the existing house, comment was not provided on Principles 8 or 9 relating to Safety and Community.

| Design Review Progress Report | |
|--|--|
| | <i>Supported</i> |
| | <i>Pending further attention – refer to detailed comments provided</i> |
| | <i>Not supported</i> |
| | <i>Not relevant to this proposal</i> |
| | <i>DRP Member</i> |
| | <i>Referral 1 – 17 August 2023</i> |
| Principle 1 – Context and character | |
| Principle 2 – Landscape quality | |
| Principle 3 – Built form and scale | |
| Principle 4 – Functionality and build quality | |
| Principle 5 – Sustainability | |
| Principle 6 – Amenity | |
| Principle 7 – Legibility | |
| Principle 8 – Safety | |
| Principle 9 – Community | |
| Principle 10 – Aesthetics | |

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Heritage Act 2018;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *City of Vincent Local Planning Scheme No. 2;*
- *Burra Charter;*
- *State Planning Policy 3.5 – Historic Heritage Conservation;*
- *Community and Stakeholder Engagement Policy;*
- *Policy No. 7.1.1 – Built Form Policy; and*
- *Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.*

Planning and Development Act 2005

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

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (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.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, the heritage significance of the place, consistency with planning policies and advice from the DRP.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

As the subject site and adjacent properties are heritage listed properties, the proposal is required to be assessed against both Parts 4 and 5 of the Heritage Management Policy.

The objectives of the Heritage Management Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.*
2. *Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.*
3. *Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.*
4. *Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.*
5. *Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.*

Part 4 of the Heritage Management Policy relates to development to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.*
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.*
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.*

Part 5 of the Heritage Management Policy relates to development adjacent to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.*
- P2 New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.*
- P3 New development is of a scale and mass that respects the adjacent heritage listed place.*

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the delegation does not extend to proposals for the demolition of any structure or building on a heritage protected place.

The application proposes demolition to a heritage protected place. The demolition relates to the 1996 extension, including the dining room wall, doors and steps on the western elevation.

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 Built Form Policy. 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.

There are limitations for the development to influence whole of life environmental impact of the entire dwelling on the site through this application. This is because the scope of the application is limited to a 4.3 square metre building extension.

Administration's assessment has identified that the proposed development would satisfy the [local housing objectives](#) of the Built Form Policy in respect to environmentally sustainable design. This is because the development proposes the retention of most of the existing building and structures on-site to minimise building waste and new glazing is shaded from direct sun and heat by the proposed verandah. The applicant has also advised that the proposed glazing would feature a Low-E coating to reduce solar heat gain from the western sun.

PUBLIC HEALTH IMPLICATIONS:

This report does not have any implications on the priority health outcomes of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Summary Assessment

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

- The demolition relates to portions of the building which were constructed in 1996 and do not contribute to the noted heritage significance of the place as referenced in the Statement of Significance. For this reason, the demolition would not impact upon the heritage significance of the place.
- The building fabric that does contribute to the heritage significance as referenced in the Statement of Significance would be retained and protected.

- The demolition is required to enable the extension of the dining room. The proposed extension would not impact the Lake Street streetscape as the development is located to the rear of the house and would not be visible from Lake Street.
- The style, design and materiality of the proposed works are respectful and compatible with the existing dwelling and received support from the City's DRP member.
- The proposed boundary wall extension is of an acceptable height and uses high-quality materials to reduce building bulk impacts to the neighbouring property. The location of the boundary wall would not result in overshadowing of adjoining properties and enhances the sense of privacy between the two sites.

Lot Boundary Setback/Boundary Walls

The proposed boundary wall to the northern lot boundary would satisfy the design principles of the [R Codes](#) and the local housing objectives of the [Built Form Policy](#) for Lot Boundary Setback for the following reasons:

- Reduced Building Bulk: The building bulk presented to the adjoining property would be minimal as the subject site has an existing 25.3 metre-long boundary wall constructed adjacent to an adjoining boundary wall of the same length and height at No. 195 Lake Street. The proposal seeks to extend the existing boundary wall length by 2.75 metres, with 1.5 metres of this length provided at a height of 3.1 metres and the remaining 1.25 metres stepping down to a maximum height of 2.0 metres. The height of the proposed boundary wall sits below the permitted deemed-to-comply height of 3.5 metres, reducing visual impacts to the northern property. The boundary wall would be constructed of single course face brick to match the existing boundary wall materiality, which would provide textural interest and reduce the visual impact of the wall. The combination of the short length of wall that would be visible, stepped height and proposed finish would minimise the presentation of bulk to the adjoining property and was supported by the City's DRP member.
- No Overshadowing or Impact to Ventilation: The boundary wall is located to the northern boundary of the site and would not adversely impact the adjoining property's access to direct sun or ventilation as its shadow would fall within the subject site. Areas to the west of the boundary wall include open garden area, allowing ventilation to flow between the two outdoor living areas.
- Effective use of space: Due to the narrow 6.7 metre-wide lot, the location of the proposed boundary wall assists in maximising the subject site internal dining space and outdoor living area. The boundary wall would facilitate the effective use of outdoor living area by providing for visual privacy and minimising overlooking between the subject site and adjoining property.
- No Impact to Streetscape: The proposed development would not impact the streetscape as verandah and boundary wall are located to the rear of the existing house and would not be visible from Lake Street.

Heritage Management Policy

The proposed alterations and additions meet the acceptable development standards of the Heritage Management Policy.

Comments are included below relating to how the proposed alterations and additions to a heritage listed place meets the [objectives](#) and [performance criteria](#) of the Heritage Management Policy.

- Heritage Demolition: The Heritage Management Policy accepts partial demolition to heritage listed places where the parts to be demolished do not contribute to the cultural heritage significance of the place. The proposed demolition relates to the 1996 extension to the rear of the house which does not contribute to the site's cultural heritage significance regarding the Federation Free Classical presentation to Lake Street, which would be retained.
- Compatibility with Setting: The proposed development located to the rear of the dwelling would not modify the streetscape elevation of the house or the visual relationship to the adjoining property at No. 195 Lake Street. The development would be consistent and compatible with the scale of the existing house as the dining room extension would be contained within the existing building footprint. The 4.3 square metre verandah extension is single storey and provides a skillion roof which extends from the existing skillion roof, ensuring consistency of built form with the existing house on the subject site and adjoining property at No. 195 Lake Street.

- Compatibility with Existing Fabric: The Heritage Management Policy seeks for alterations and additions to be respectful of existing fabric and to be readily identifiable as 'new work'. The colours and materials of the proposed additions include single course red brickwork, plaster, timber, and white paint, which would be complimentary to the colours and materials that exist within the heritage fabric of the place. The proposal's materials and finishes does not mimic or replicate historic styles and would not obscure the heritage fabric of the house due to its location at the rear of the existing house. The additions can be distinguished as 'new work' because they are attached to the 1996 extension and not the portion of the house constructed in 1908. The proposed roof over the verandah and dining room is an extension to the 1996 skillion roof which is a distinctly different style from the original gabled roof that covers the subject site and No. 195 Lake Street.
- DRP Support: Comments received from the City's DRP Member specialising in heritage conservation confirm that the alterations and additions are compatible with the heritage place. The DRP member advised that the development is an appropriate style, scale, and materiality, and would not impact the heritage fabric of the place or relationship with the adjoining heritage listed property.

**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 USE

- ADDITIONAL USE**

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

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

SUBJECT SITE



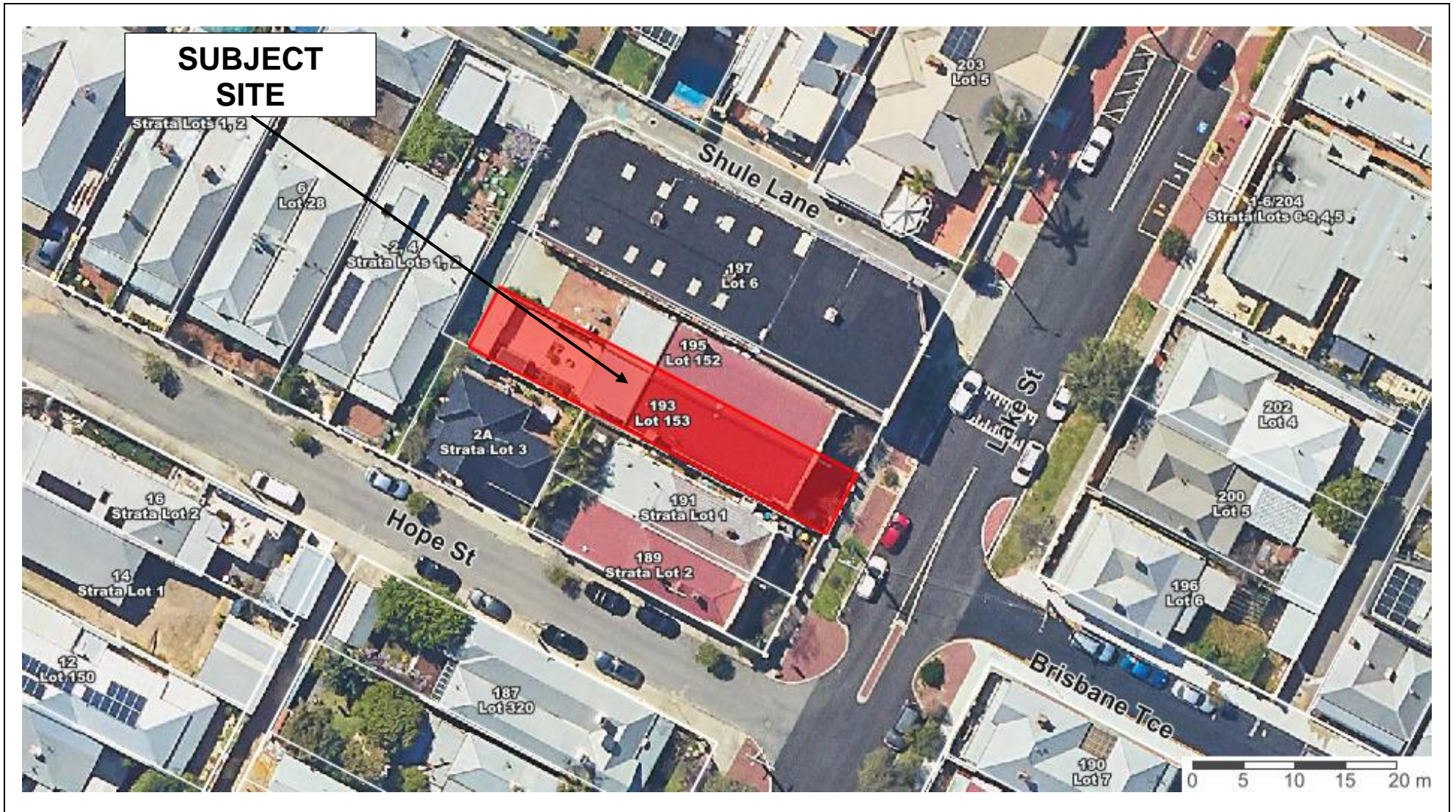
CITY OF VINCENT

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Location Map
No. 193 Lake Street, Perth

Extent of Consultation



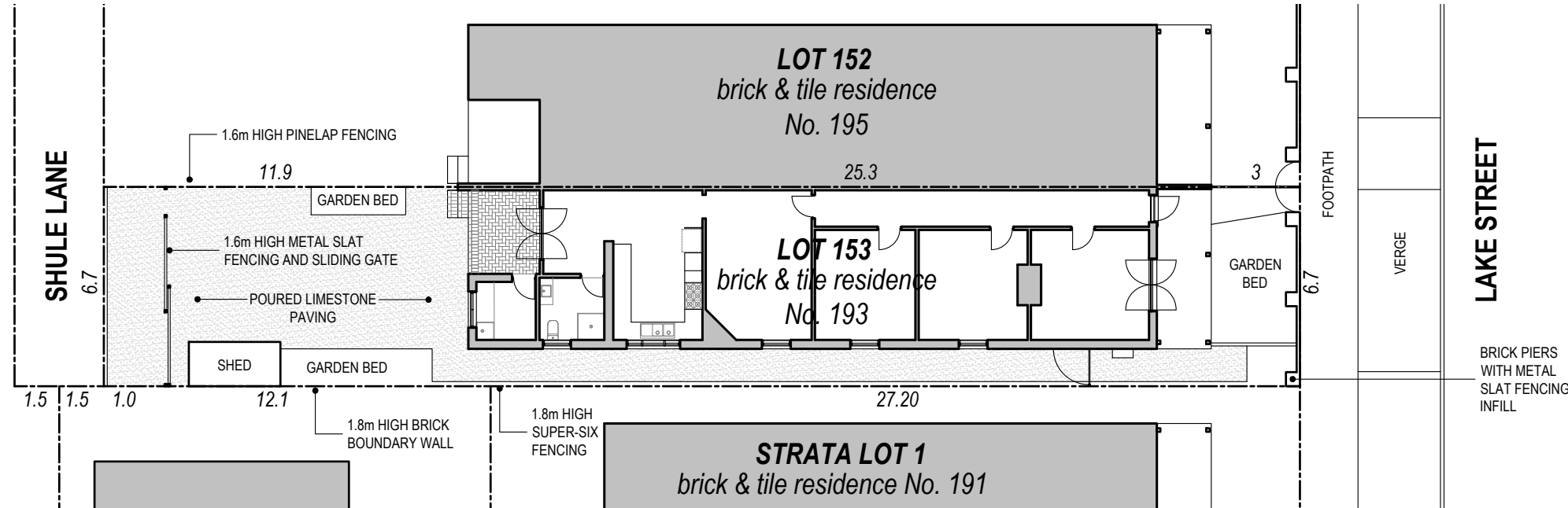


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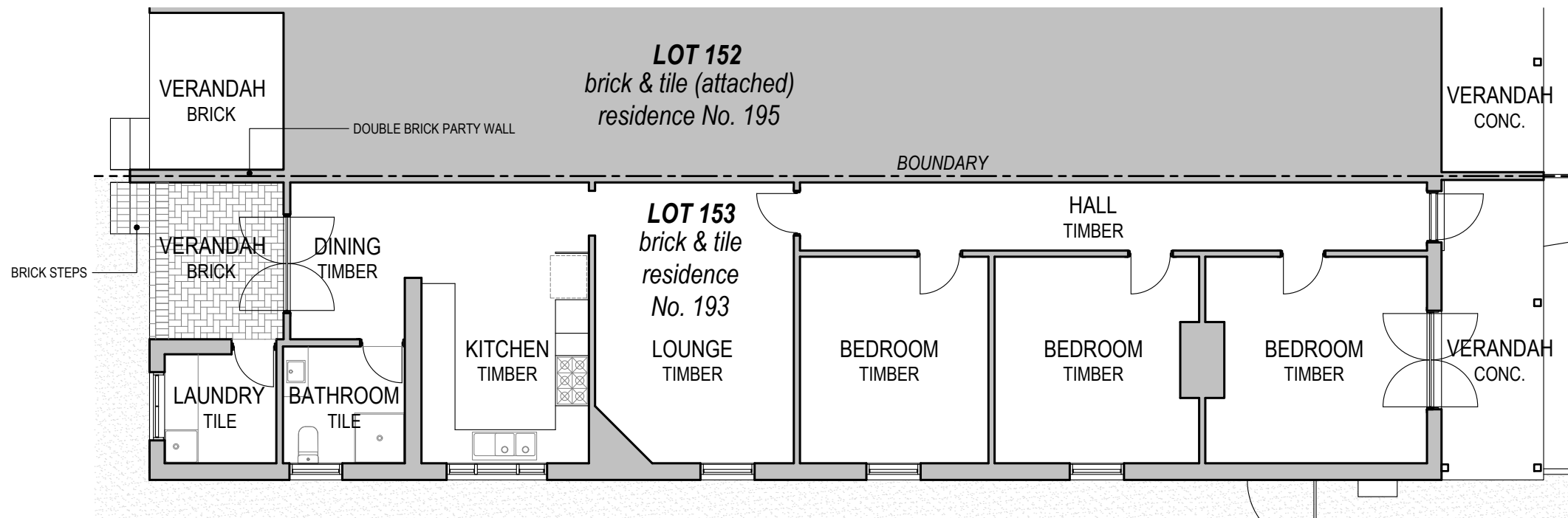
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No. 193 Lake Street, Perth





EXISTING SITE PLAN 1:200



EXISTING FLOOR PLAN 1:100

NOTES

HERITAGE DETAILS

- SEMI-DETACHED DWELLINGS (LOT 152, LOT 153)
- MANAGEMENT CATEGORY B
- INCLUSION DATE 20061121
- STATE REGISTER - NO
- PROPOSED WORKS (REFER A2.0) ARE LIMITED TO THE REAR OF THE PROPERTY. THE WORKS INCLUDE MINOR ALTERATIONS AND ADDITIONS TO AN EXISTING ADDITION COMPLETED IN THE EARLY 1990'S. THERE ARE NO WORKS PROPOSED TO ANY HERITAGE FABRIC AND NO WORKS ARE VISIBLE FROM THE STREET.

PLAN

- THIS DRAWING IS MADE FOR THE PURPOSES OF DESCRIBING THE PROPOSED WORKS AND IS BASED ON SITE MEASUREMENTS AND DETAILS AVAILABLE VIA THE CITY OF VINCENTS INTRAMAPS.
- DUE TO THE MINOR SCOPE OF WORKS, A FULL FEATURE SURVEY EXECUTED BY A LICENSED SURVEYOR HAS NOT BEEN COMPLETED. AHD LEVELS ARE NOT THEREFORE NOT SHOWN. ALL SITE LEVELS ARE RETAINED UNDISTURBED.
- RELATIVE HEIGHTS OF THE WORKS ARE SHOWN FROM THE EXISTING GROUND PLANE AND EXISTING STRUCTURE. LEVELS AT THE LOCATION OF THE WORKS ARE FLAT. AN EXISTING RETAINING WALL AT THE VERANDAH EDGE IS RETAINED AND A NEW ENCLOSING WALL LOCATED AT THIS LINE.

PARKING & ACCESS

- PARKING FOR THIS RESIDENCE IS STREET PARKING.
- ALL PEDESTRIAN ACCESS TO THE SITE AND HOUSE REMAIN UNAFFECTED BY THE PROPOSED WORKS.

NEIGHBOURING PROPERTY

- THE NEIGHBOURING PROPERTY OWNER HAS BEEN CONSULTED REGARDING THE PROPOSED ADDITIONS.
- NO CONCERNS HAVE BEEN RAISED BY THE OWNER. THEY UNDERSTAND ACCESS WILL BE REQUIRED TO COMPLETE THE CONSTRUCTION OF THE NEW BOUNDARY WALL.
- ALL ADDITIONS, INCLUDING THE EXTENSION OF THE BOUNDARY WALL, ARE DESIGNED TO MEET THE DEEMED TO COMPLY PROVISIONS OF THE R-CODES. THE BOUNDARY WALL IS EXTENDED TO REMOVE OVERLOOKING FROM THE PROPOSED TIMBER-FRAMED VERANDAH.
- A BA20 FORM WILL BE REQUIRED TO COMPLETED AS PART OF THE BUILDING PERMIT APPLICATION.

DO NOT SCALE THIS DRAWING. IT IS THE BUILDER'S EXPRESS RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OR COMMENCEMENT OF ANY WORK. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

| REV | DATE | AMENDMENT | BY |
|-----|----------|----------------------|----|
| 2 | 14.11.23 | DESIGN AMENDED | |
| 1 | 13.10.23 | REQUESTED AMENDMENTS | |
| 0 | 18.07.23 | DEVELOPMENT APPROVAL | |

MONK design

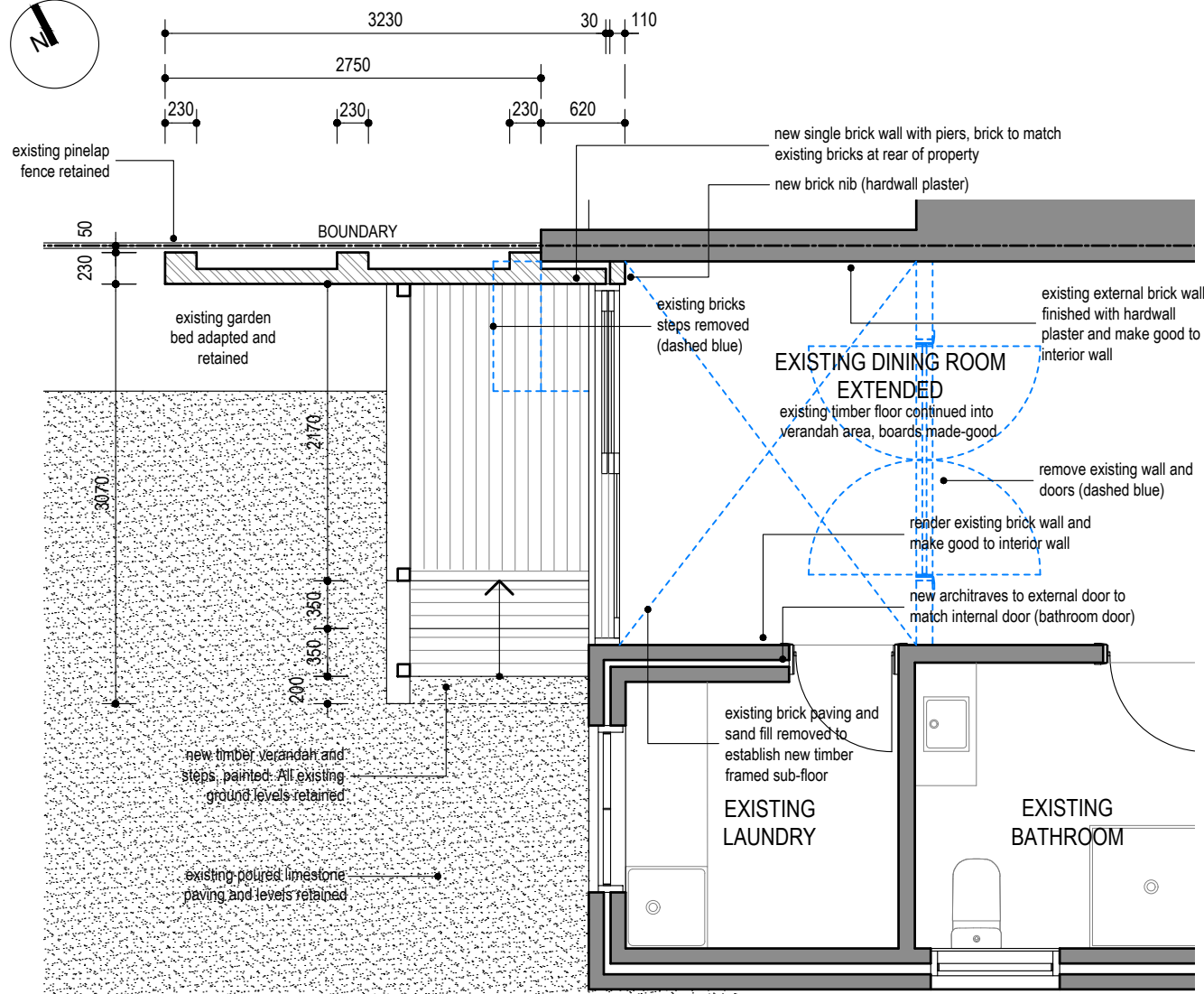
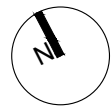
m 0433 374 660
e justine.monk@inet.net.au

193 LAKE ST, NORTHBRIDGE ALTERATIONS & ADDITIONS

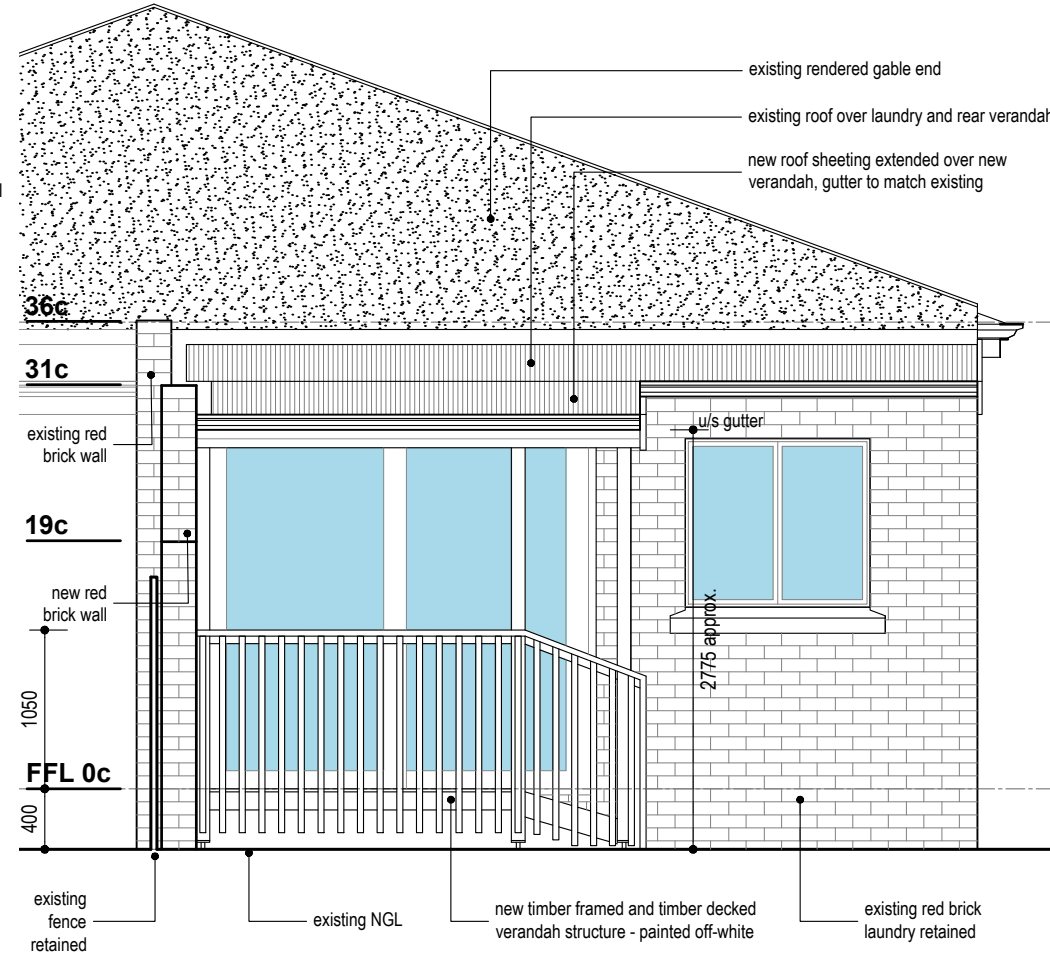
Development Application

SITE PLAN, EXISTING FLOOR PLAN

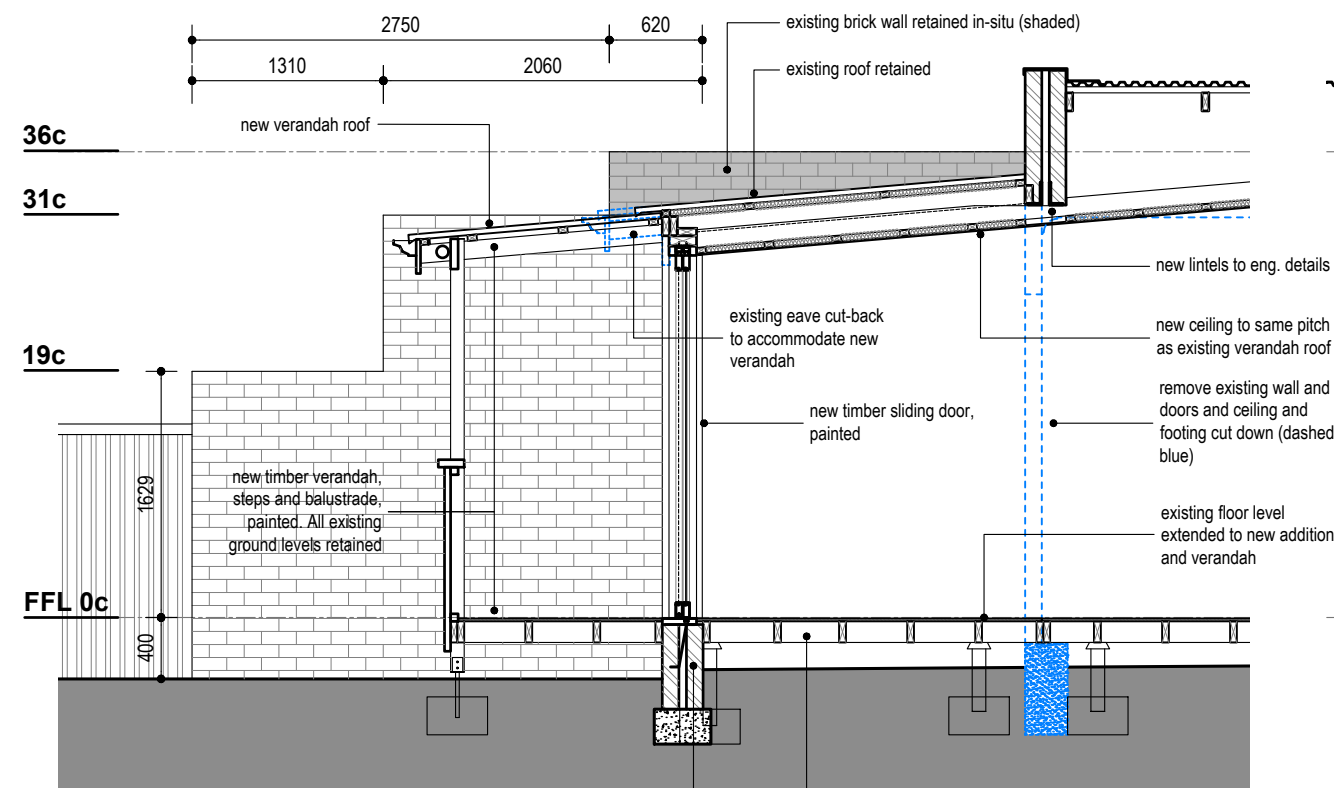
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| JOB NUMBER 1710 | THIS IS A CAD DRAWING DO NOT AMEND MANUALLY | | A1.0 2 |



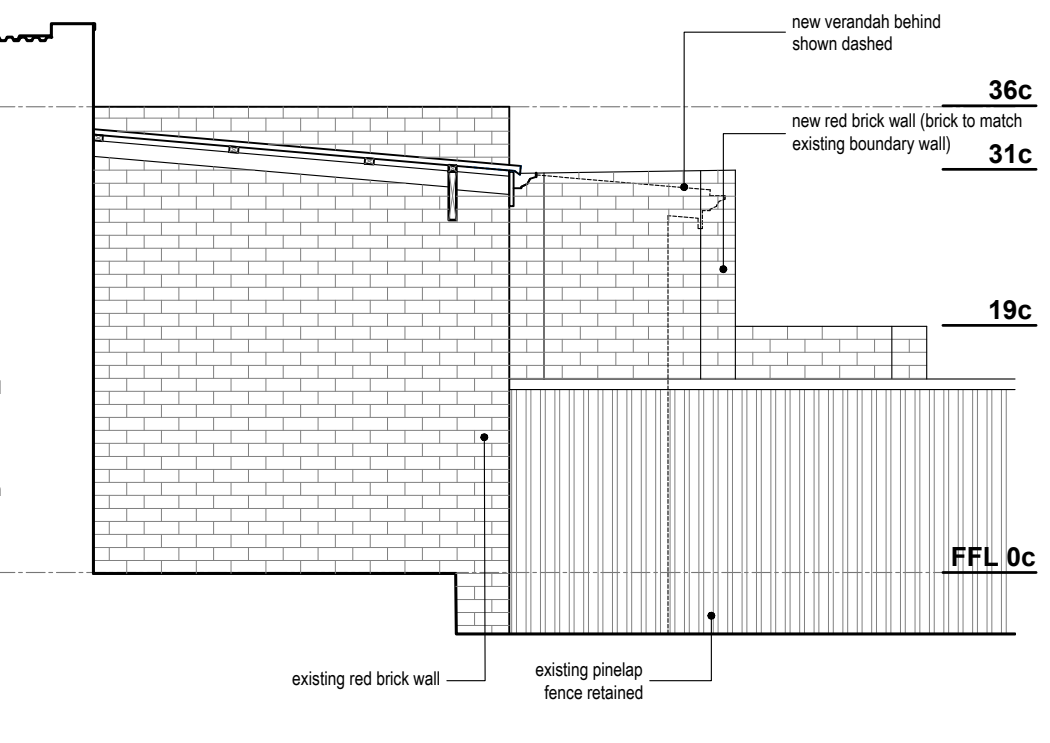
PLAN 1:50



REAR ELEVATION 1:50



SECTION 1:50



NORTH ELEVATION 1:50 (VIEW FROM NEIGHBOURING PROPERTY)

NOTES

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RECEIVED
14 November 2023

DO NOT SCALE THIS DRAWING. IT IS THE BUILDER'S EXPRESS RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OR COMMENCEMENT OF ANY WORK. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

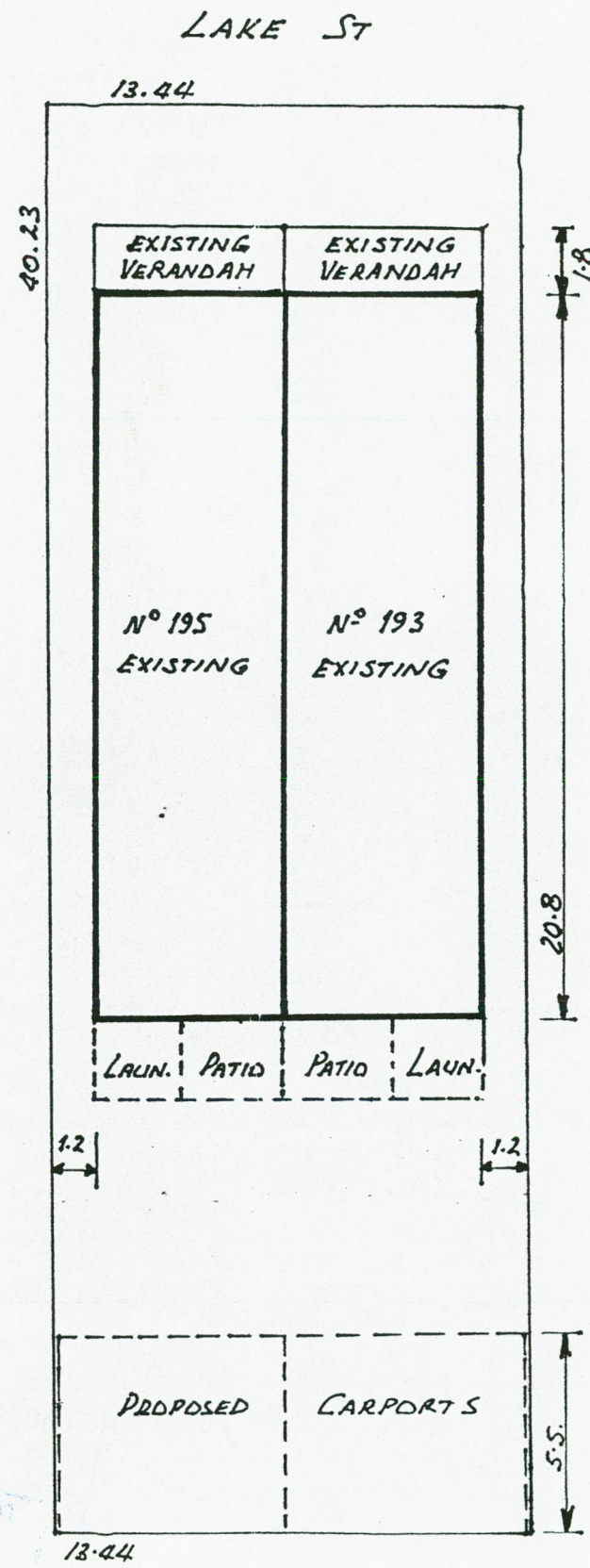
| REV | DATE | AMENDMENT | BY |
|-----|----------|----------------------|----|
| 2 | 14.11.23 | DESIGN AMENDED | |
| 1 | 13.10.23 | REQUESTED AMENDMENTS | |
| 0 | 18.07.23 | DEVELOPMENT APPROVAL | |

MONK design
 m 0433 374 660
 e justine.monk@iinet.net.au

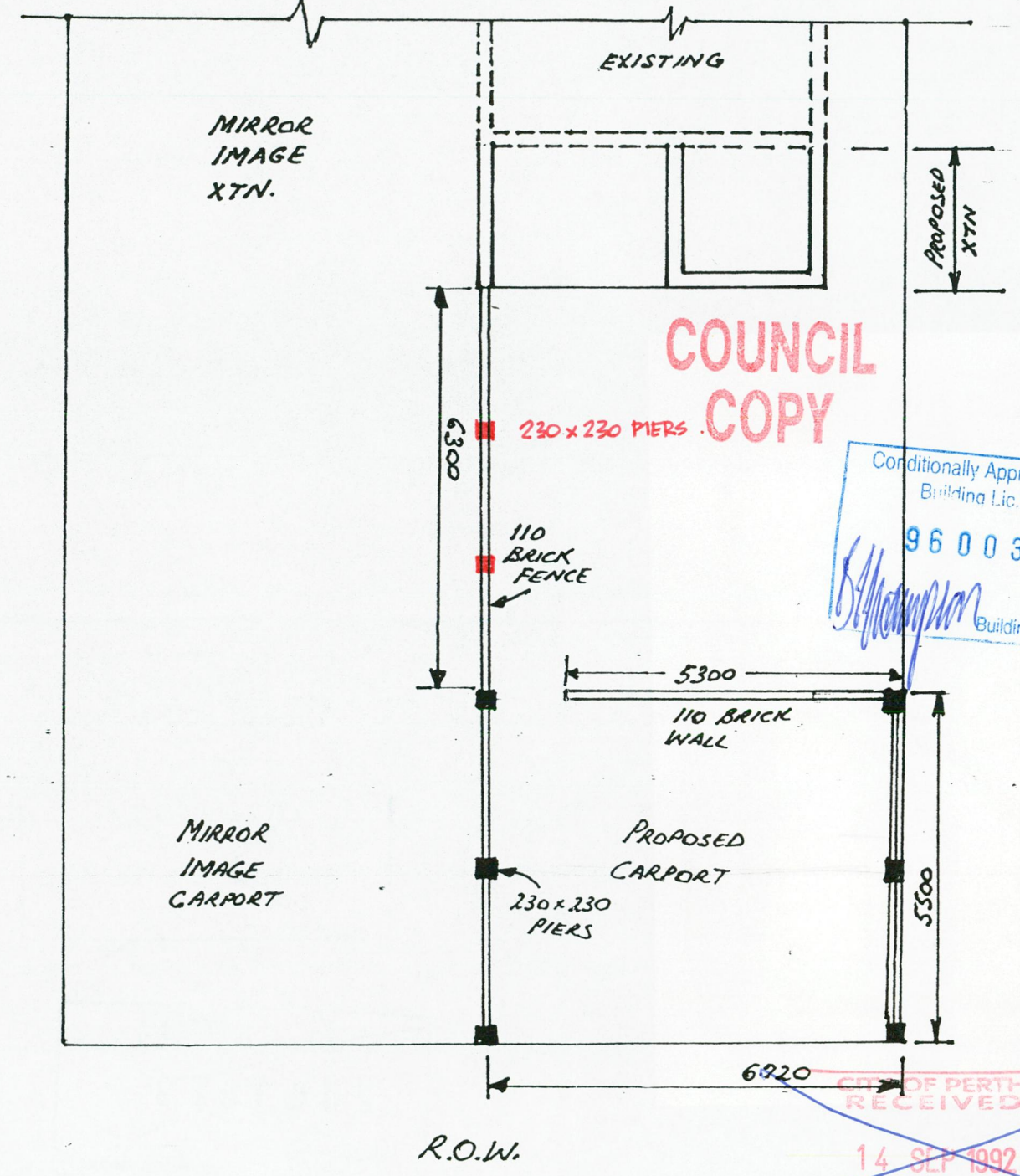
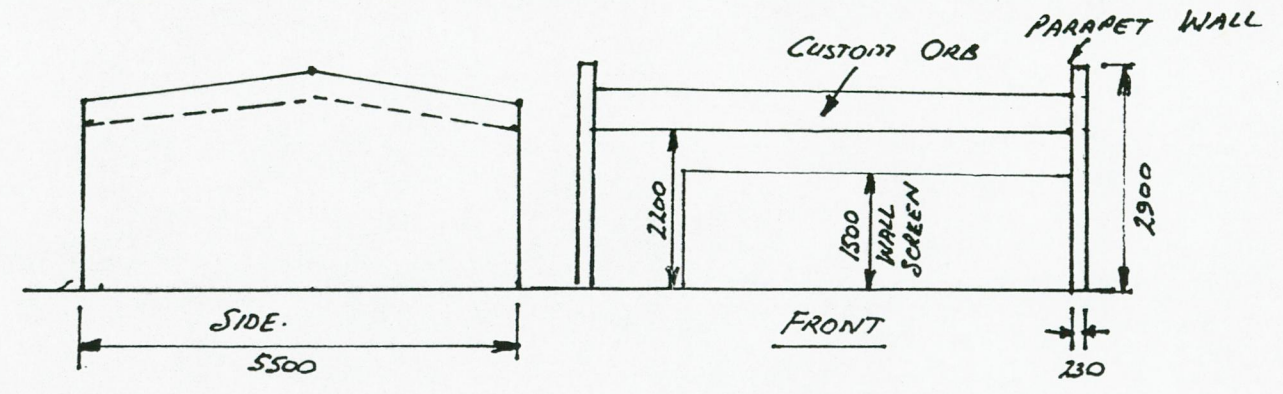
193 LAKE ST, NORTHBRIDGE ALTERATIONS & ADDITIONS

Development Application
 REAR ADDITION PLAN, ELEVATIONS, SECTION

| | | | |
|-----------------|---|--------------|------|
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| CHECKED JM | CAD DWG PATHNAME | | |
| SCALE 1:50@A3 | DATE 14.11.2023 | DRAWING No. | REV. |
| JOB NUMBER 1710 | THIS IS A CAD DRAWING DO NOT AMEND MANUALLY | A2.0 | 2 |



R.O.W.
 SCALE 1:200
 BLOCK PLAN

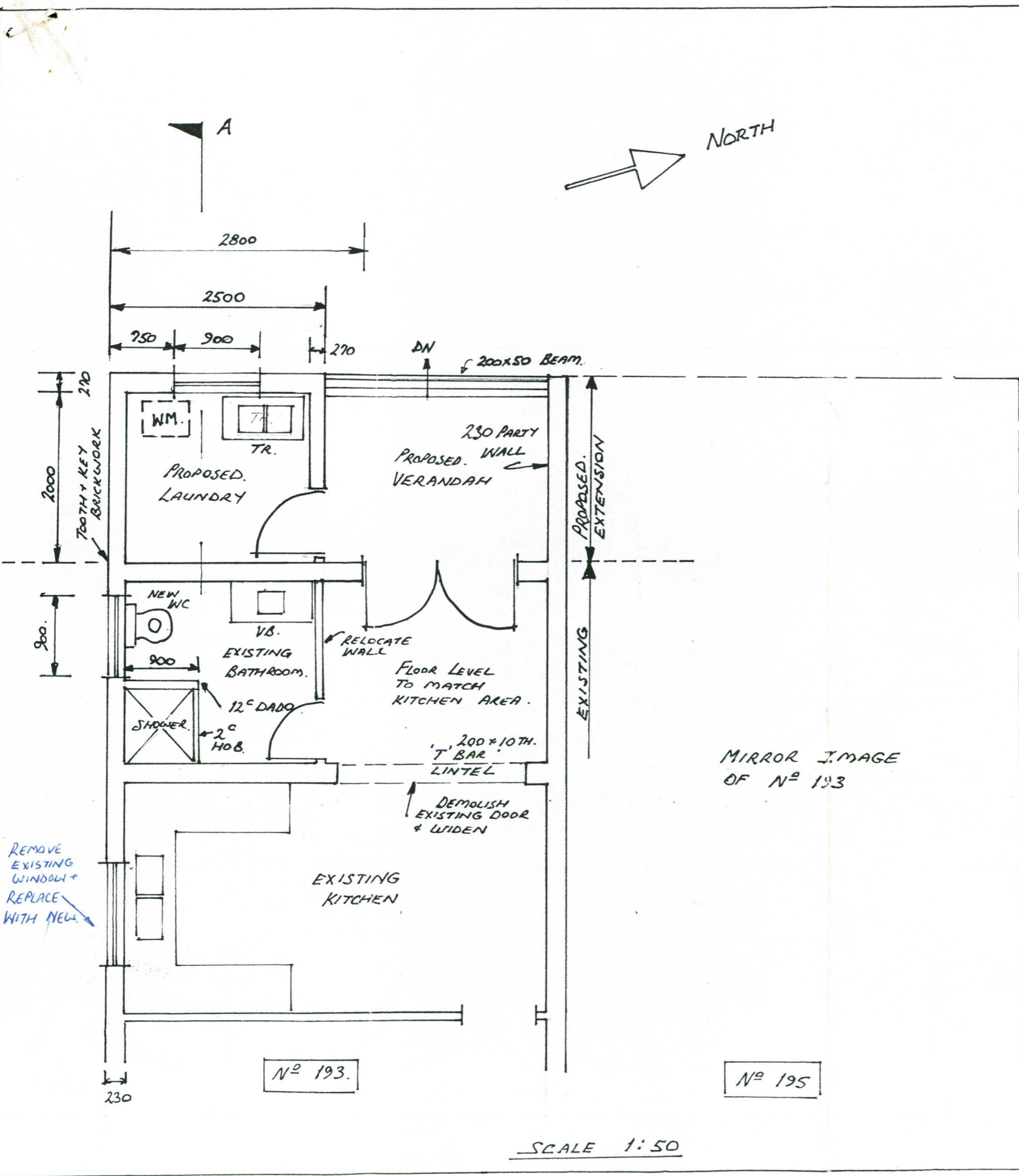


COUNCIL COPY
 Conditionally Approved Plan
 Building Lic. No.
 960030
 Building Surveyor

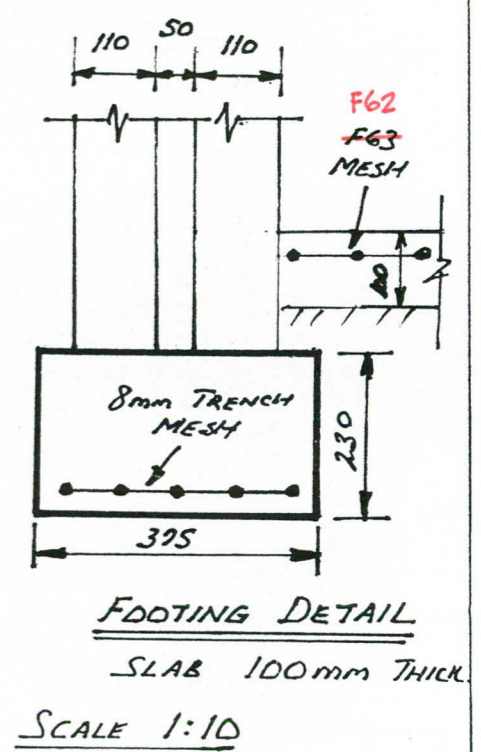
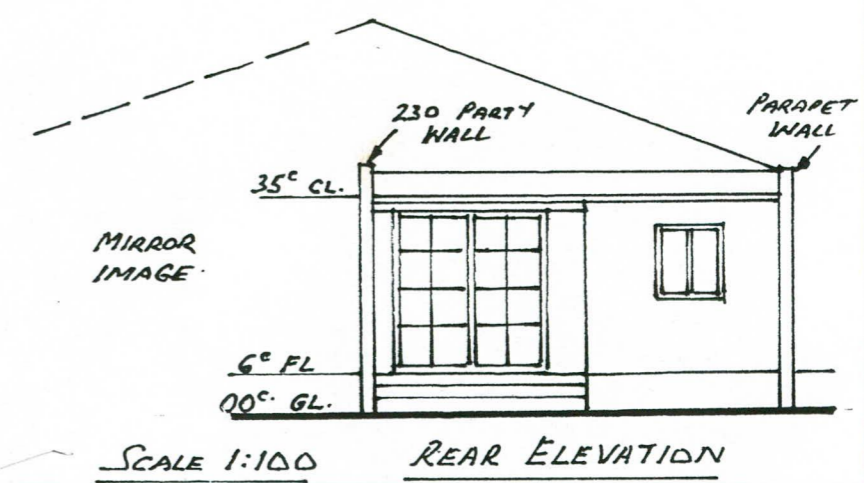
~~CITY OF PERTH RECEIVED
 14 SEP 1992~~

SCALE 1:100

PROPOSED CARPORTS
 193 + 195 LAKE ST PERTH.



MIRROR IMAGE OF N^o 193



COUNCIL COPY

Conditionally Approved Plan
Building Lic. No.
960030
Building Surveyor

~~CITY OF PERTH RECEIVED
14 SEP 1992~~

PROPOSED LAUNDRY XTN'S
N^o 193 + 195 LAKE ST. PERTH.
FOR JARRANDALE PTY LTD.

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. 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.
11. With reference to Condition 4, 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.