

9.1 NO. 110 COOGEE STREET MOUNT HAWTHORN (LOT: 228 D/P: 2503; LOT: 229 D/P: 2503) - PROPOSED THREE GROUPED DWELLINGS (AMENDMENT TO APPROVED)

Ward: North

- Attachments:**
1. Consultation and Location Map
 2. Development Plans
 3. Development Plans - Approved by Council on 23 July 2019
 4. Development Plans - Approved under Delegated Authority on 10 June 2020
 5. Summary of Submissions - Administration's Response
 6. Summary of Submissions - Applicant's Response

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 Three Grouped Dwellings (Amendment to Approved) at No. 110 Coogee Street (Lot: 228 & 229, D/P: 2503), Mount Hawthorn, in accordance with the plans shown in Attachment 2, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on development approvals 5.2018.472.1 granted on 23 July 2019 and 5.2020.183.1 granted on 10 June 2020 continue to apply to this approval, except as follows:
 - 1.1 Condition 1 is modified to read as follows:
 1. This approval is for three grouped dwellings as shown on the approved plans dated 13 October 2021. No other development forms part of this approval;
 - 1.2 Condition 5 is modified to read as follows:
 5. External Fixtures
 - 5.1 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;
 - 5.2 The meter boxes are to be painted the same colour as the fence or wall to which they are attached so as to not be visually obtrusive, to the satisfaction of the City;
 - 1.3 Condition 8 is modified to read as follows:
 8. The solid portion of street walls and fences to the Woodstock Street elevation of Units 1, 2 and 3 are not to exceed the height of those shown on the approved plans. Fencing infill panels above the approved solid portions of fence or wall shall be visually permeable in accordance with the State Planning Policy 7.3: Residential Design Codes Volume 1, to the satisfaction of the City;
 - 1.4 A new Advice Note 19 is added to read as follows:
 19. With reference to Condition 8, the applicant is advised that this condition is imposed to ensure that views to and from the dwelling remain unobstructed due to the ground level of the front yards being lower than the adjacent footpath.

PURPOSE OF REPORT:

To consider an application for development approval for an amendment to the previous development approval for three grouped dwellings at No. 110 Coogee Street, Mount Hawthorn (the subject site).

PROPOSAL:

The proposed development application seeks the following amendments to the previously approved development:

- Introduction of balconies above the approved verandahs to the primary street (Woodstock Street) elevation;
- Modification to the street walls and fences to Unit 1 to incorporate a meter box;
- Reduction of setback of Unit 1 upper floor Bedroom 1 from the northern boundary from 6.1 metres to 5.1 metres;
- Modification of the style of verandah piers; and
- Introduction of window awnings to windows on Units 1 and 2.

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

BACKGROUND:

Landowner:	Stannard Enterprises Pty Ltd
Applicant:	Stannard Homes
Date of Application:	7 September 2021
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Single House – 'P'
Proposed Use Class:	Grouped Dwellings – 'P'
Lot Area:	Lot 228: 483m ² Lot 229: 468m ² Total: 951m ²
Right of Way (ROW):	Masterson Lane – 5.0m wide, City owned, drained and sealed.
Heritage List:	No

Site Context and Zoning

The subject site is located at No. 110 Coogee Street, Mount Hawthorn, as shown on the location plan included as **Attachment 1**.

The subject site comprises two lots (Lots 228 and 229) and is bound by Coogee Street to the west, Woodstock Street to the south, a 5.0 metre wide ROW (Masterson Lane) to the east and a single-storey single house to the north at No. 112 Coogee Street.

The surrounding area is generally characterised by single-storey single houses, with some more recent two-storey development, including Nos. 18 and 18A Woodstock Street located to the east of Masterson Lane.

The subject site has street frontage to Woodstock Street. Woodstock Street serves as the secondary street for the majority of existing developments for nearby properties with frontage to this street and is generally characterised by 1.8 metre high boundary fences. For properties in the nearby area where Woodstock Street serves as the primary street, these dwellings and garages have limited street setbacks.

The subject site and all adjoining properties are zoned Residential R30 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and all adjoining properties are located within the Residential built form area and have a permitted building height of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

Existing Approvals

The initial development application for three grouped dwellings at the subject site was approved by Council at its [Ordinary Meeting on 23 July 2019](#). The approved plans and Council resolution are included as **Attachment 3**.

The applicant submitted an amended development application which was approved under delegated authority on 10 June 2020. The approval made the following amendments to the development:

- Increasing the length of the Unit 1 northern and eastern lot boundary walls by 1.0 metre and 0.6 metres respectively;
- Removing 'Alfresco 2' from Unit 2;
- Relocating Unit 3 laundry to the northern elevation;
- Increasing the setbacks of Unit 3 Family Room and Bedroom 2 to the ROW by 0.24 metres; and
- Reconfiguring internal spaces.

This amended development application was capable of determination under delegated authority because it did not propose any further departures to previously approved variations to standards prescribed in the planning framework. These most recently approved development plans and determination notice are included as **Attachment 4**.

A building permit for the construction of Unit 1 was issued by the City on 21 May 2021. The site is currently being developed.

Modifications to the Coogee Street secondary street fencing of Unit 1 were approved through the Building Permit. Planning approval for this changes was not required in accordance with Clause 77(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* that relates to minor amendments. The changes complied with the deemed-to-comply standards of the Built Form Policy relating to fences to secondary streets, with four visually permeable infill panels being replaced with red face brick to 1.8 metres high.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City LPS2, the City's Built Form Policy and the State Government's Residential Design Codes Volume 1 (R Codes). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Previously approved	Requires further Discretion
Site Area	✓		
Street Setback			✓
Lot Boundary Setback	✓		
Street Walls and Fences			✓
Sight Lines		✓	
Building Height	✓		
Open Space		✓	
Outdoor Living Areas		✓	
Landscaping (R Codes)	✓		
Visual Privacy			✓
Parking	✓		
Vehicle Access		✓	
Solar Access	✓		
Site Works/Retaining Walls	✓		
External Fixtures, Utilities and Facilities			✓
Surveillance	✓		

Detailed Assessment

The deemed-to-comply assessment of the elements that require the discretion of Council is as follows:

Street Setback	
Deemed-to-Comply Standard	Proposal
<p>Built Form Policy Volume 1 Clause 5.1 Street Setback</p> <p>Balconies on upper floors shall be setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah).</p>	<p>Unit 1: Balcony setback 0.2 metres behind the ground floor building line;</p> <p>Unit 2: Balcony projects 1.2 metres forward of the ground floor predominant building line; and</p> <p>Unit 3: Balcony projects 1.3 metres forward of the ground floor predominant building line.</p>
Street Walls and Fences	
Deemed-to-Comply Standard	Proposal
<p>Built Form Policy Volume 1 Clause 5.7 Street Walls and Fences</p> <p>Street walls and fences within the primary street setback area shall be visually permeable above 1.2 metres high (measured from the level of the adjacent footpath).</p>	<p>A 0.9 metre wide portion of the Unit 1 primary street (Woodstock Street) fence is proposed to a solid height of 1.8 metres.</p>
Visual Privacy	
Deemed-to-Comply Standard	Proposal
<p>R Codes Clause 5.4.1 Visual Privacy</p> <p>Balconies shall be setback 7.5 metres from lot boundaries.</p>	<p>Unit 3 balcony setback 6.7 metres from the western lot boundary of No. 18 Woodstock Street (located across the ROW).</p>
External Fixtures, Utilities and Facilities	
Deemed-to-Comply Standard	Proposal
<p>Built Form Policy Volume 1 Clause 5.10 External Fixtures, Utilities and Facilities</p> <p>External fixtures shall not be visible from the street unless, integrated with the design of the building or adequately screened.</p>	<p>The meter box is proposed to be located on the Unit 1 front fence, setback 1.2 metres from the Woodstock Street boundary.</p>

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:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days commencing on 30 September 2021 and concluding on 14 October 2021. Community consultation was undertaken by means of written notification with 13 letters being sent to surrounding landowners and occupiers, as shown in **Attachment 1**, and a notice displayed on the City's website.

The City received one submission objecting to the proposal. The concerns raised in the submission are summarised as follows:

- An adequate response was not provided by the City in relation to the concerns raised during the community consultation period for the initial development application in 2019;
- Lack of landscaping provided on site;
- Impact of the proposed development on the Coogee Street streetscape; and
- Pedestrian safety concerns as a result of the proposed front fence heights given that drivers will not be able to see pedestrians as they reverse out of driveways.

A summary of matters raised in the submission along with Administration's comments on each is provided in **Attachment 5**. The applicant also provided a written response to the submission received, as provided in **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: Yes

The development application which was approved by Council at its meeting on 16 July 2019 was reviewed and supported by the City's DRP Chairperson.

The subject application was referred to the DRP Chairperson for comments on the acceptability of the proposed modifications from the previous approval from a design standpoint. The DRP Chairperson provided comments advising that the proposal was supported for the following reasons:

- The balconies would be a positive addition to the streetscape and the Woodstock Street façade of the development;
- The balconies would assist in scale and articulation of the proposed development; and
- The balconies would assist in further distinguishing the upper and ground floors of the development.

LEGAL/POLICY:

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

Planning and Development (Local Planning Schemes) Regulations 2015

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 will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Delegation to Determine Applications:

The application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because it proposes to amend a development approval previously determined by Council that proposes further departures to deemed-to-comply standards of the R Codes and the Built Form Policy.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The proposed amendments to the previously approved development plans would not have any adverse impact on the previously approved sustainability outcomes on the basis that the application does not propose any change to the previously approved building envelope or dwelling layouts.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Street Setback

The Built Form Policy deemed-to-comply standard outlines that upper floor balconies shall be setback 1 metre behind the ground floor predominant building line. The application proposes to incorporate balconies over the three previously approved verandahs to the Woodstock Street elevation that would occupy the same building footprint.

The Unit 1 balcony would be setback 0.2 metres behind the ground floor predominant building line and the Unit 2 and 3 balconies would project 1.2 metres and 1.3 metres forward of the ground floor predominant building line respectively.

The proposed upper floor balcony setbacks would satisfy the local housing objectives of the City's Built Form Policy and the design principles of the R Codes for the following reasons:

- The balconies would provide further articulation and visual interest to the Woodstock Street facades, assisting to clearly distinguish between the ground and upper floors of the dwellings;
- Balconies are a feature of two-storey dwellings facing Woodstock Street in the vicinity of the development, including at Nos. 18, 19, 21, 22, 23, 25 and 31 Woodstock Street. The majority of these existing developments' balconies are in line with or project forward of the ground floor building alignment. The proposed development would be consistent with this;
- The proposed balconies would be lightweight, unroofed structures that would not contribute excessive building bulk as viewed from the streetscape;
- The previously approved ground floor and upper floor primary street setbacks otherwise remain unchanged from the previous approval; and
- The City's DRP Chairperson has reviewed the proposal and advised that they are supportive of the introduction of balconies to the Woodstock Street frontage.

Street Walls and Fences

The Built Form Policy deemed-to-comply standard sets out that fences within the primary street setback area are to be visually permeable above 1.2 metres high as measured from the level of the adjacent footpath.

The application proposes a 0.9 metre wide portion of the Unit 1 masonry fence with a solid height of 1.8 metres. This portion of fence would be setback 1.2 metres from the Woodstock Street boundary and is proposed to provide a mounting position for a meter box.

The proposed Unit 1 fence would satisfy the local housing objectives of the Built Form Policy and design principles of the R Codes for the following reasons:

- The 0.9 metre wide portion of fence represents 2.2 percent of the overall Woodstock Street frontage of the three grouped dwellings and would not contribute excessive building bulk as viewed from the street;
- The 0.9 metre wide portion of fence is setback 1.2 metres from Woodstock Street that would assist in reducing its bulk;
- The remainder of the front fence of the development consists of low retaining walls and masonry fences which allows the development to provide adequate street surveillance and connection to Woodstock Street; and
- The proposed solid portion of fence would not obscure any significant design features of the Unit 1 Woodstock Street façade.

Should the application be approved, it is recommended that a condition be imposed that requires the solid portion of street walls and fences to not exceed the heights shown in the approved plans, to ensure that views to and from the dwelling remain unobstructed.

Visual Privacy

The R Codes deemed-to-comply standard relating to visual privacy sets out that balconies are to be setback 7.5 metres from lot boundaries. The Unit 3 balcony is proposed to be setback 6.7 metres from the western lot boundary at No. 18 Woodstock Street located across the ROW.

The proposed overlooking would satisfy the design principles of the R Codes for the following reasons:

- A 0.8 metre portion of the 7.5 metre cone of vision from the Unit 3 balcony would fall within the primary street setback and ROW setback areas of the adjacent property at No. 18 Woodstock Street. The primary street setback area is not subject to the R Codes provisions relating to visual privacy and the ROW setback area is not an active habitable space. These portions of the adjacent dwelling would also be already visible from the adjacent street and ROW in the public realm;
- Beyond the 7.5 metre cone of vision, the portions of the adjacent dwelling at No. 18 Woodstock Street that would be able to be seen from the Unit 3 balcony would be the entrance and stairwell. These areas are not defined as habitable rooms under the R Codes. The cone of vision does not fall on or provide views of the primary outdoor living area or windows to habitable rooms of the adjacent property. The proposed balcony would not have an adverse impact on the amenity of the adjoining property; and
- The Unit 3 balcony would have a depth of 1.2 metres which would not be conducive to the space being used as the primary outdoor living area for the dwelling. The primary outdoor living area for Unit 3 remains on the ground floor to the rear. As such, the balcony is unlikely to be occupied for extended periods of time.

External Fixtures, Utilities and Facilities

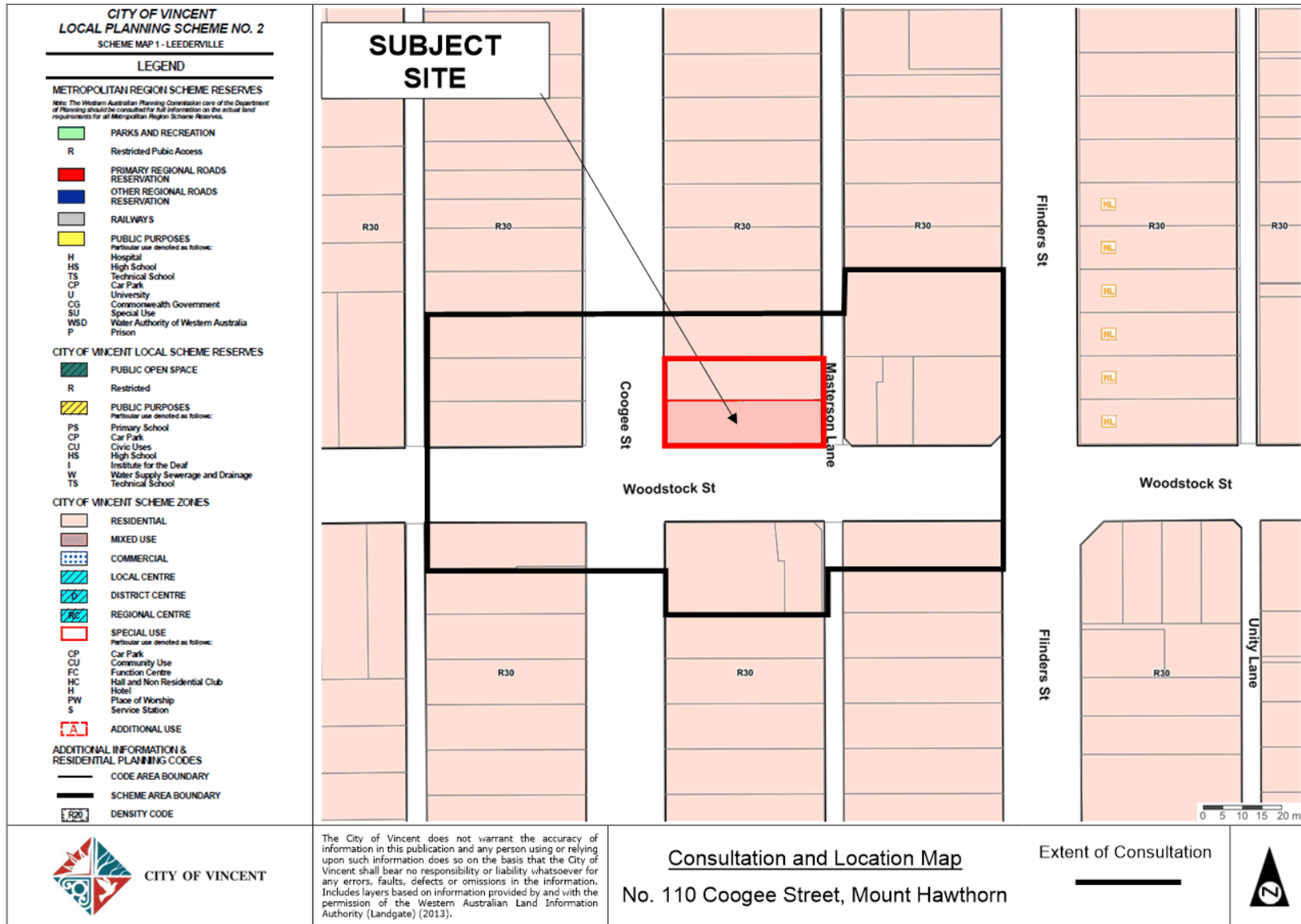
The R Codes deemed-to-comply standards relating to external fixtures outline that they shall not be visible from the street, shall be integrated with the design of the building or shall be adequately screened.

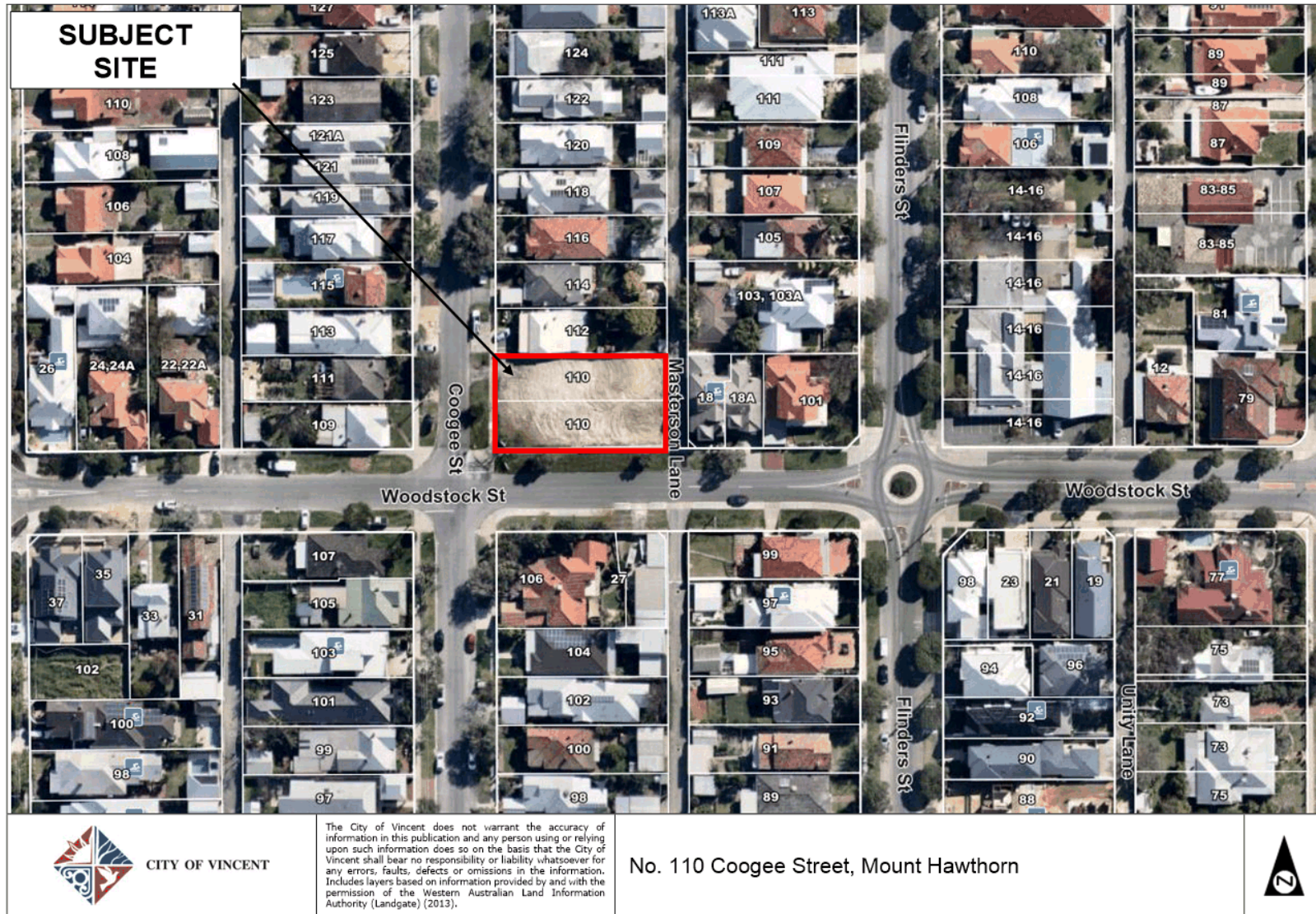
The meter box for the development is proposed to be located on the Unit 1 front fence, setback 1.2 metres from the Woodstock Street boundary. The meter box would service all three units.

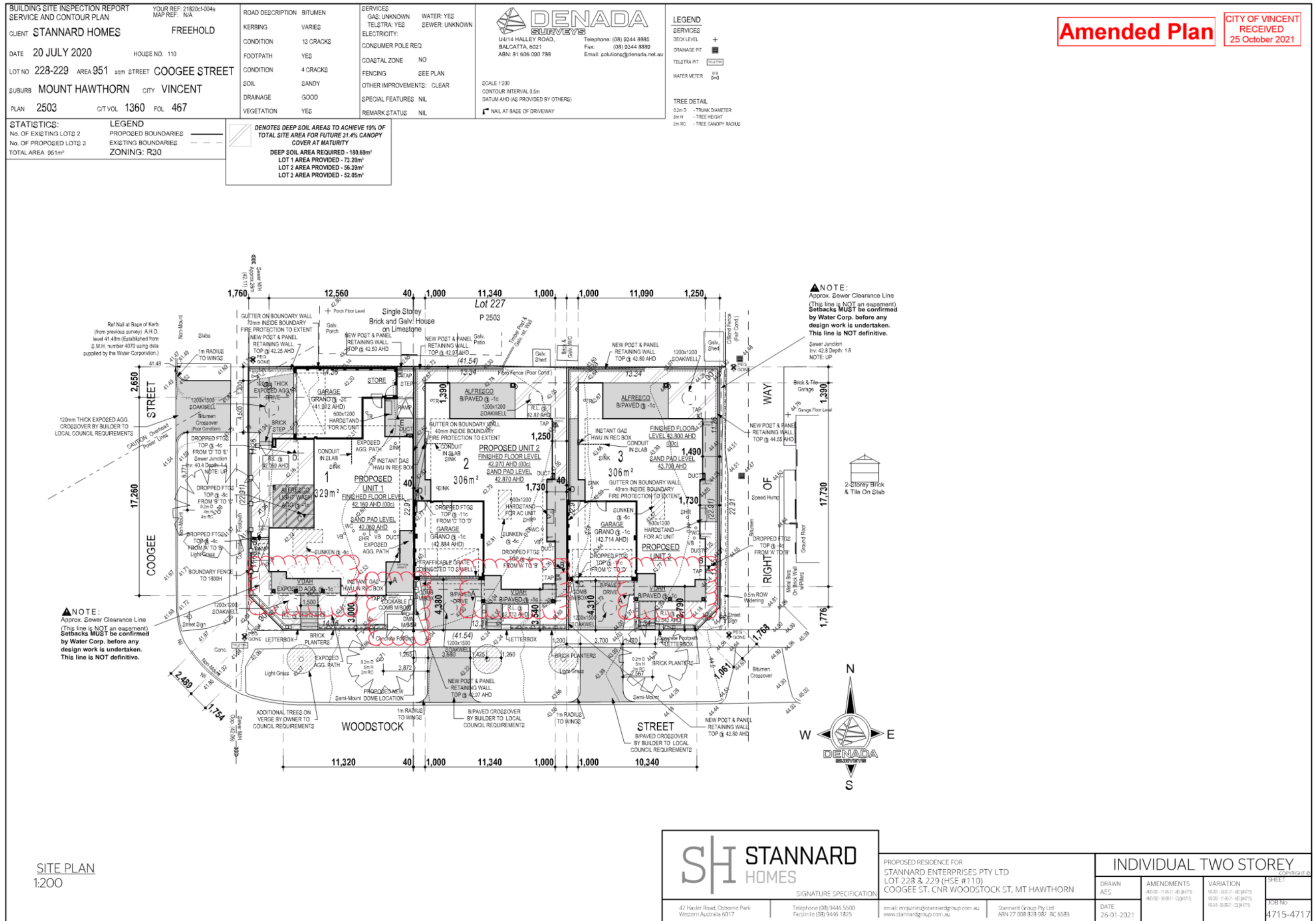
The proposed meter box would satisfy the local housing objectives of the Built Form Policy and the design principles of the R Codes for the following reasons:

- The meter box would be 0.5 metres high, 0.2 metres wide and setback 1.2 metres from the Woodstock Street boundary. The meter box would not be a visually dominant element of the development when viewed from the street; and
- The meter box would not be a freestanding structure but rather, would be integrated into an extension of the masonry fence. The integration of the meter box into the design of the fence would assist in reducing its bulk and appearance, protecting the visual amenity of the streetscape and surrounding properties.

Should the application be approved, it is recommended that a condition be imposed that requires the meter box to be painted to match the colour of the fence to which it is attached. This would ensure that the proposed meter box would not have an adverse impact on the amenity of the visual character of the existing streetscape.

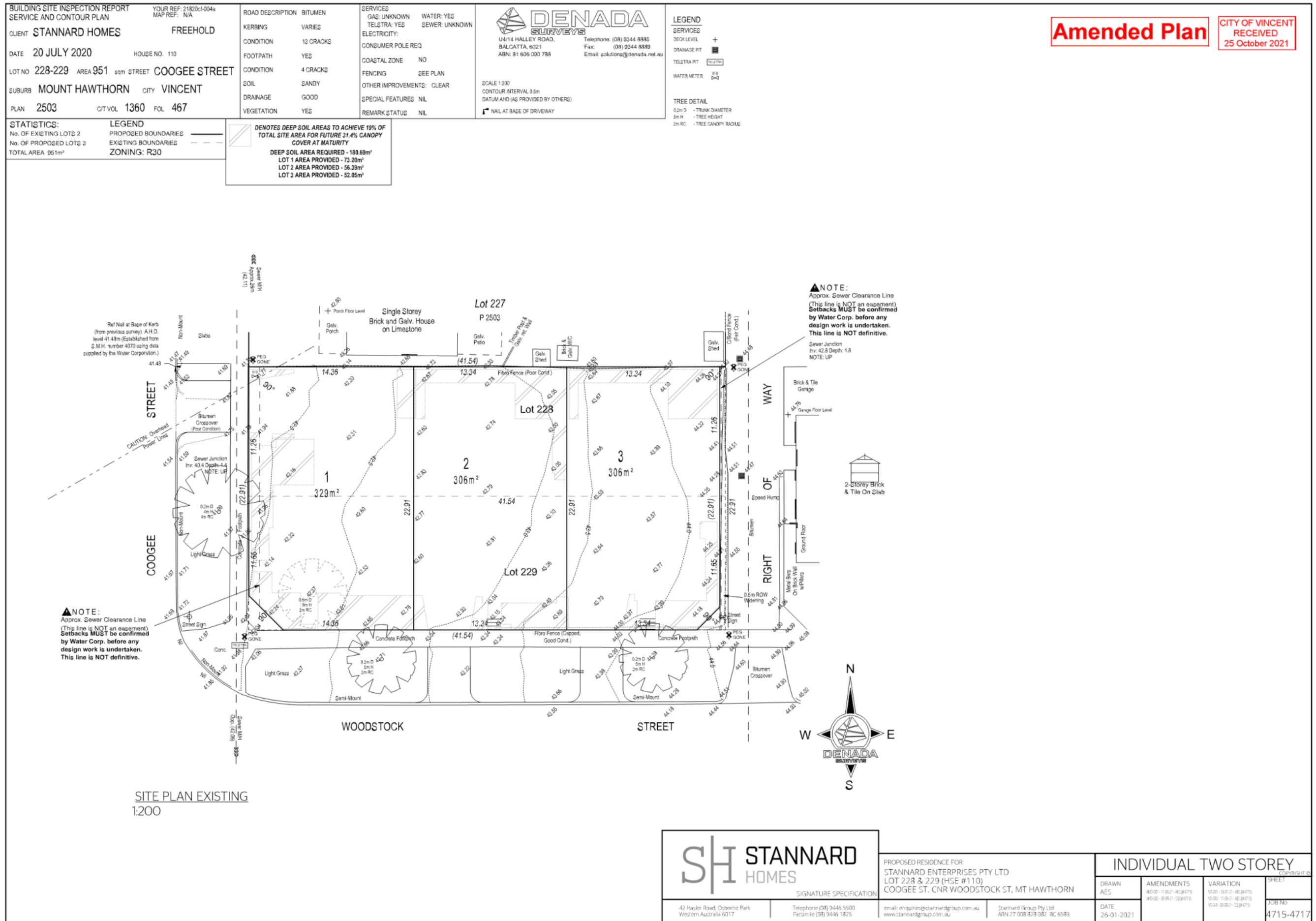




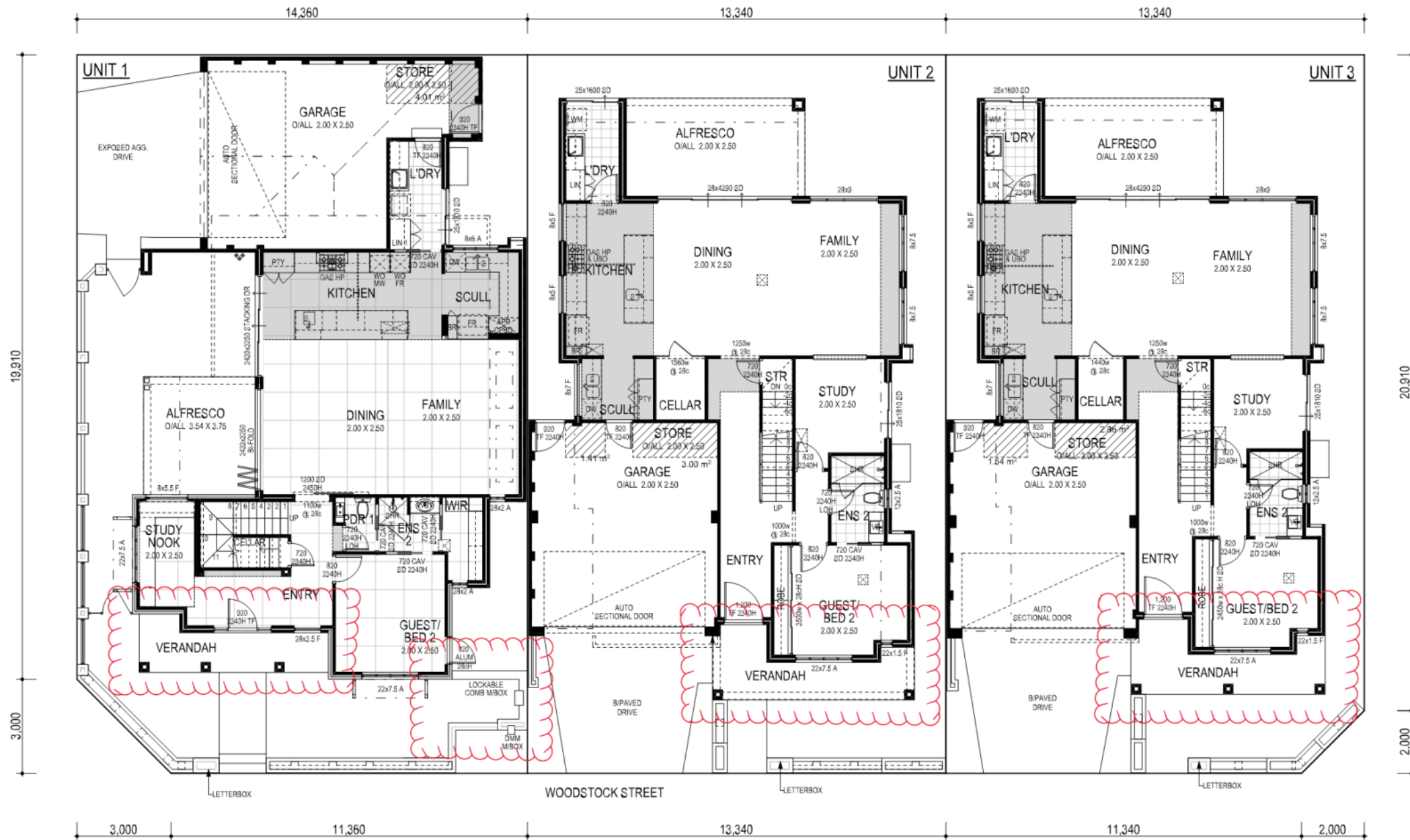


SITE PLAN
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SIGNATURE SPECIFICATION	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST, MT HAWTHORN		INDIVIDUAL TWO STOREY		
	DRAWN AES	AMENDMENTS 01/20: 11-02-1-4E-0475 02/20: 30-07-1-03-0475	VARIATION 03/20: 11-02-1-4E-0475 03/20: 30-07-1-03-0475	SHEET JOB NO 4715-4717	
47 Hader Road, Osborne Park Western Australia 6017		Telephone (08) 9446 5500 Facsimile (08) 9446 1825		email: enquiries@stannardgroup.com.au www.stannardgroup.com.au	
Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583		DATE 26-01-2021			



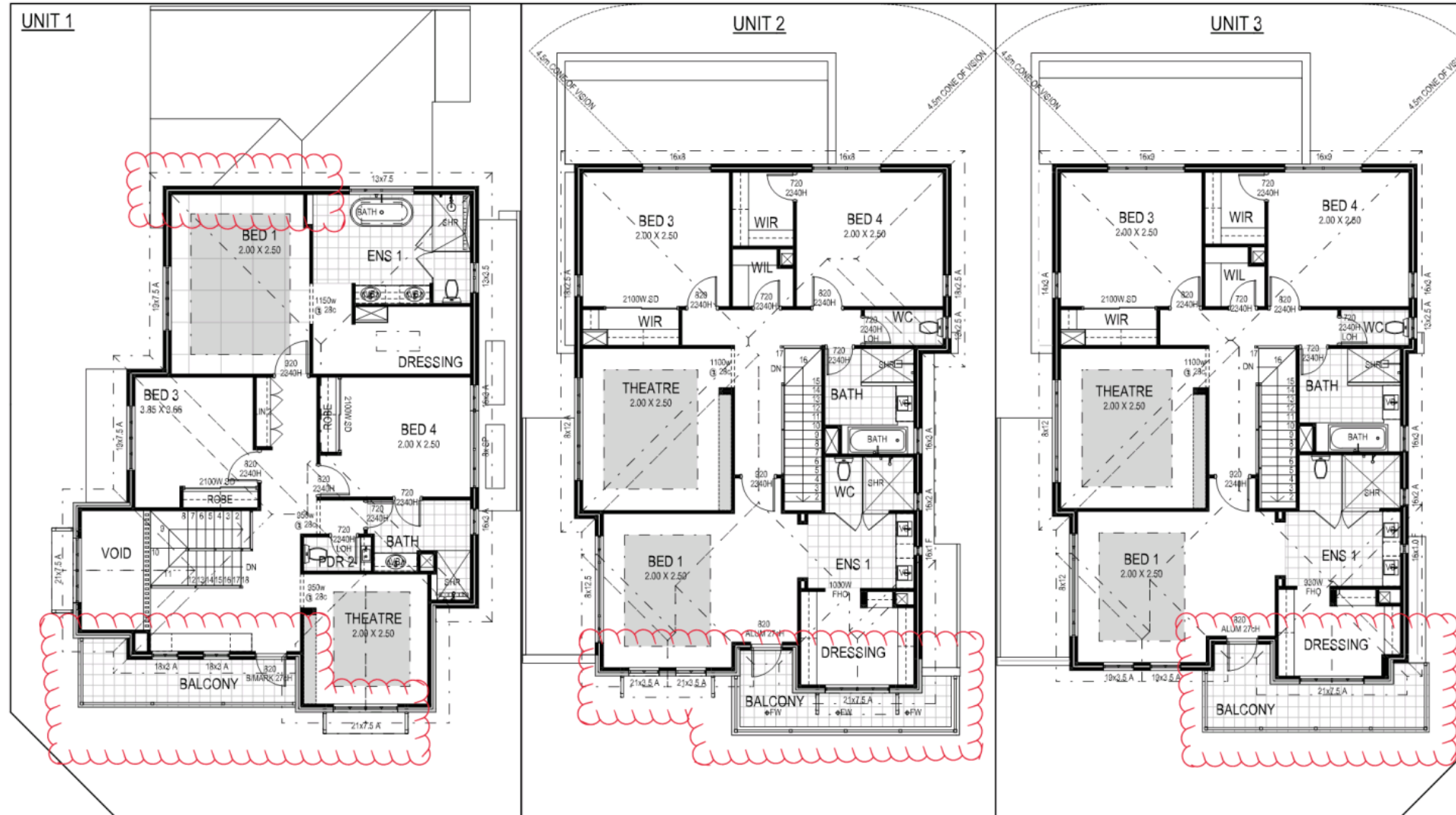
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25 October 2021



GROUND FLOOR PLAN
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	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST, MT HAWTHORN		INDIVIDUAL TWO STOREY		
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47 Haeckel Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquiries@stannardgroup.com.au www.stannardgroup.com.au	Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583	DATE 26-01-2021	JOB NO 4715-4717

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UPPER FLOOR PLAN
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	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST, MT HAWTHORN		INDIVIDUAL TWO STOREY <small>CONTRACT</small>	
	SIGNATURE SPECIFICATION 42 Hackler Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquiries@stannardgroup.com.au www.stannardgroup.com.au	Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583
AMENDMENTS 0000-11-00-1-00-001 0000-00-00-1-00-001		VARIATION 0000-11-00-1-00-001 0000-00-00-1-00-001		SHEET JOB NO 4715-4717

Amended Plan

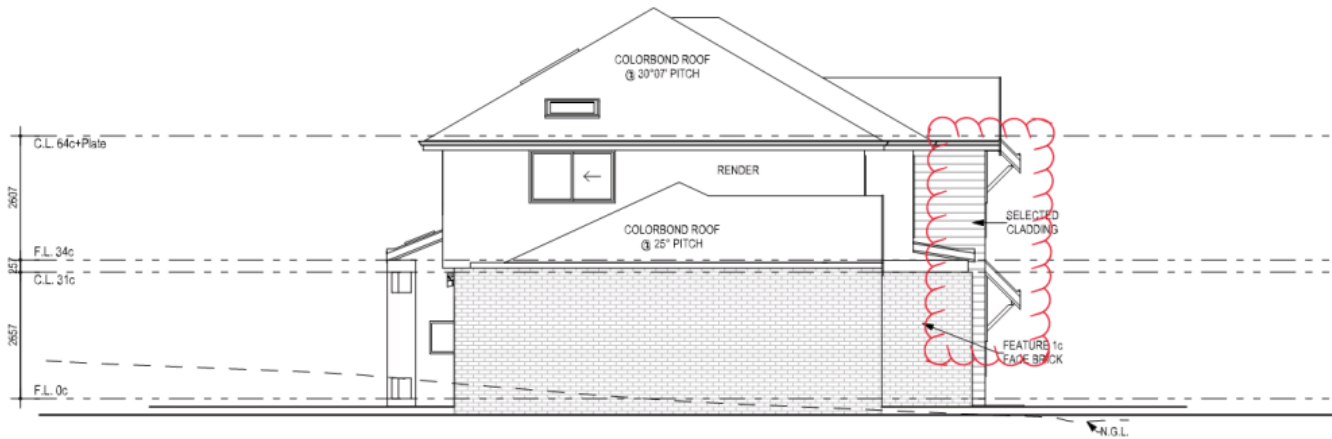
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25 October 2021



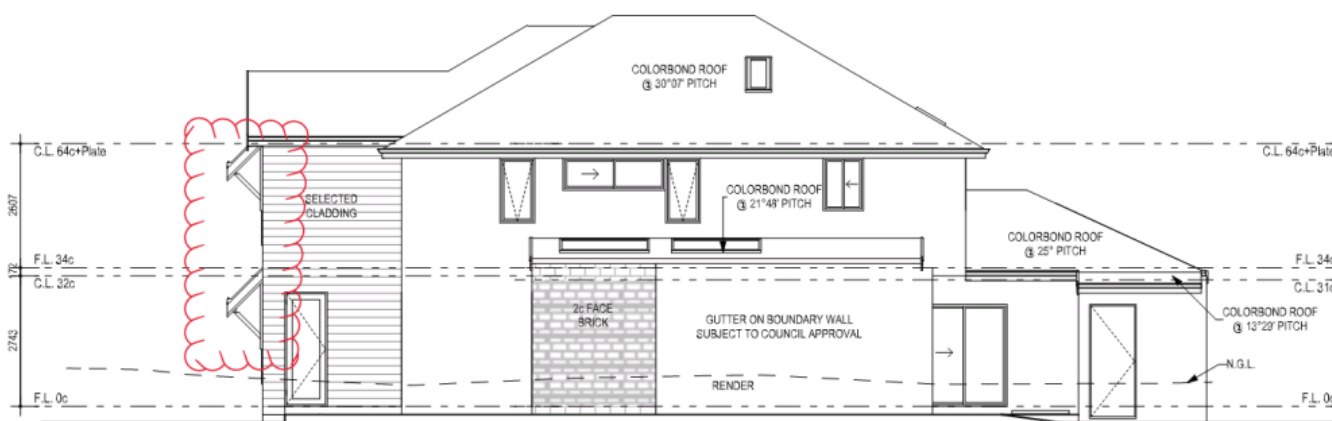
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

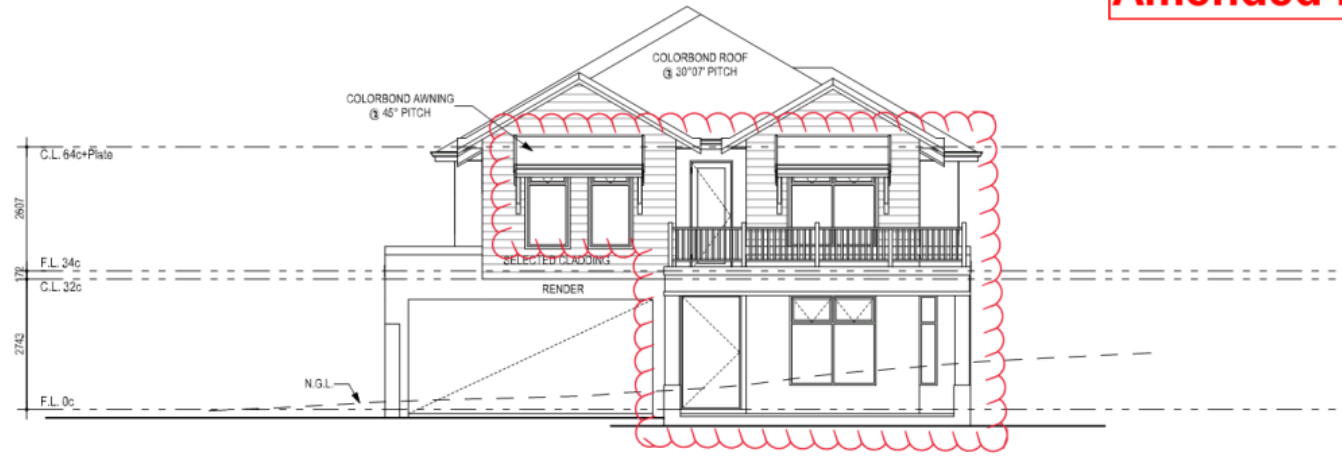
SH STANNARD HOMES
SIGNATURE SPECIFICATION
42 Hasler Road, Osborne Park
Western Australia 6017
Telephone (08) 9446 5500
Facsimile (08) 9446 1825

PROPOSED RESIDENCE FOR
STANNARD ENTERPRISES PTY. LTD.
UNIT 1 - LOT 228 & 229 (HSE #110)
COOGEE ST, CNR WOODSTOCK ST, MT. HAWTHORN
email: enquiries@stannardgroup.com.au
www.stannardgroup.com.au
Stannard Group Pty Ltd
ABN 27 008 878 082 BC 6583

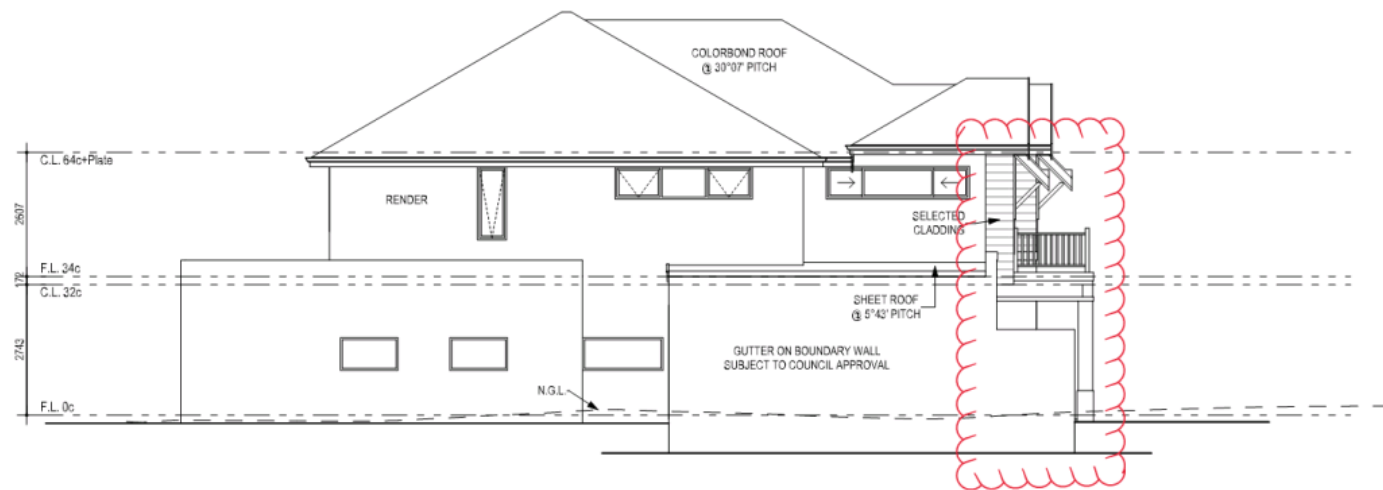
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25 October 2021



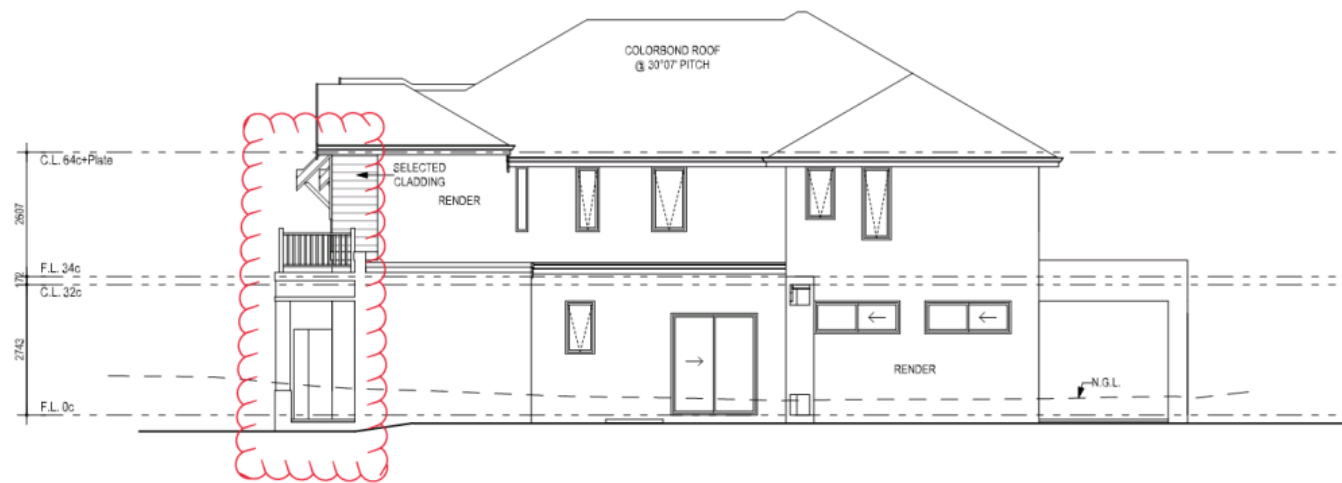
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ELEVATION B



ELEVATION C



ELEVATION D

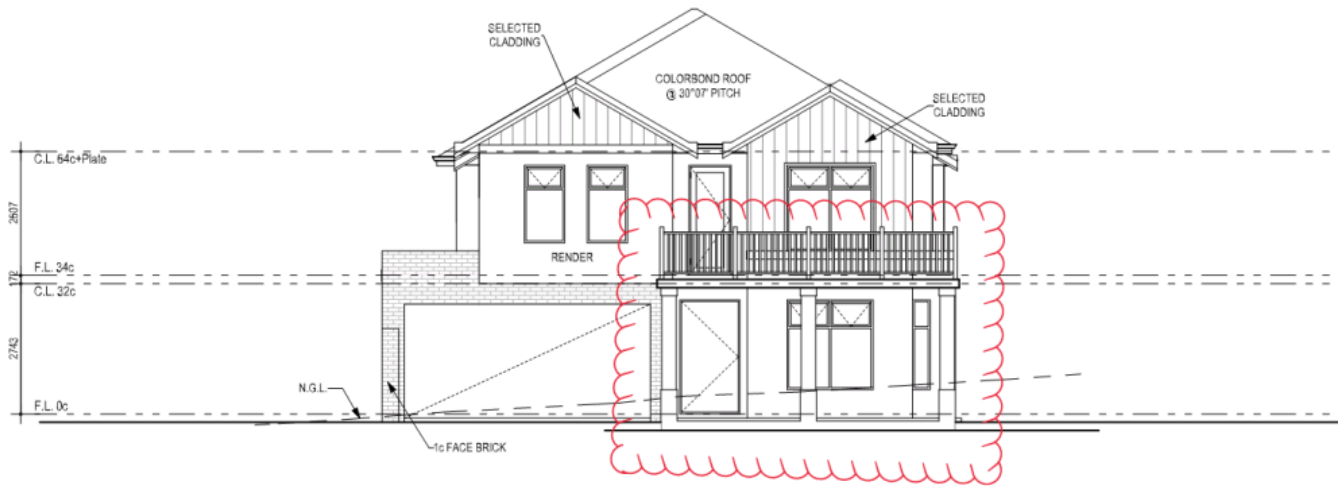
SH STANNARD HOMES
VISION SPECIFICATION
42 Hasler Road, Osborne Park Western Australia 6017
Telephone (08) 9446 5500
Facsimile (08) 9446 1825

PROPOSED RESIDENCE FOR
STANNARD ENTERPRISES PTY LTD
UNIT 2 - LOT 228 & 229 (HSE #110)
COOGEE ST. CNR WOODSTOCK ST., MT HAWTHORN
email: enquiries@stannardgroup.com.au
www.stannardgroup.com.au

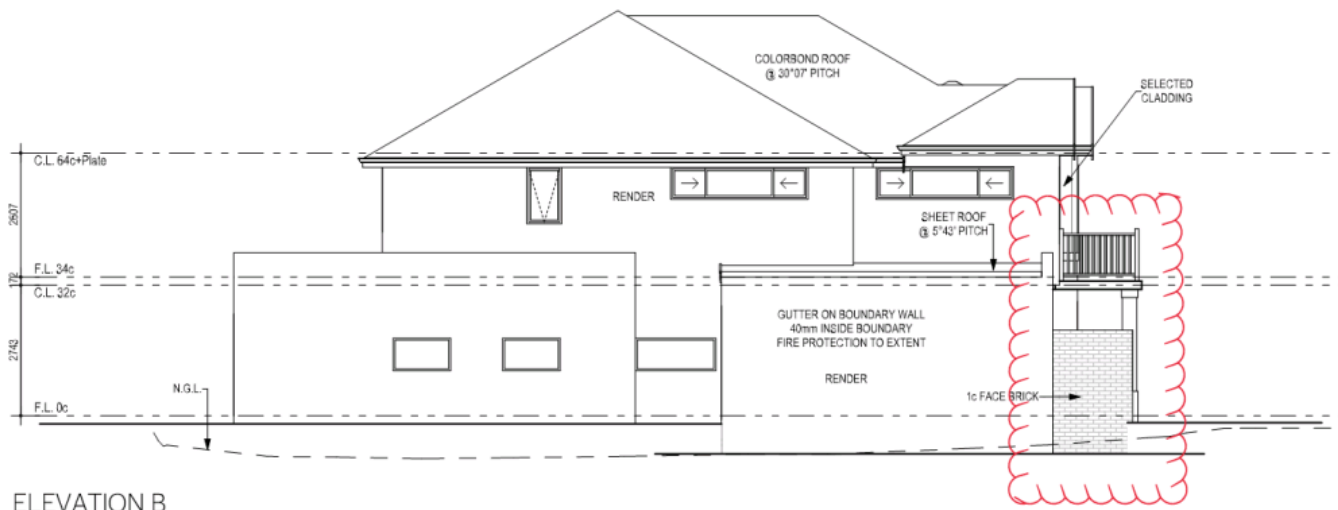
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DATE 05-11-2020			

Amended Plan

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

SH STANNARD HOMES
SIGNATURE SPECIFICATION

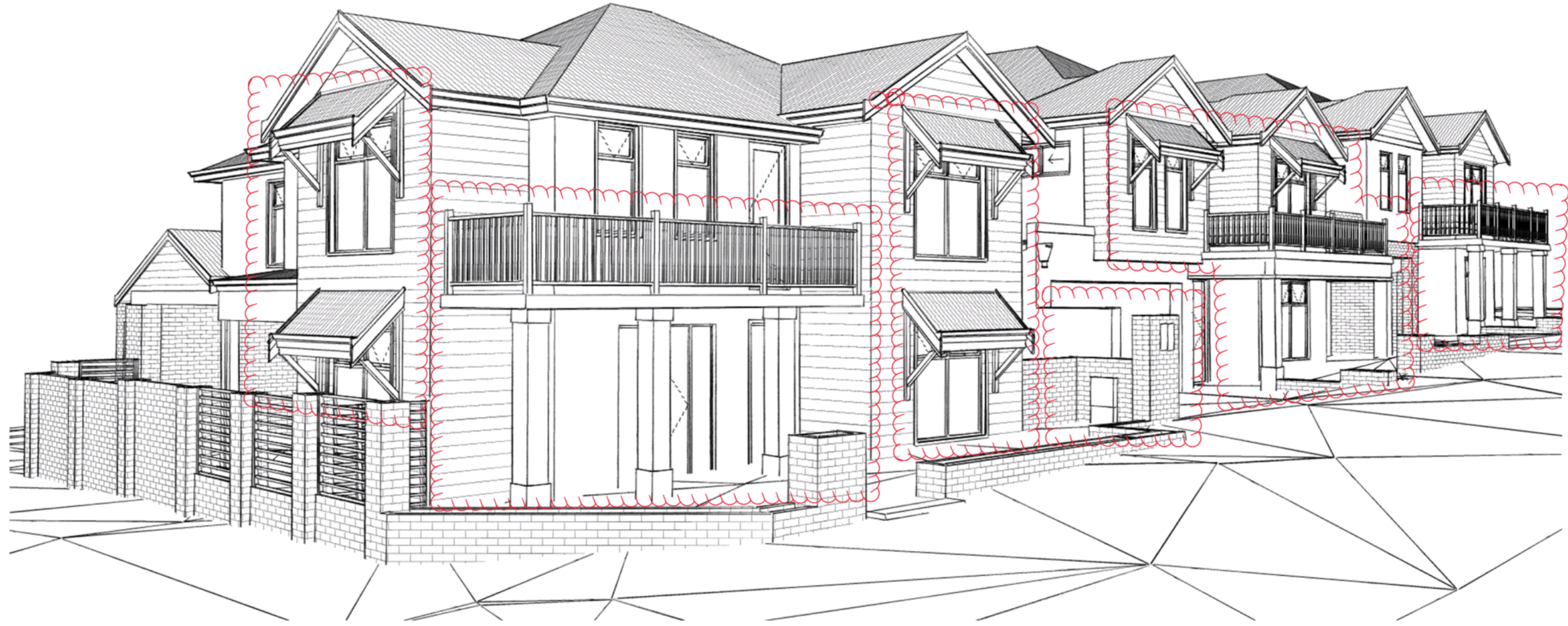
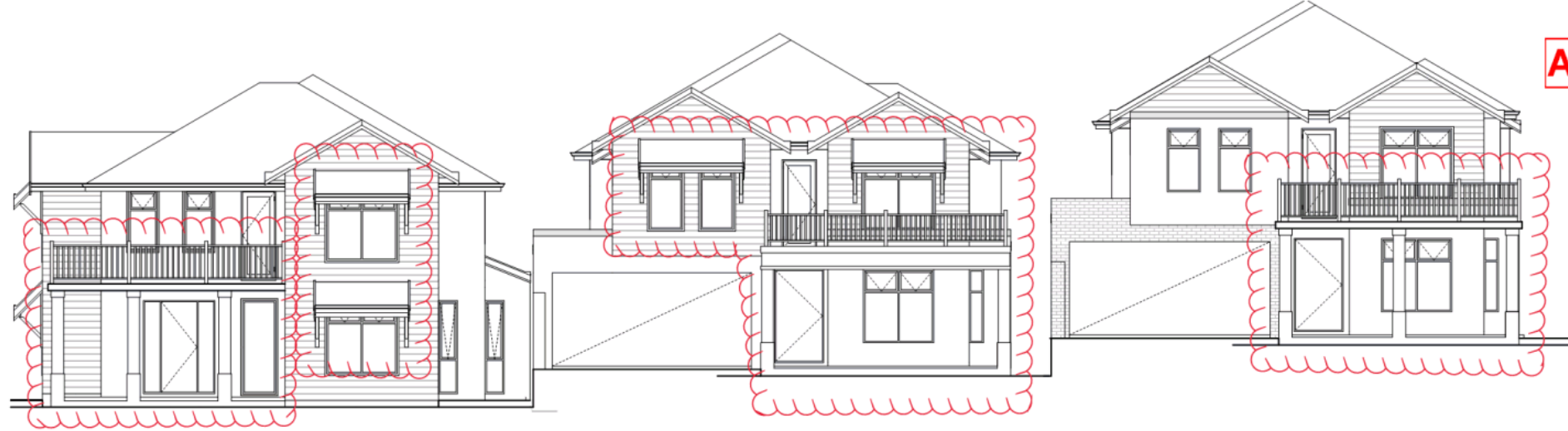
PROPOSED RESIDENCE FOR
STANNARD ENTERPRISES PTY LTD
UNIT 3 - LOT 228 & 229 (HSE #110)
COOGEE ST. CNR WOODSTOCK ST., MT HAWTHORN

INDIVIDUAL TWO STOREY

42 Hasler Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquiries@stannardgroup.com.au www.stannardgroup.com.au	Stannard Group Pty Ltd ABN 27 008 878 082 BC 6583	DRAWN SSJ	AMENDMENTS #002: 04-07-21	VARIATION #000: 01-03-22	SHEET JOB No 4717
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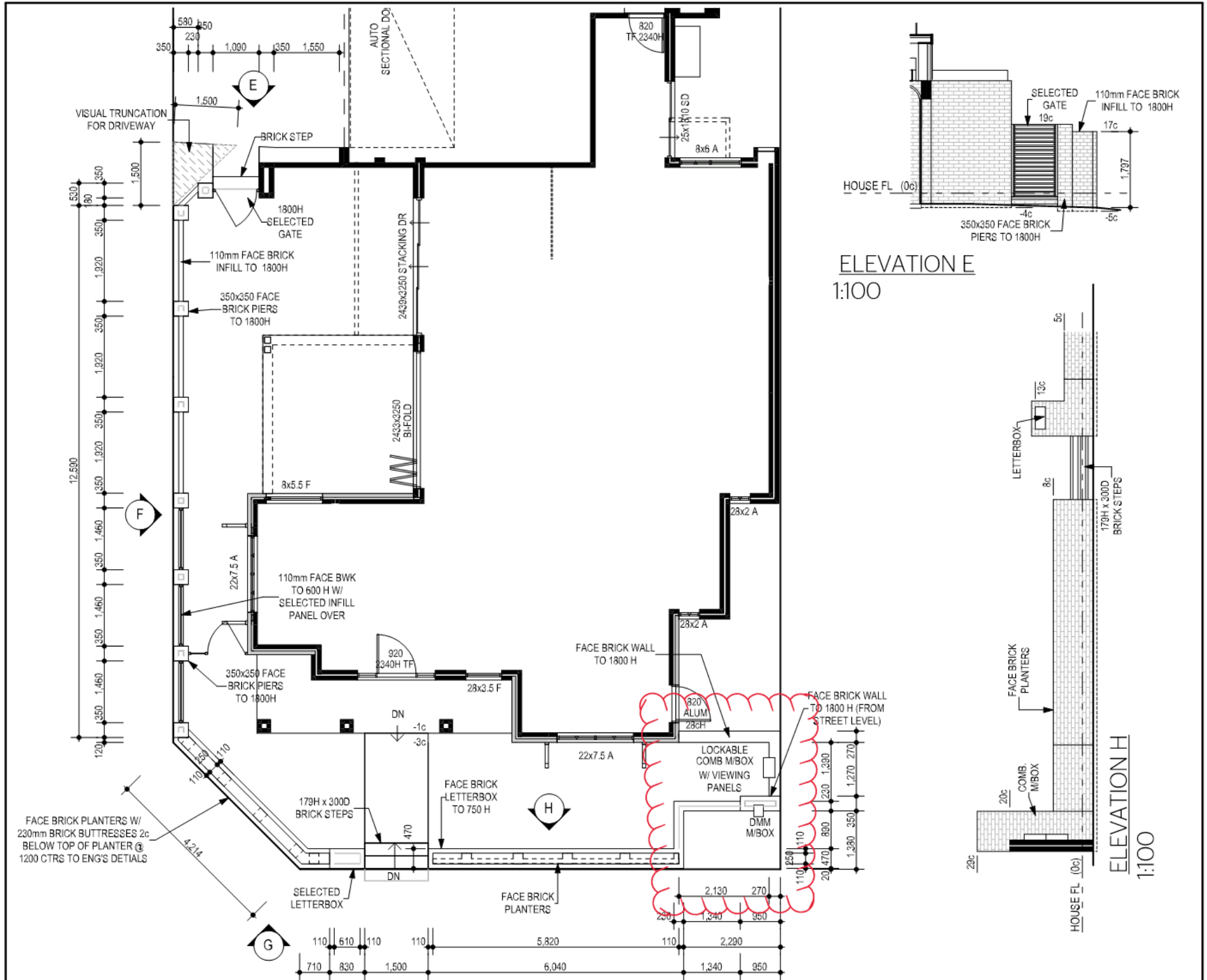
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Amended Plan

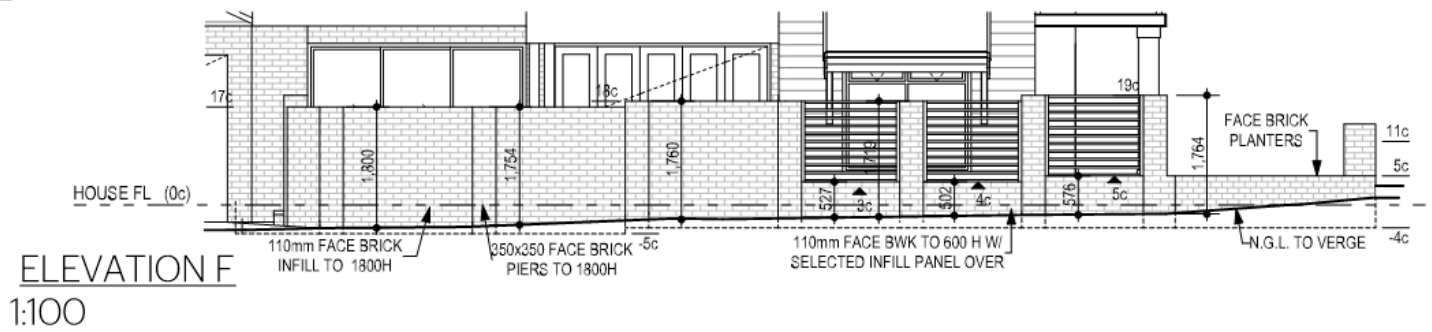


WOODSTOCK STREET FRONT ELEVATIONS

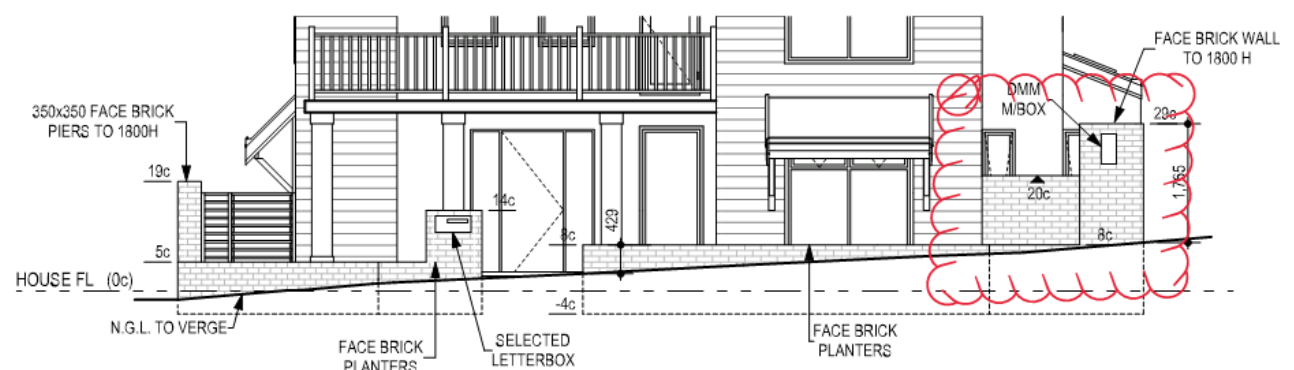
	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST, MT HAWTHORN		INDIVIDUAL TWO STOREY		
	SIGNATURE SPECIFICATION		DRAWN AES	AMENDMENTS 01/20: 11-01-21-4E-0475 01/20: 01-01-21-03-0475	VARIATION 01/20: 11-01-21-4E-0475 01/20: 01-01-21-03-0475
42 Hader Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquire@stannardgroup.com.au www.stannardgroup.com.au	Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583	DATE 26-01-2021	SHEET JOB NO 4715-4717



BOUNDARY WALL PLAN
1:100



ELEVATION F
1:100



ELEVATION G
1:100

BOUNDARY WALL DETAILS
1:100

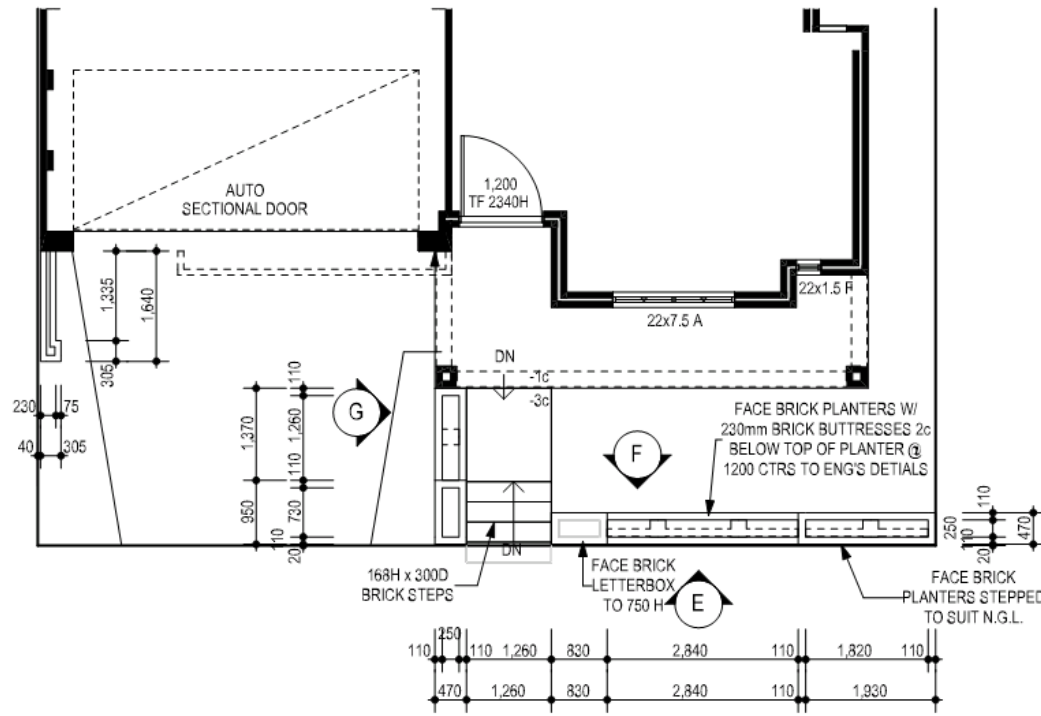
Amended Plan

**CITY OF VINCENT
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25 October 2021**

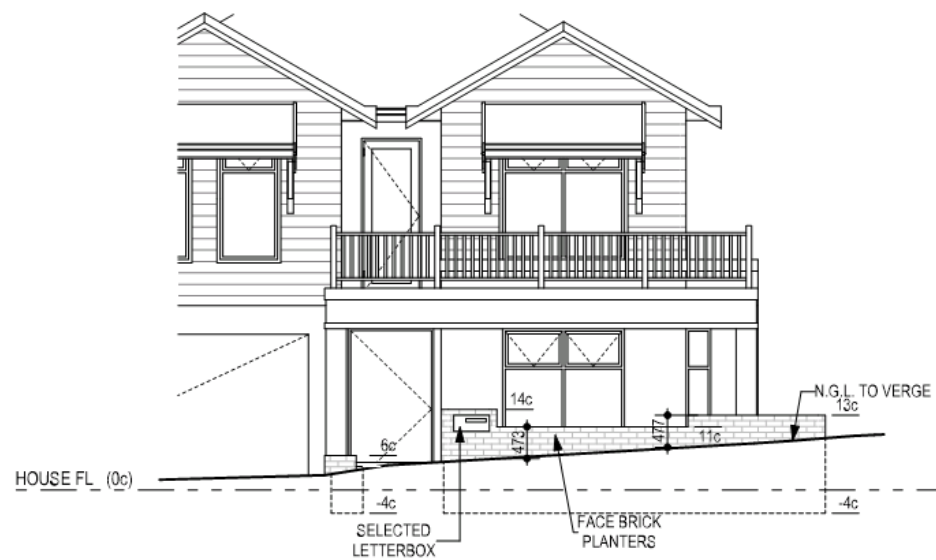
<p>SIGNATURE SPECIFICATION</p> <p>42 Hasler Road, Osborne Park Western Australia 6017</p> <p>Telephone (08) 9446 5500 Facsimile (08) 9446 1825</p>	<p>PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY. LTD. UNIT 1 - LOT 228 & 229 (HSE #110) COOGEE ST, CNR WOODSTOCK ST, MT. HAWTHORN</p> <p>email: enquiries@stannardgroup.com.au www.stannardgroup.com.au</p> <p>Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583</p>	<p>INDIVIDUAL TWO STOREY</p>		<p>COPYRIGHT ©</p> <p>SHEET 16 OF 17</p>
		<p>DRAWN AES</p>	<p>AMENDMENTS AMD-001-11-26-21-AE5 AMD-002-30-28-21-SJ AMD-003-12-10-21-SJ</p>	<p>VARIATION VO-001-26-01-21-AE5 VO-002-11-26-21-AE5 VO-3.15.7.83-30-08-21-SJ</p>
<p>DATE 26-01-2021</p>		<p>DATE 26-01-2021</p>		

Amended Plan

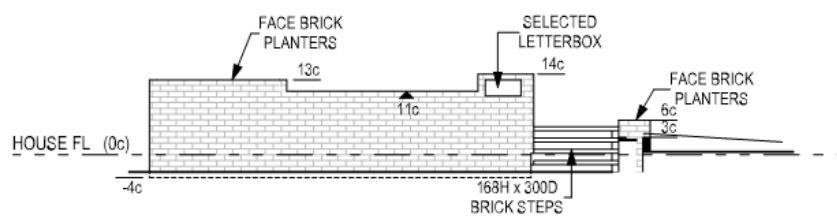
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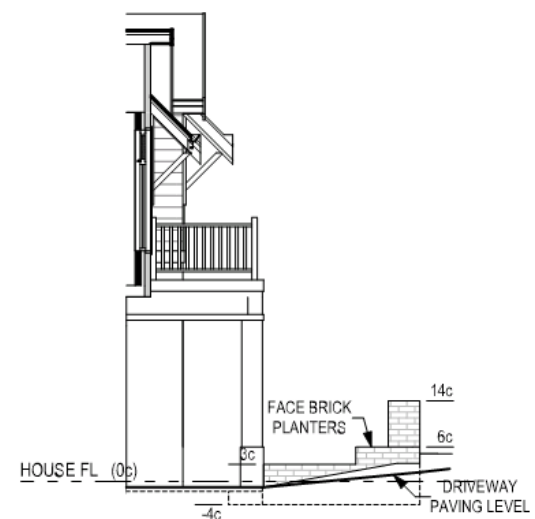
BOUNDARY WALL PLAN
1:100



ELEVATION E
1:100



ELEVATION F
1:100



ELEVATION G
1:100

BOUNDARY WALL DETAILS
1:100



VISION SPECIFICATION

PROPOSED RESIDENCE FOR
STANNARD ENTERPRISES PTY LTD
UNIT 2 - LOT 228 & 229 (HSE #110)
COOGEE ST. CNR WOODSTOCK ST., MT HAWTHORN

INDIVIDUAL TWO STOREY

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DRAWN AES	AMENDMENTS AMD-001-03-09-21 - 53	VARIATION VO-000-00-00-00-000	SHEET
DATE 05-11-2020			JOB No 4716

42 Hasler Road, Osborne Park
Western Australia 6017

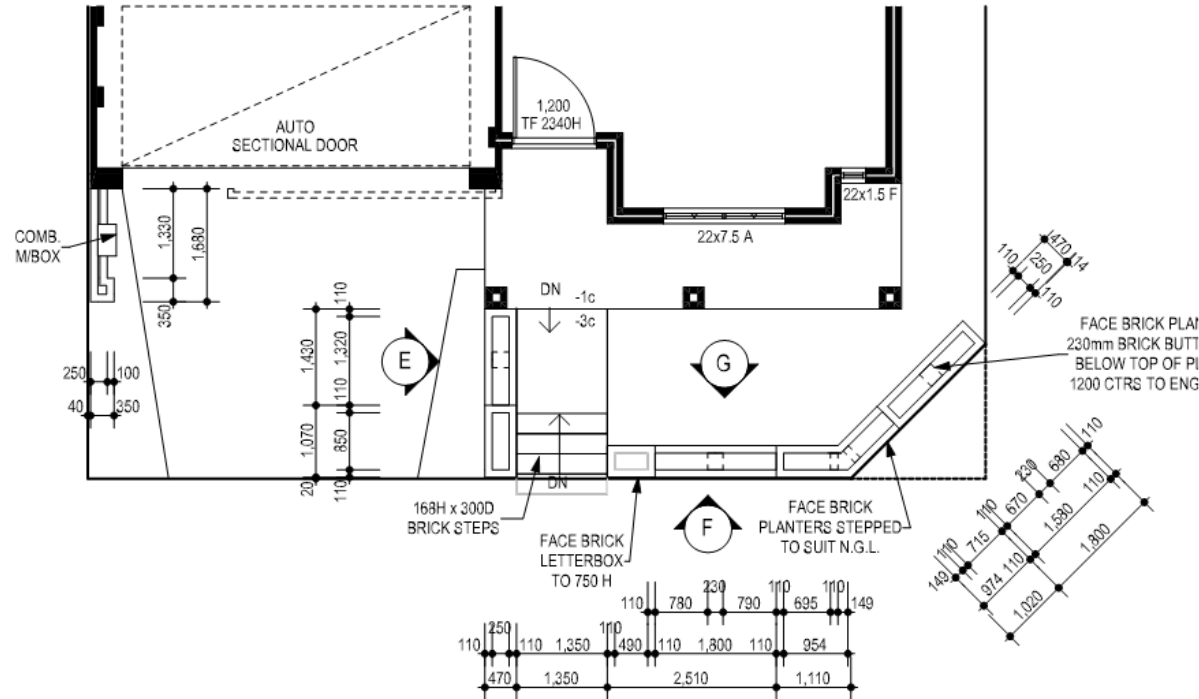
Telephone (08) 9446 5500
Facsimile (08) 9446 1825

email: enquiries@stannardgroup.com.au
www.stannardgroup.com.au

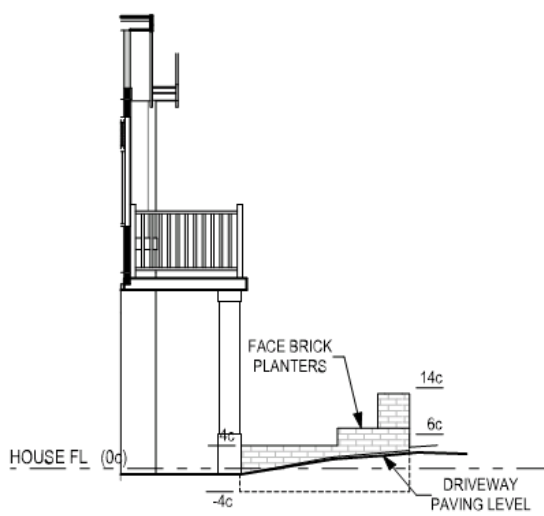
Stannard Group Pty Ltd
ABN 27 008 828 082 BC 6583

Amended Plan

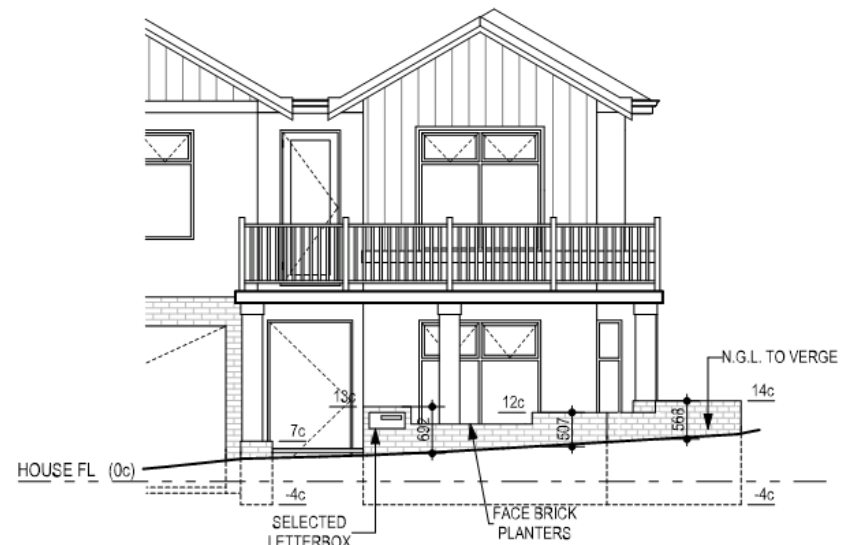
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25 October 2021



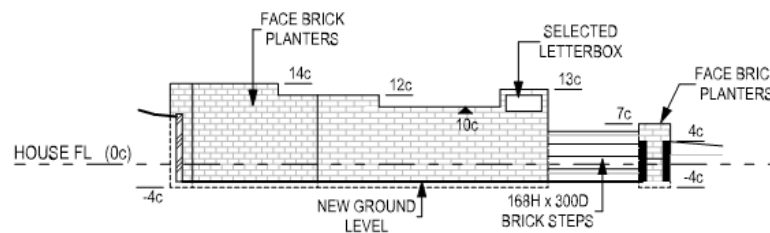
BOUNDARY WALL PLAN
1:100



ELEVATION E
1:100



ELEVATION F
1:100



ELEVATION G
1:100

BOUNDARY WALL DETAILS
1:100



SIGNATURE SPECIFICATION

42 Hasler Road, Osborne Park
Western Australia 6017

Telephone (08) 9446 5500
Facsimile (08) 9446 1825

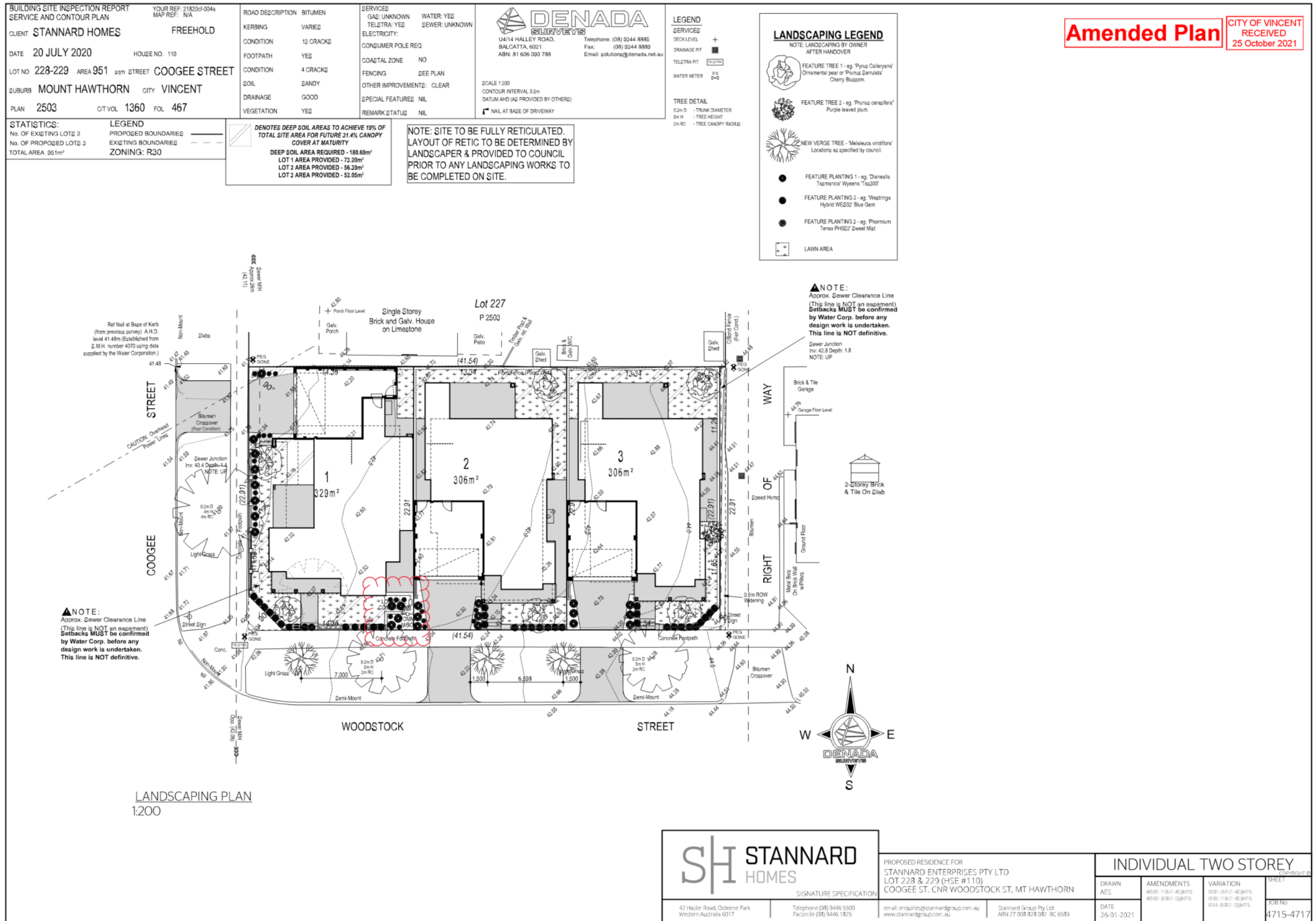
PROPOSED RESIDENCE FOR
STANNARD ENTERPRISES PTY LTD
UNIT 3 - LOT 228 & 229 (HSE #110)
COOGEE ST. CNR WOODSTOCK ST., MT HAWTHORN

email: enquiries@stannardgroup.com.au
www.stannardgroup.com.au

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ABN 27 008 828 082 BC 6583

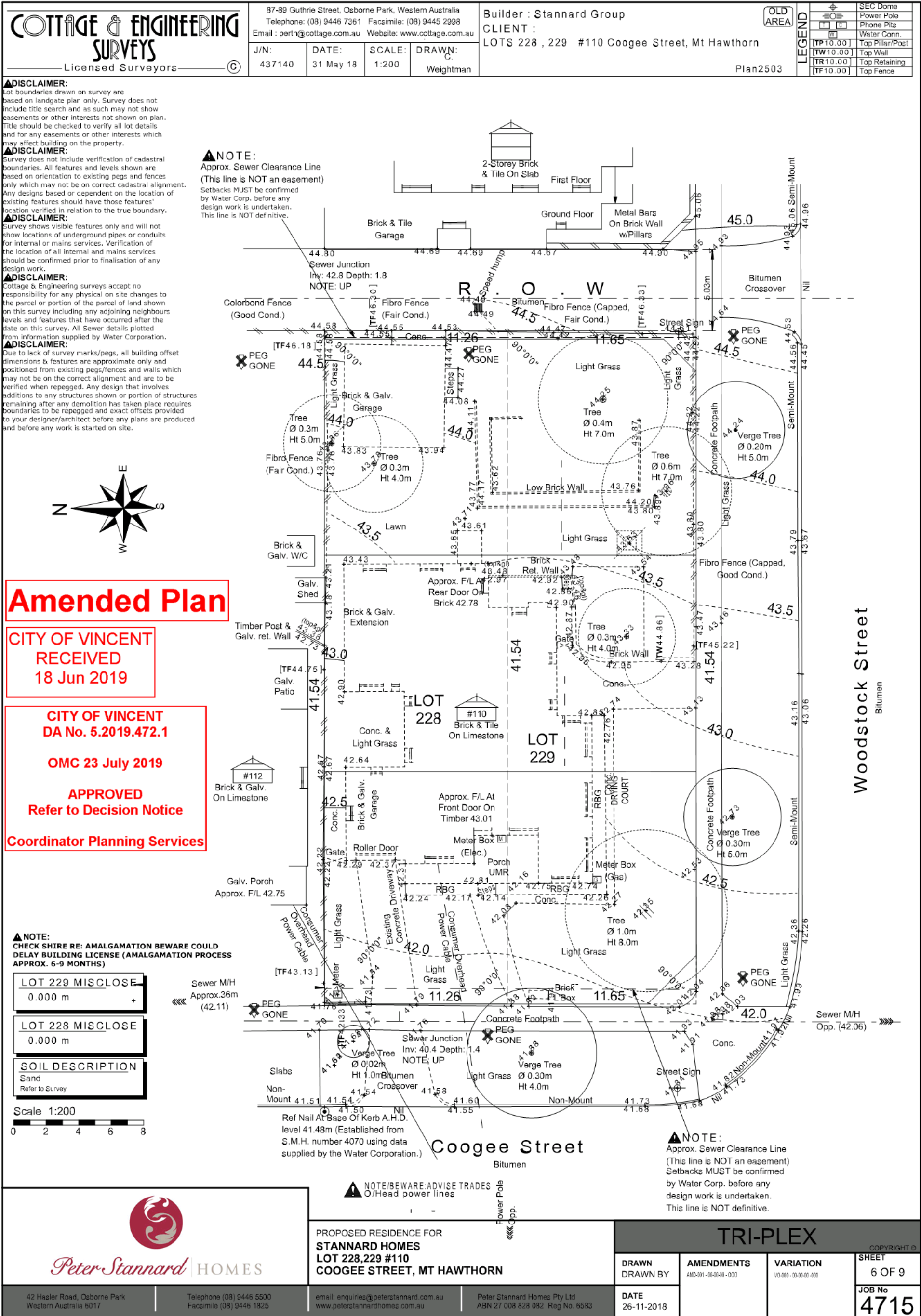
INDIVIDUAL TWO STOREY

DRAWN SSJ	AMENDMENTS AMD-001-06-09-21 - SSJ	VARIATION V0-000-00-00-00-000	SHEET JOB No 4717
DATE 02-12-2020			



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COTTAGE & ENGINEERING SURVEYS
 Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au

Builder: Stannard Group
 CLIENT: LOTS 228, 229 #110 Coogee Street, Mt Hawthorn
 Plan 2503

+	SEC Dome
○	Power Pole
□	Phone Pits
○	Water Conn.
TP10.00	Top Pillar/Post
TW10.00	Top Wall
TR10.00	Top Retaining
TF10.00	Top Fence

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 on 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 the parcel or portion of the parcel of land shown on 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.

DISCLAIMER:
 Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
 Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

Amended Plan

CITY OF VINCENT RECEIVED 18 Jun 2019

CITY OF VINCENT DA No. 5.2019.472.1 OMC 23 July 2019

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Coordinator Planning Services

NOTE:
 CHECK SHIRE RE: AMALGAMATION BEWARE COULD DELAY BUILDING LICENSE (AMALGAMATION PROCESS APPROX. 6-9 MONTHS)

LOT 229 MISCLOSE	0.000 m
LOT 228 MISCLOSE	0.000 m
SOIL DESCRIPTION	Sand Refer to Survey

Scale 1:200

NOTE/BEWARE: ADVISE TRADES
 O/Head power lines

NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
 Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

PROPOSED RESIDENCE FOR
STANNARD HOMES
 LOT 228, 229 #110
 COOGEE STREET, MT HAWTHORN

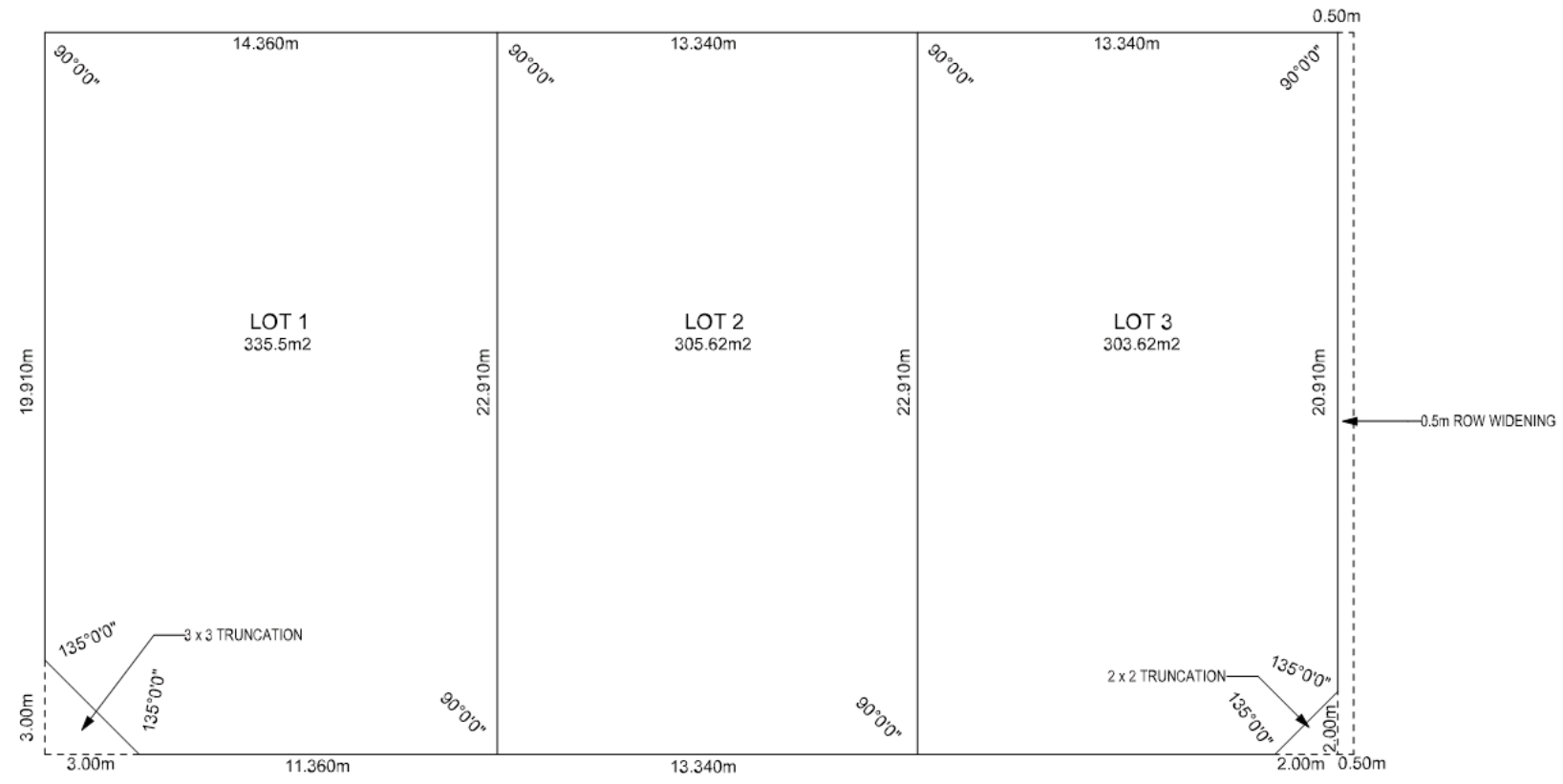
TRI-PLEX			COPYRIGHT ©
DRAWN BY	AMENDMENTS	VARIATION	SHEET
DATE	AMD-201-00-20-00-000	VO-200-00-00-00-000	6 OF 9
26-11-2018			JOB No
			4715

42 Hasler Road, Osborne Park Western Australia 6017
 Telephone (08) 9446 5500 Facsimile (08) 9446 1825

email: enquiries@peterstannard.com.au
 Peter Stannard Homes Pty Ltd
 ABN 27 008 828 082 Reg No. 6583

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SITE PLAN
1:200

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Peter Stannard HOMES

42 Hasler Road, Osborne Park
Western Australia 6017

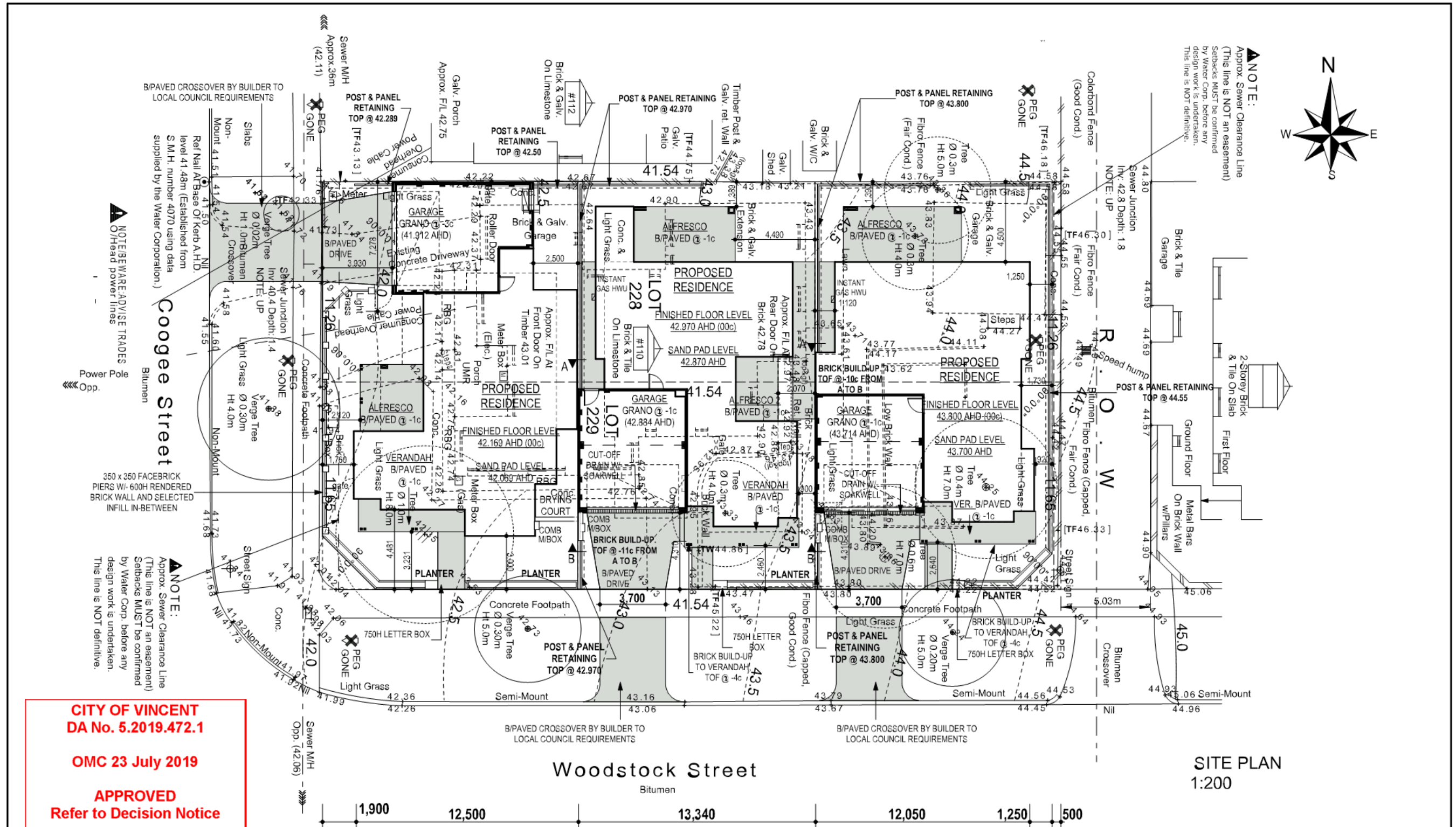
Telephone (08) 9446 5500
Facsimile (08) 9446 1825

email: enquiries@peterstannard.com.au
www.peterstannardhomes.com.au

PROPOSED RESIDENCE FOR
STANNARD HOMES
LOT 228,229 #110
COOGEE STREET, MT HAWTHORN

Peter Stannard Homes Pty Ltd
ABN 27 008 828 082 Reg No. 6583

TRI-PLEX			
<small>DRAWN BY</small>	<small>AMENDMENTS</small> AMD-001-00-00-000	<small>VARIATION</small> V0-000-00-00-000	<small>SHEET</small> 7 OF 9
<small>DATE</small> 26-11-2018			<small>JOB No</small> 4715



SITE PLAN 1:200

CITY OF VINCENT
 DA No. 5.2019.472.1
 OMC 23 July 2019
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PROPOSED RESIDENCE FOR
STANNARD HOMES
 LOT 228,229 #110
 COOGEE STREET, MT HAWTHORN

email: enquiries@peterstannard.com.au
 www.peterstannardhomes.com.au

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 ABN 27 008 828 082 Reg No. 6583

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DRAWN BY	AMENDMENTS	VARIATION	SHEET
	AMD-001 - 00-00-00 - 000	VS-000 - 00-00-00 - 000	10 OF 9
DATE			JOB No
26-11-2018			4715

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RECEIVED
18 Jun 2019

CITY OF VINCENT
DA No. 5.2019.472.1

OMC 23 July 2019

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UNIT 1 AREA:

G.FLOOR 126.02m²
ALFRESCO 13.35m²
GARAGE 44.00m²
VERANDAH 8.23m²
TOTAL 191.60m²

UPPER FLOOR 131.78m²
GRAND TOTAL 323.38m²

ZONED R30
OPEN SPACE REQUIRED = 45%

LOT AREA: 324.40m²
- TOTAL FOOTPRINT 170.02m² = 154.47m²
+ TOTAL LOT AREA %
= 47.60% OPEN SPACE PROVIDED

UNIT 2 AREA:

G.FLOOR 118.73m²
ALFRESCO 17.72m²
GARAGE 41.24m²
ALFRESCO 2 8.80m²
VERANDAH 9.30m²
TOTAL 197.02m²

UPPER FLOOR 144.83m²
GRAND TOTAL 341.85m²

ZONED R30
OPEN SPACE REQUIRED = 45%

LOT AREA: 305.62m²
- TOTAL FOOTPRINT 160.00m² = 145.50m²
+ TOTAL LOT AREA %
= 47.62% OPEN SPACE PROVIDED

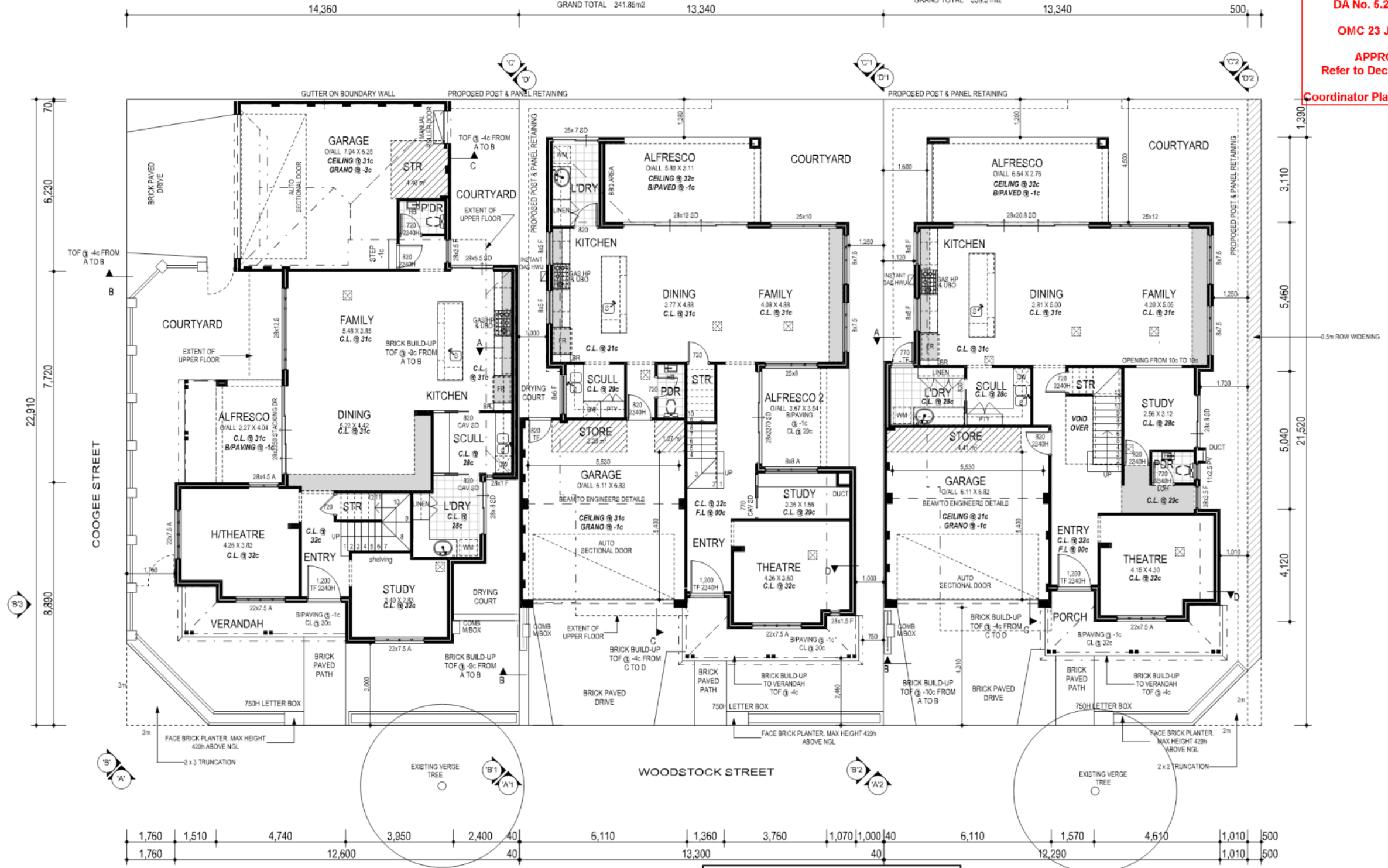
UNIT 3 AREA:

G.FLOOR 123.90m²
ALFRESCO 20.65m²
GARAGE 39.70m²
VERANDAH 10.71m²
TOTAL 194.96m²

UPPER FLOOR 143.35m²
GRAND TOTAL 338.31m²

ZONED R30
OPEN SPACE REQUIRED = 45%

LOT AREA: 303.62m²
- TOTAL FOOTPRINT 163.60m² = 140.02m²
+ TOTAL LOT AREA %
= 46.11% OPEN SPACE PROVIDED

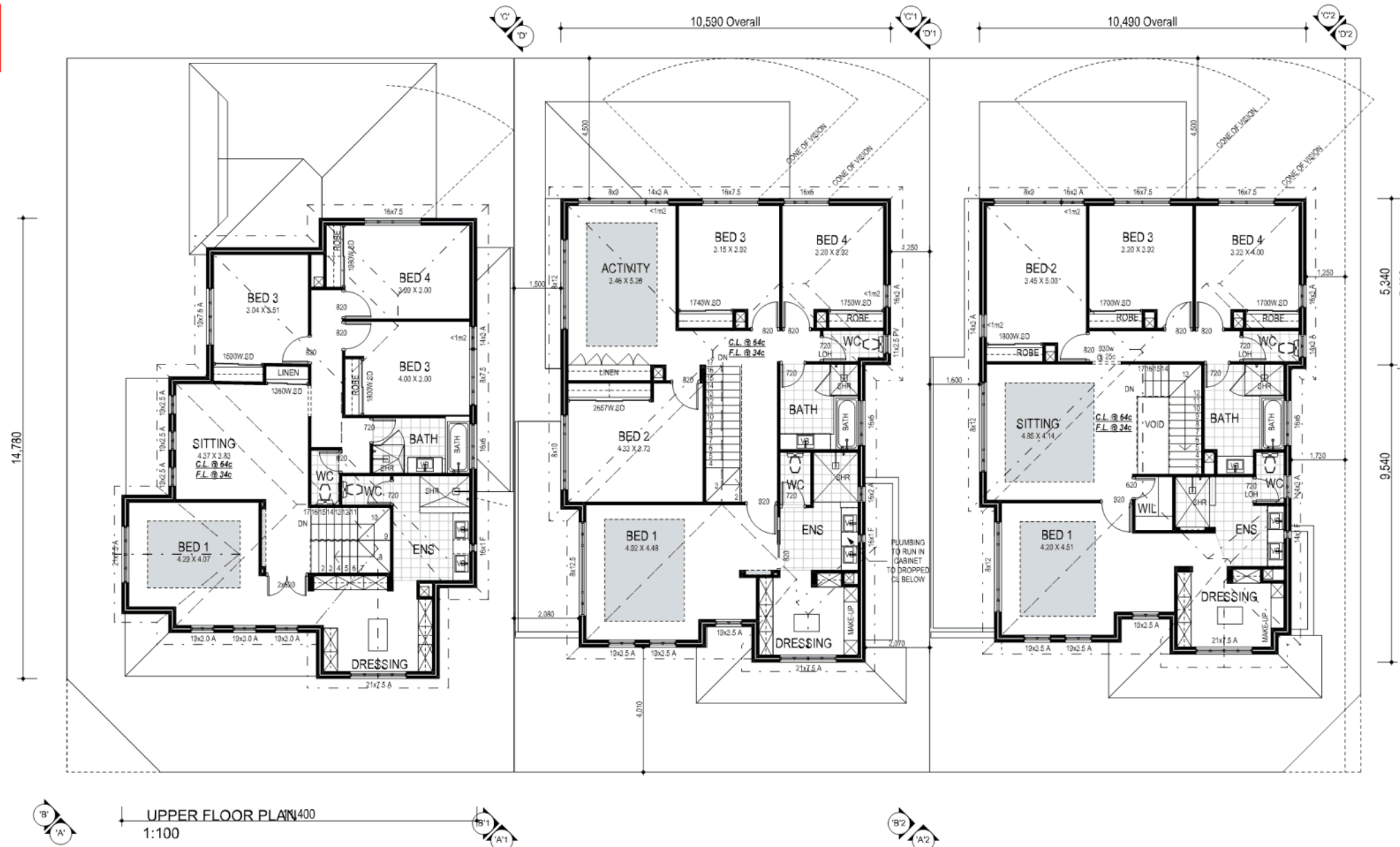


GROUND FLOOR PLAN
1:100

		PROPOSED RESIDENCE FOR STANNARD HOMES LOT 228,229 #110 COOGEE STREET, MT HAWTHORN		TRI-PLEX	
		DRAWN BY DATE 26-11-2018	AMENDMENTS 401-01-01-01-01	VARIATION 10-01-01-01-01	SHEET 1 OF 9 JOB No 4715

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UPPER FLOOR PLAN 400
1:100



CONCEPT

CITY OF VINCENT
DA No. 5.2019.472.1

OMC 23 July 2019

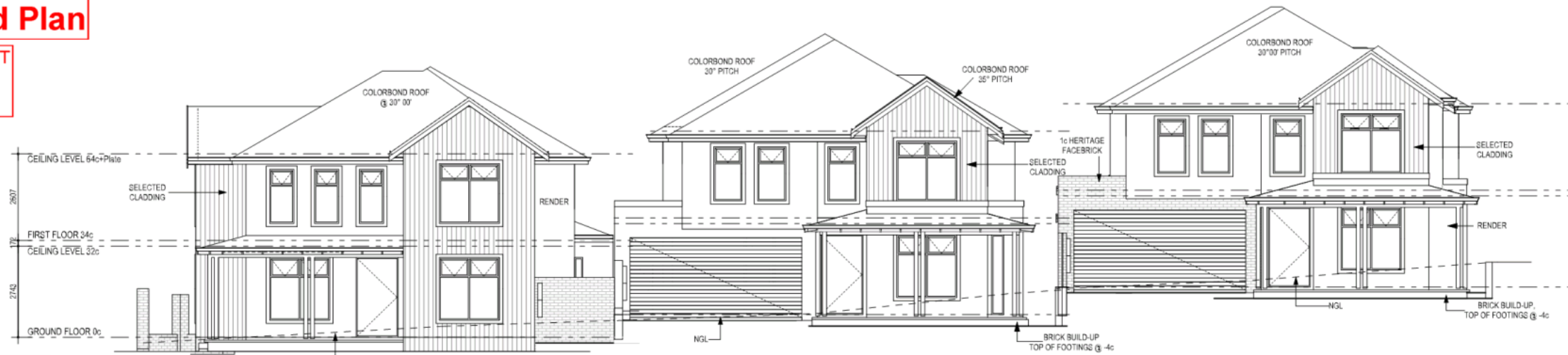
APPROVED
Refer to Decision Notice
Coordinator Planning Services

		PROPOSED RESIDENCE FOR	
		STANNARD HOMES	
LOT 228,229 #110		COOGEE STREET, MT HAWTHORN	
42 Haider Road, Osborne Park Western Australia 6017		Telephone (08) 9446 5503 Facsimile (08) 9446 1825	
email: enquiries@peterstannard.com.au www.peterstannardhomes.com.au		Peter Stannard Homes Pty Ltd ABN 27 008 828 982 Reg No. 6593	
		TRI-PLEX	
DRAWN BY	AMENDMENTS	VARIATION	SHEET
	01-01-01-01	10-01-01-01	2 OF 9
DATE			JOB No
26-11-2018			4715

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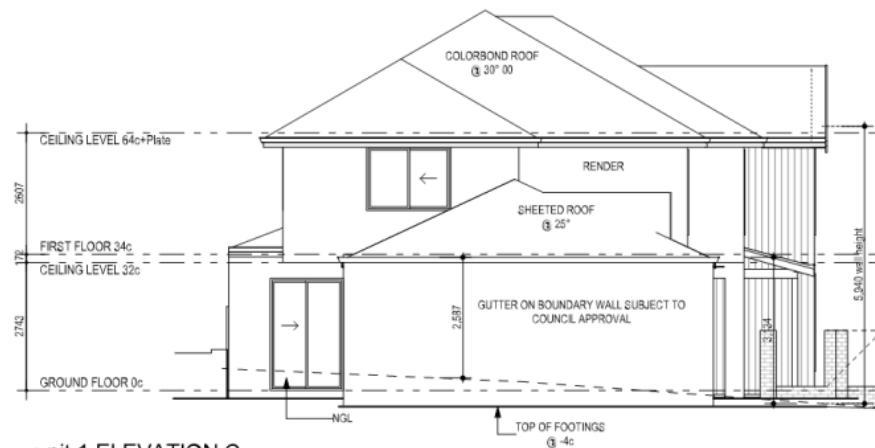
WOODSTOCK STREET ELEVATION



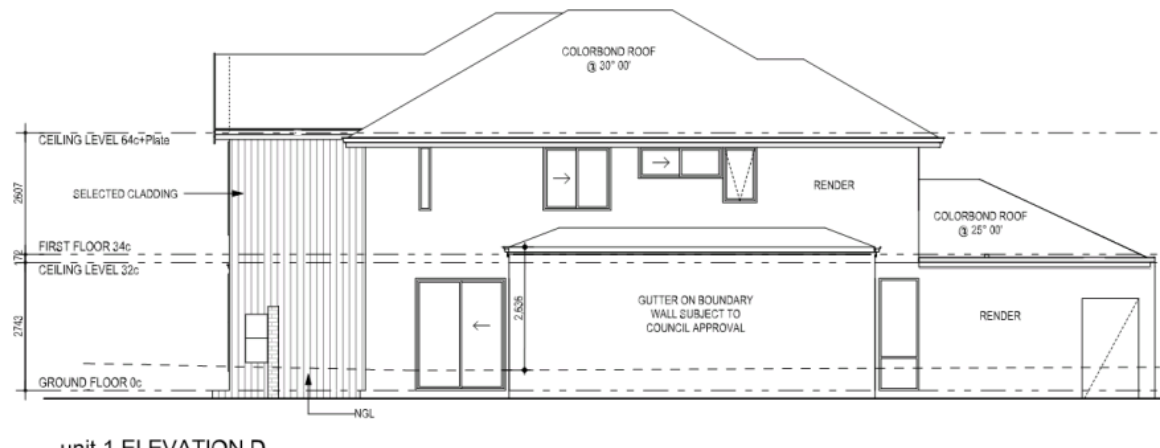
unit 1 ELEVATION A



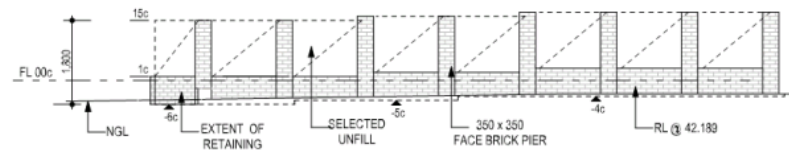
unit 1 ELEVATION B



unit 1 ELEVATION C



unit 1 ELEVATION D



unit 1 SCREEN WALL DETAIL

	PROPOSED RESIDENCE FOR STANNARD HOMES LOT 228,229 #110 COOGEE STREET, MT HAWTHORN		TRI-PLEX	
	DRAWN BY DATE 26-11-2018	AMENDMENTS 401-01-01-01-01	VARIATION 10-01-01-01-01	SHEET 3 OF 9 JOB No 4715
42 Hailes Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5503 Facsimile (08) 9446 1825	email enquiries@peterstannard.com.au www.peterstannardhomes.com.au	Peter Stannard Homes Pty Ltd ABN 27 008 828 982 Reg No. 6593	

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Amended Plan

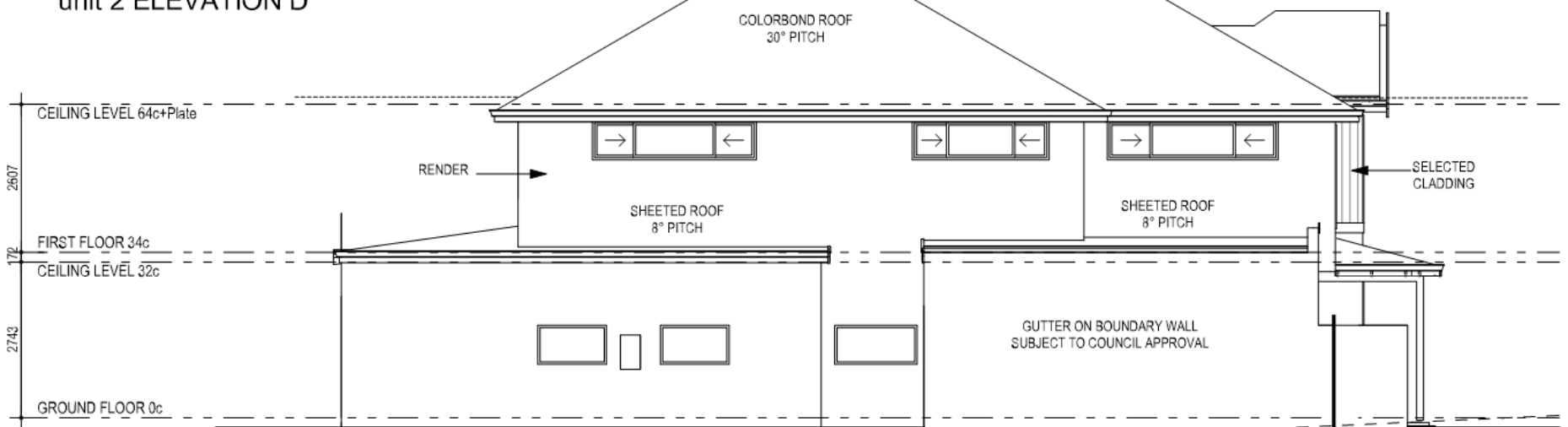
CITY OF VINCENT
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unit 2 ELEVATION D



unit 2 ELEVATION D



unit 2 ELEVATION D



unit 2 ELEVATION D



PROPOSED RESIDENCE FOR
STANNARD HOMES
LOT 228,229 #110
COOGEE STREET, MT HAWTHORN

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DATE	AMD-201-00-20-00-000	VO-200-00-00-00-000	4 OF 9
26-11-2018			JOB No
			4715

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Western Australia 6017

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www.peterstannardhomes.com.au

Peter Stannard Homes Pty Ltd
ABN 27 008 828 082 Reg No. 6583

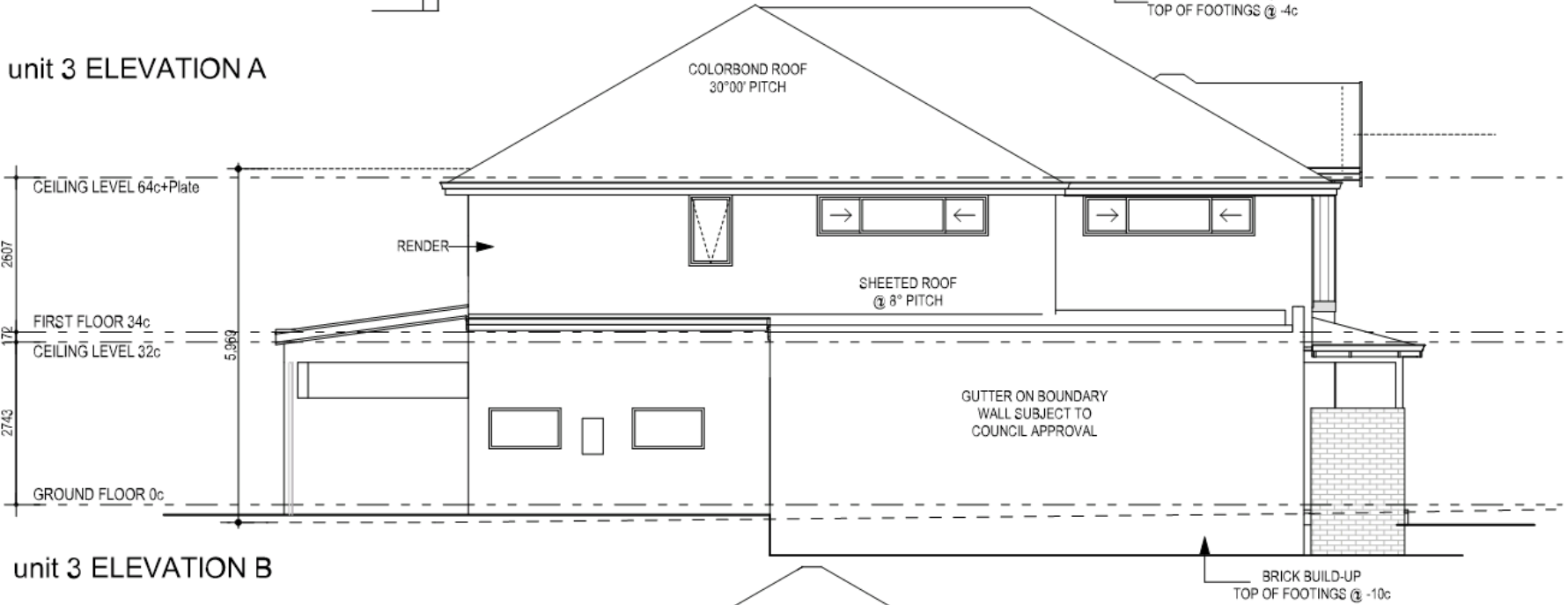
Amended Plan

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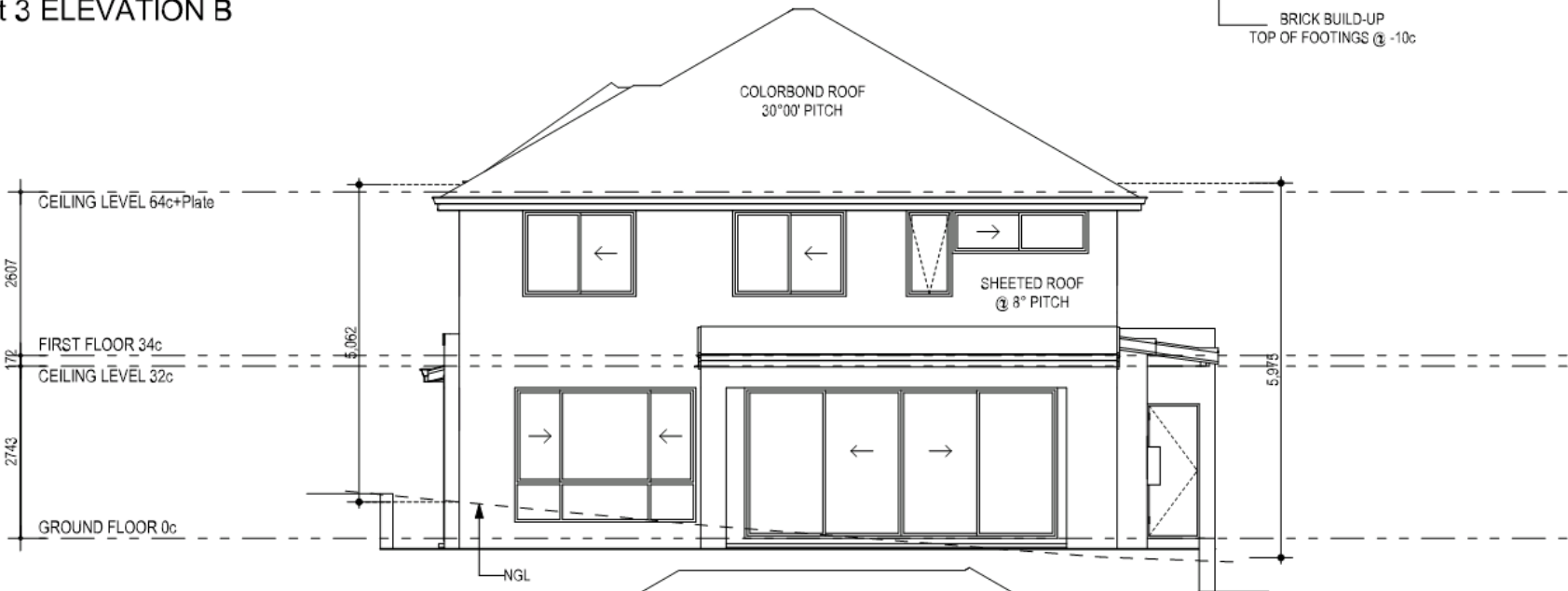
**CITY OF VINCENT
DA No. 5.2019.472.1
OMC 23 July 2019
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Coordinator Planning Service**



unit 3 ELEVATION A



unit 3 ELEVATION B



unit 3 ELEVATION C



unit 3 ELEVATION D



PROPOSED RESIDENCE FOR
STANNARD HOMES
LOT 228,229 #110
COOGEE STREET, MT HAWTHORN

TRI-PLEX

DRAWN	AMENDMENTS	VARIATION	SHEET
DRAWN BY	AMD-201-00-20-00-000	VO-200-00-00-00-000	5 OF 9
DATE			JOB No
26-11-2018			4715

42 Hasler Road, Osborne Park
Western Australia 6017

Telephone (08) 9446 5500
Facsimile (08) 9446 1825

email: enquiries@peterstannard.com.au
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Peter Stannard Homes Pty Ltd
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LANDSCAPING LEGEND

- PHORMIUM SWEET MIST
- DIANELLA WYEENA
- WESTRINGIA BLUE GEM
- ✦ JACARANDA

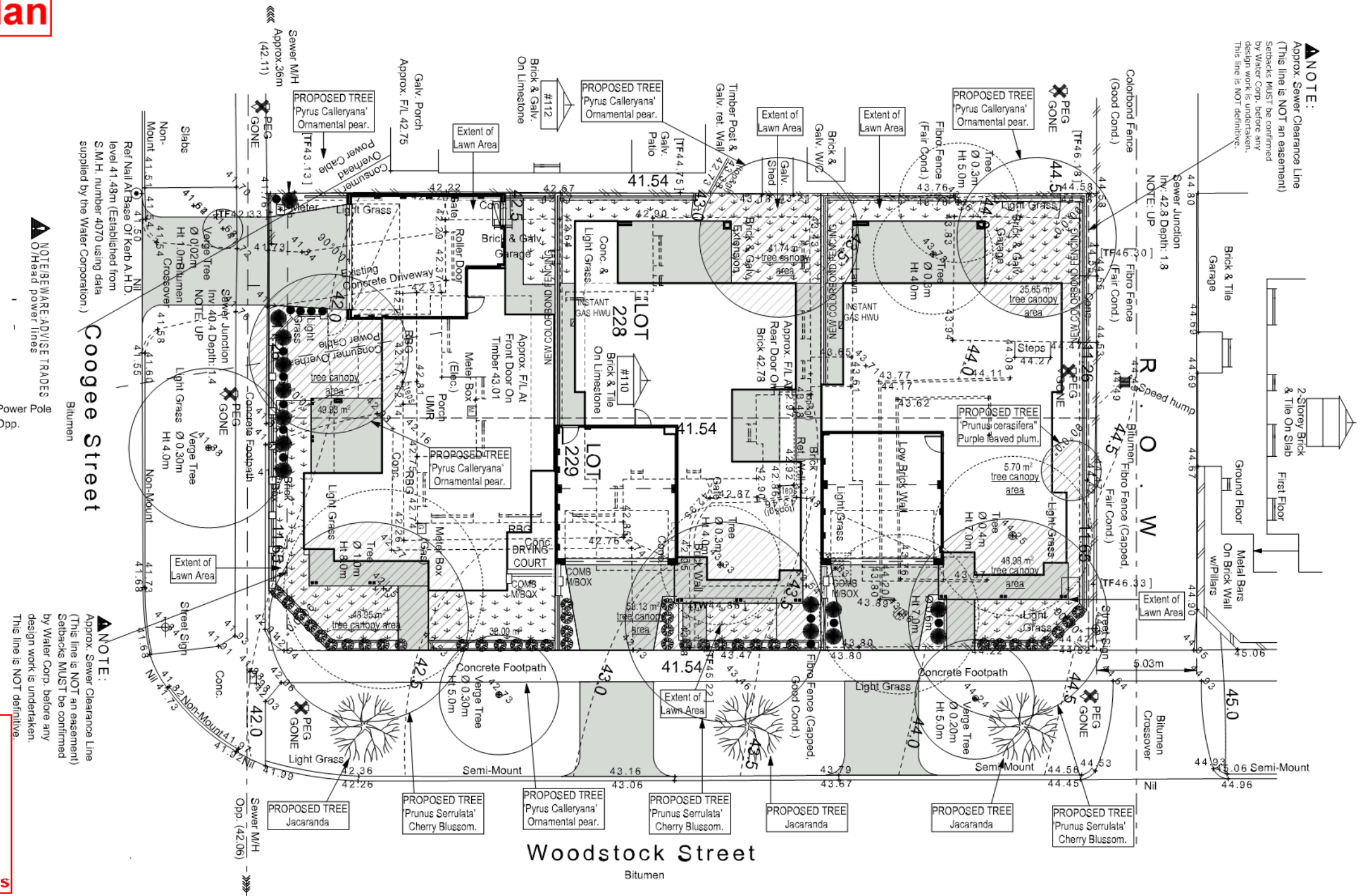
NOTE:
CANOPY AREA REQUIRED: 283.42m²
CANOPY AREA ACHIEVED: 284.08m²

CITY OF VINCENT
DA No. 5.2019.472.1

OMC 23 July 2019

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Coordinator Planning Services



NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed
by Water Corp. before any
design work is undertaken.
This line is NOT definitive.

NOTE: BUREAU/ADVISE TRADES
O/Head power lines
Power Pole
Opp.

NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed
by Water Corp. before any
design work is undertaken.
This line is NOT definitive.

LANDSCAPING PLAN

		PROPOSED RESIDENCE FOR STANNARD HOMES LOT 228,229 #110 COOGEE STREET, MT HAWTHORN		TRI-PLEX	
42 Hasler Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquiries@peterstannard.com.au www.peterstannardhomes.com.au	Peter Stannard Homes Pty Ltd ABN 27 008 828 082 Reg No. 6583		

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CITY OF VINCENT
DA No. S2019.472.1
OHC 23 July 2019
APPROVED
Refer to Decision Notice
Coordinator Planning Services










9.3 NO. 110 (LOTS: 228 AND 229; D/P: 2503) COOGEE STREET, MOUNT HAWTHORN - PROPOSED THREE GROUPED DWELLINGS

TRIM Ref: D19/17321

Author: Dan McCluggage, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: North

- Attachments:
1. Consultation and Location Map 
 2. Original Plans dated 6 December 2018 (Superseded) 
 3. Plans Referred to DRP Chairperson dated 10 April 2019 and 24 April 2019 (Superseded) 
 4. Development Plans 
 5. Summary of Submissions - Administration's Response 
 6. Summary of Submissions - Applicant's Response 
 7. 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 three Grouped Dwellings at No. 110 (Lots: 228 and 229; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans shown in Attachment 4, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. **Extent of Approval**

This approval is for three grouped dwellings as shown on the approved plans dated 17 June 2019, 18 June 2019 and 26 June 2019. No other development forms part of this approval;

2. **Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary wall facing No. 112 Coogee Street in a good and clean condition prior to practical completion of the development to the satisfaction of the City. The finish of the boundary walls is to be face brickwork to the satisfaction of the City;

3. **Car Parking and Access**

3.1 The car parking and access areas shall be sealed, drained and paved in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to occupancy or use of the development;

3.2 Vehicle access points are required to match into existing footpath levels; and

3.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

4. **Clothes Drying Facility**

All external clothes drying areas shall be adequately screened in accordance with State Planning Policy 7.3: Residential Design Codes Volume 1 prior to the use or occupation of the development and shall be completed to the satisfaction of the City;

5. **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;

6. Landscape and Reticulation Plan

6.1 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 maximum scale of 1:200 and show the following:

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of a minimum of 19 percent deep soil area, as defined by the City's Policy No. 7.1.1 – Built Form;
- The provision of a minimum of 31.4 percent canopy coverage at maturity, as defined by the City's Policy No. 7.1.1 – Built Form; and
- The provision of three additional street trees, with a planting size of at least 200 litres, within the verge of Woodstock Street adjoining the development shall be provided at the full expense of the landowner. The tree species is to be approved by the City;

6.2 All works shown in the plans as identified in Condition 6.1 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;

7. Stormwater

All stormwater produced on the subject land shall be retained on site by suitable means to the satisfaction of the City;

8. Street Walls and Fences

The fencing infill panels above the approved solid portions of wall shall be visually permeable in accordance with State Planning Policy 7.3: Residential Design Codes Volume 1, to the satisfaction of the City;

9. Verge Tree

With the exception of the verge tree that is in conflict with the Unit 1 crossover to Coogee Street, no other verge trees shall be removed without the prior written approval of the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the satisfaction of the City;

10. Amalgamation of Lots

Prior to the lodgement of a Building Permit application for the proposed development, Lot 228 and Lot 229 ('the Lots') are to be amalgamated into a single lot on a Certificate of Title; or alternatively, the owner entering into a legal agreement with the City and secured by an absolute caveat lodged over the certificates of title to the Lots requiring the amalgamation to be completed within twelve months of the issue of a Building Permit for the proposed works.

The owner shall be responsible to pay all costs associated with the City's solicitor's costs incidental to the preparation of (including all drafts) and stamping of the agreement and lodgement of the absolute caveat;

11. Visual Privacy

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

12. Sight Lines

No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

- walls, letterboxes or fences adjoin vehicular access points to the site; or
- a driveway meets a public street; or
- two streets intersect;

unless otherwise approved by the City of Vincent;

13. Truncations

No development (including building, wall, fence or other form of visual obstruction) greater than 750mm in height measured from the natural ground level at the boundary, is to be placed on the lot within a 3 metre x 3 metre visual truncation at the intersection of Coogee Street and Woodstock Street, or within a 2 metre x 2 metre visual truncation at the intersection of Woodstock Street and the right of way;

14. Right of Way Widening

A 0.5 metre section of land shall be provided for right-of-way widening at the time of subdivision, in accordance with the approved development plan. The land required for right of way widening shall be transferred from the land owner to the Crown free of cost for the purpose of widening; and

15. Detailed Schedule of External Finishes

Prior to the commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.

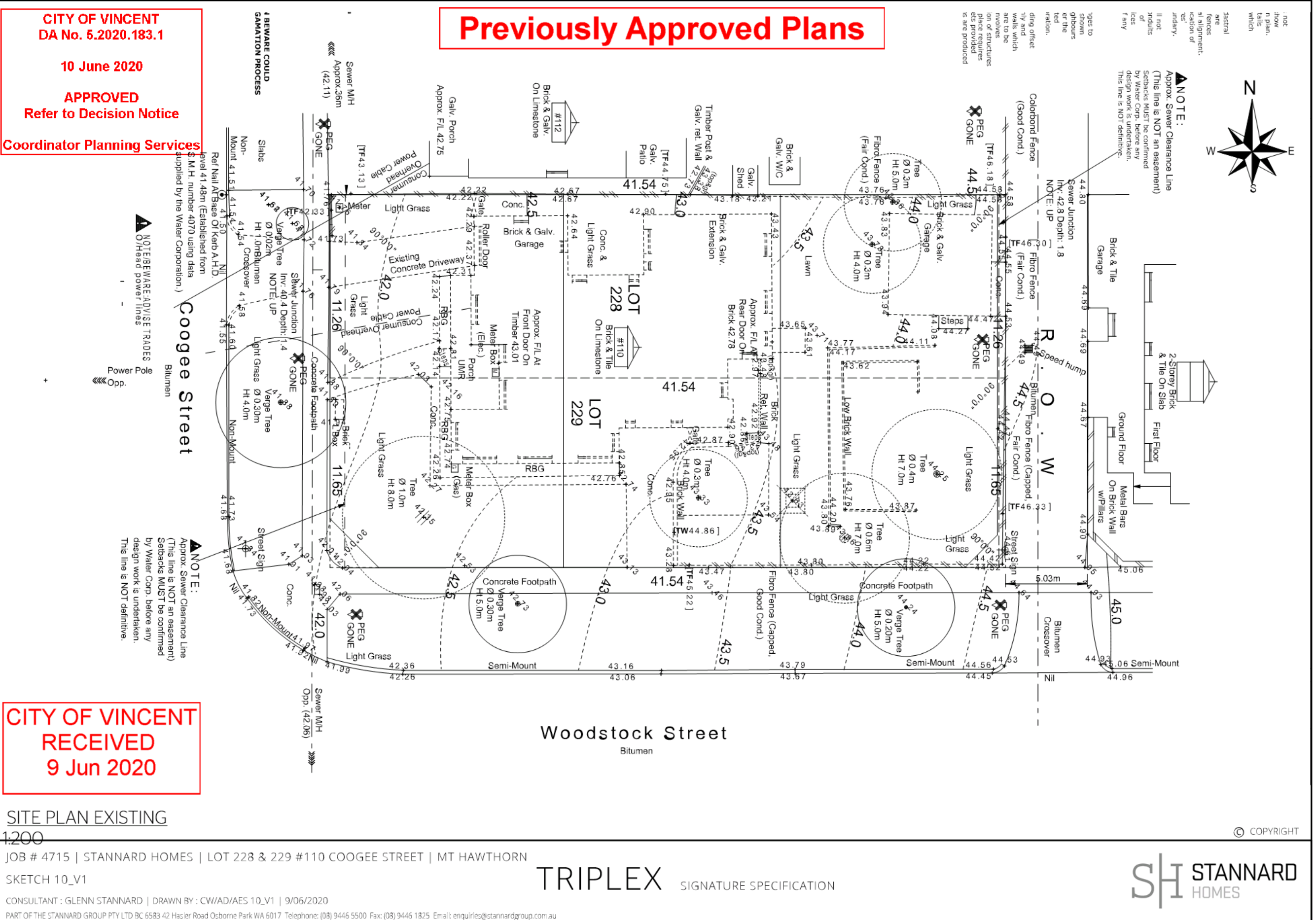
COUNCIL DECISION ITEM 9.3

Moved: Cr Loden, **Seconded:** Cr Fotakis

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (8-0)

(Cr Harley was an apology for the Meeting.)



CITY OF VINCENT
DA No. 5.2020.183.1

10 June 2020

APPROVED
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Coordinator Planning Services

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SITE PLAN EXISTING
1:200

JOB # 4715 | STANNARD HOMES | LOT 228 & 229 #110 COOGEE STREET | MT HAWTHORN

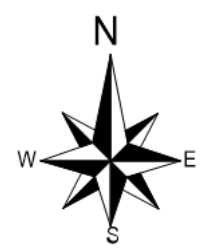
SKETCH 10_V1

CONSULTANT : GLENN STANNARD | DRAWN BY : CW/AD/AES 10_V1 | 9/06/2020

PART OF THE STANNARD GROUP PTY LTD BC 6583 42 Hasler Road Osborne Park WA 6017. Telephone: (08) 9446 5500. Fax: (08) 9446 1825. Email: enquiries@stannardgroup.com.au

NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
 It not products of design work is undertaken. This line is NOT definitive.

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 (This line is NOT an easement)
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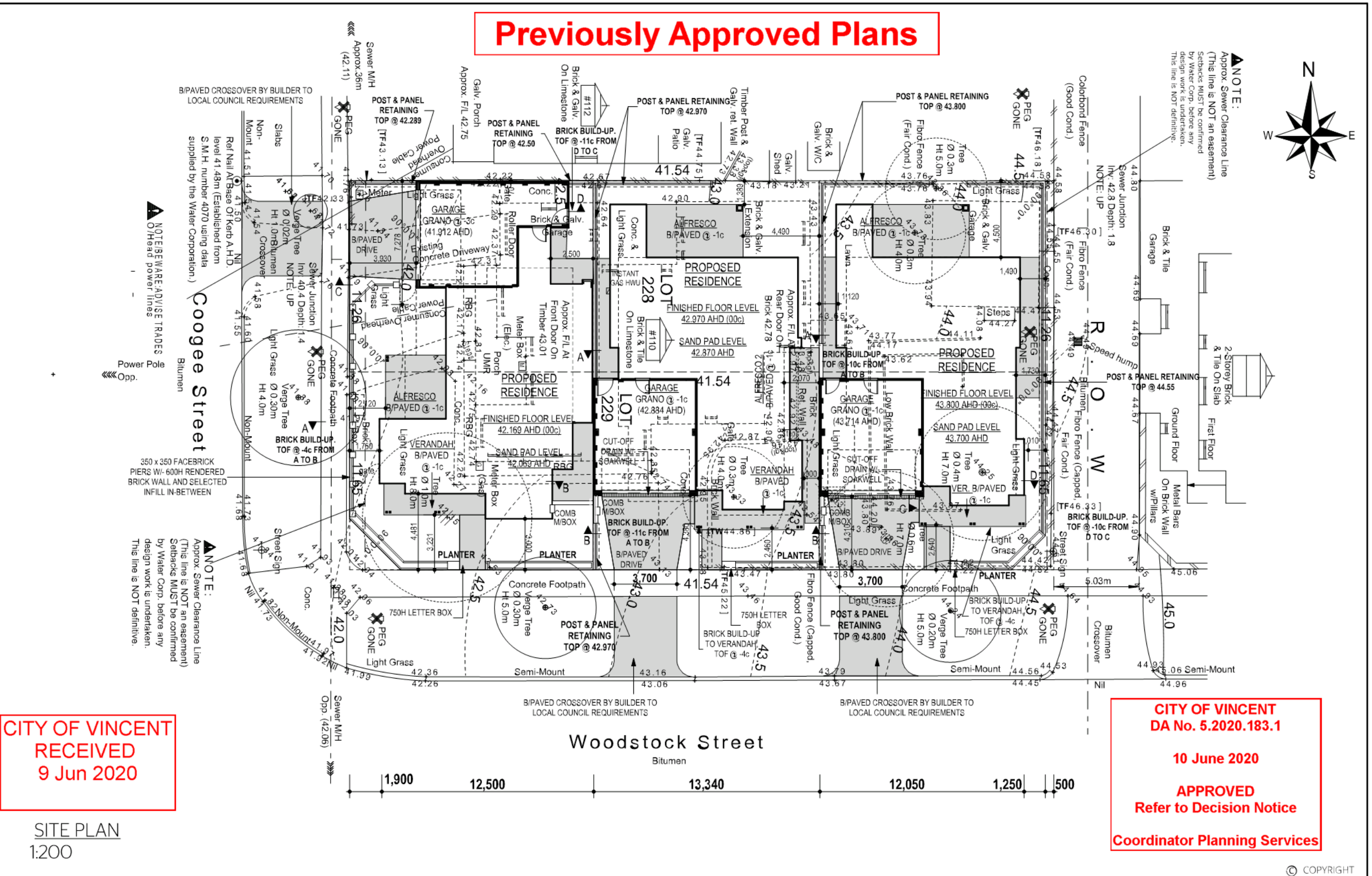


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DA No. 5.2020.183.1**

10 June 2020

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**SITE PLAN
1:200**

JOB # 4715 | STANNARD HOMES | LOT 228 & 229 #110 COOGEE STREET | MT HAWTHORN

SKETCH 10_V1

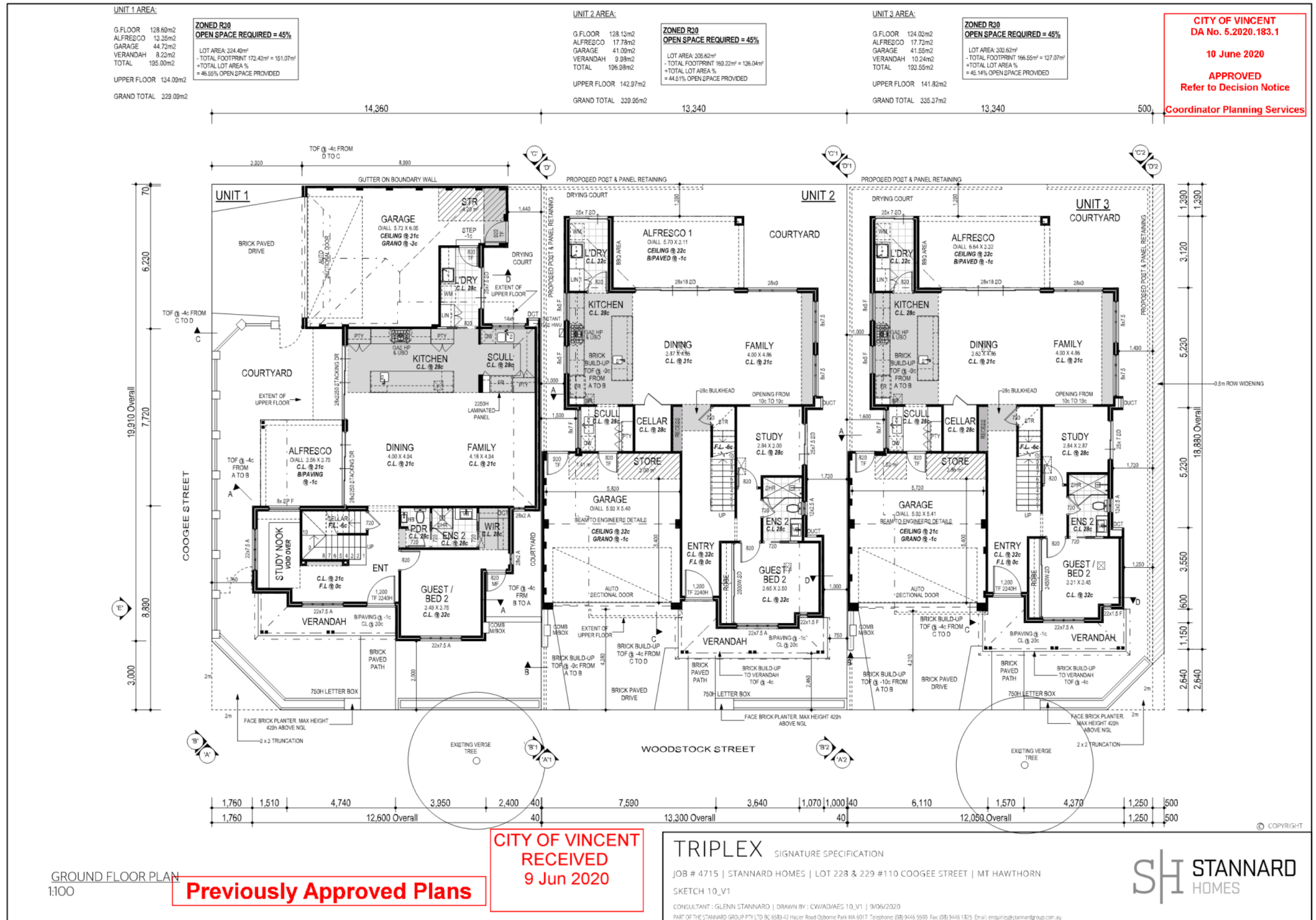
CONSULTANT : GLENN STANNARD | DRAWN BY : CW/AD/AES 10_V1 | 9/06/2020

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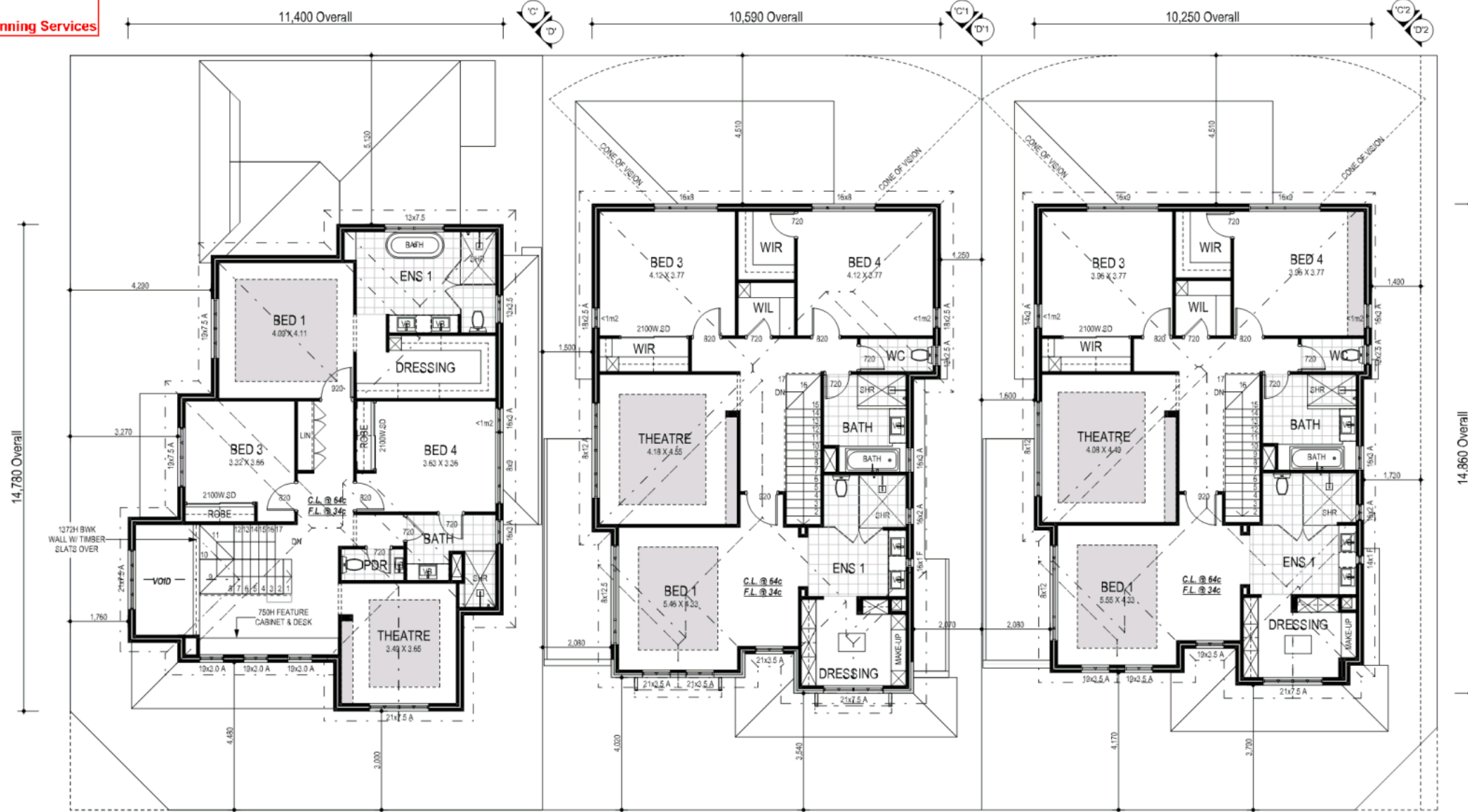


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UPPER FLOOR PLAN
 1:100

CONCEPT

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 JOB # 4715 | STANNARD HOMES | LOT 228 & 229 #110 COOGEE STREET | MT HAWTHORN
 SKETCH 10_V1
 CONSULTANT : GLENN STANNARD | DRAWN BY : CW/AD/AES 10_V1 | 9/06/2020
 PART OF THE STANNARD GROUP PTY LTD BC 6583 42 Hazler Road Osborne Park WA 6017 Telephone: (08) 9445 9590 Fax: (08) 9445 1825 Email: enquiry@stannardgroup.com.au



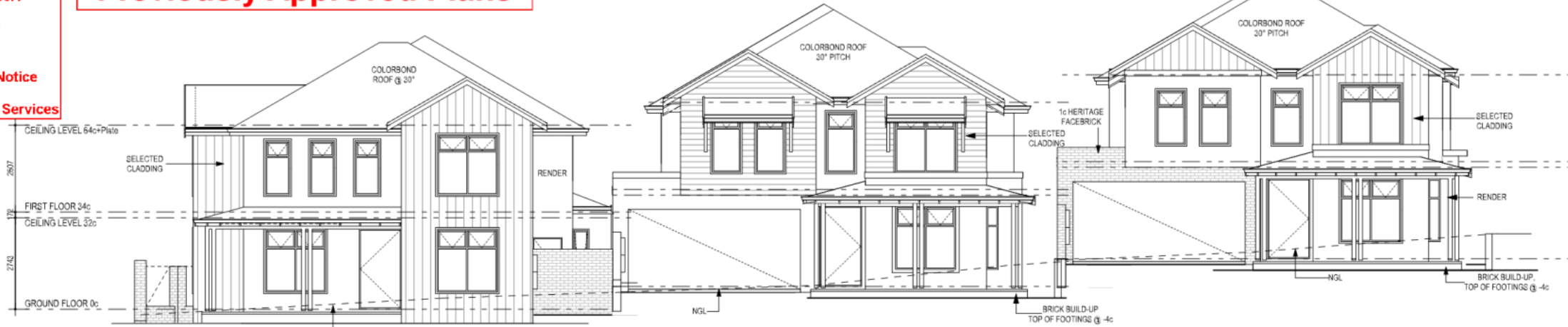
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10 June 2020

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WOODSTOCK STREET ELEVATION

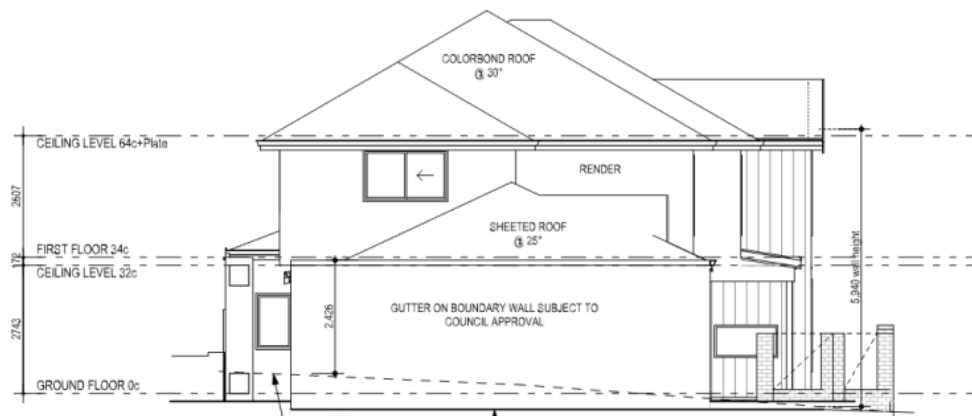
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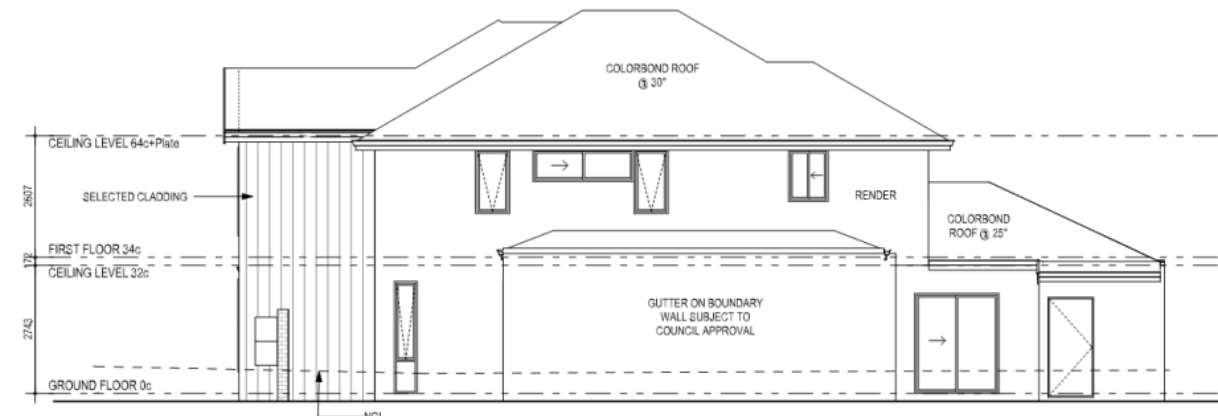
UNIT 1 ELEVATION A



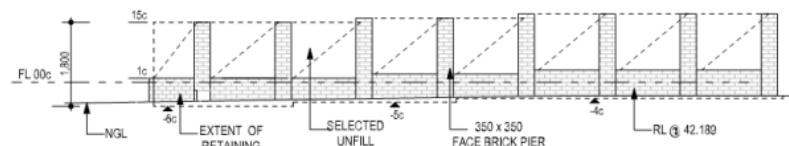
UNIT 1 ELEVATION B



UNIT 1 ELEVATION C



UNIT 1 ELEVATION D



ELEVATION E- BOUNDARY FENCE

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JOB # 4715 | STANNARD HOMES | LOT 228 & 229 #110 COOGEE STREET | MT HAWTHORN

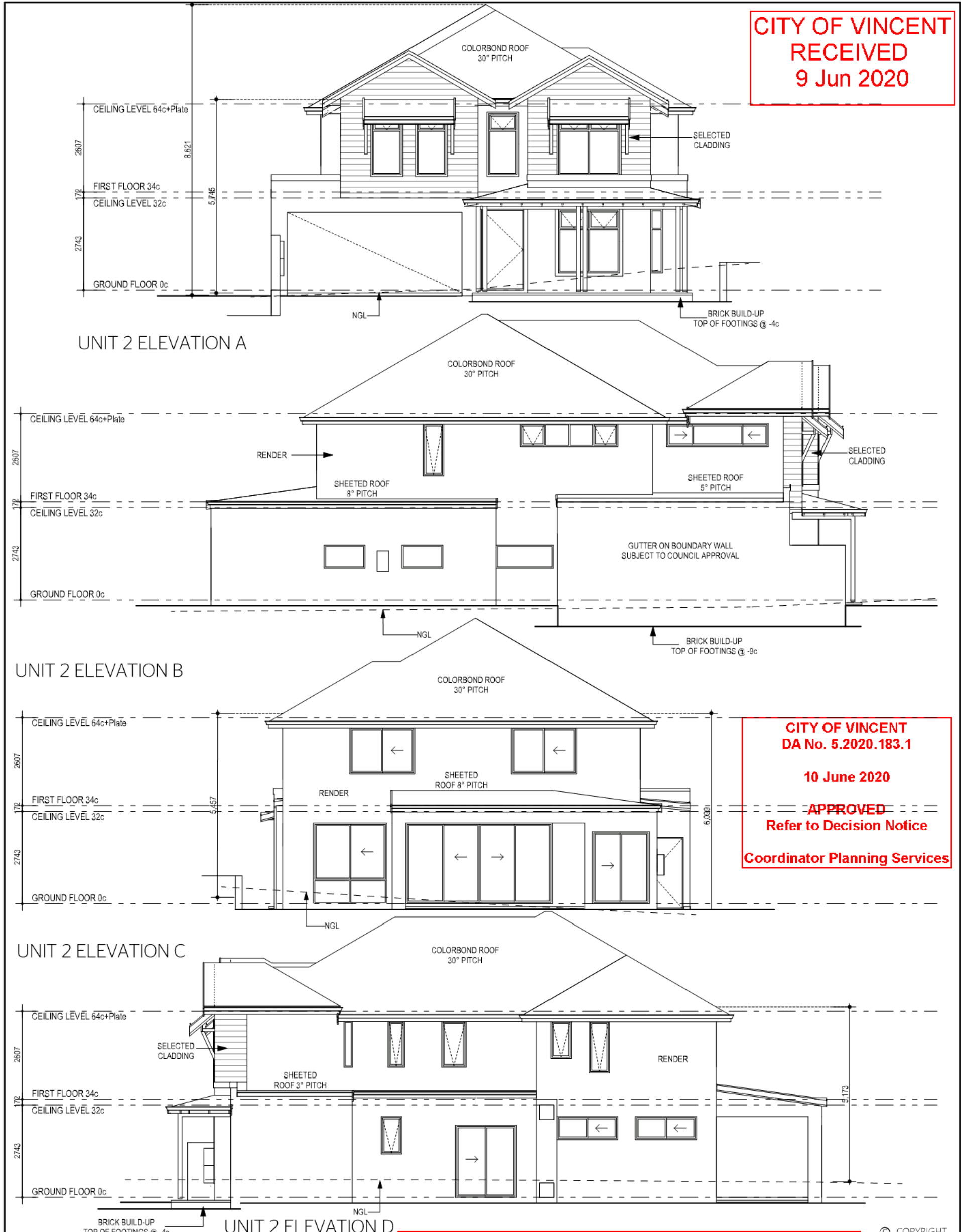
SKETCH 10_V1

CONSULTANT : GLENN STANNARD | DRAWN BY : CW/AD/AES 10_V1 | 9/05/2020

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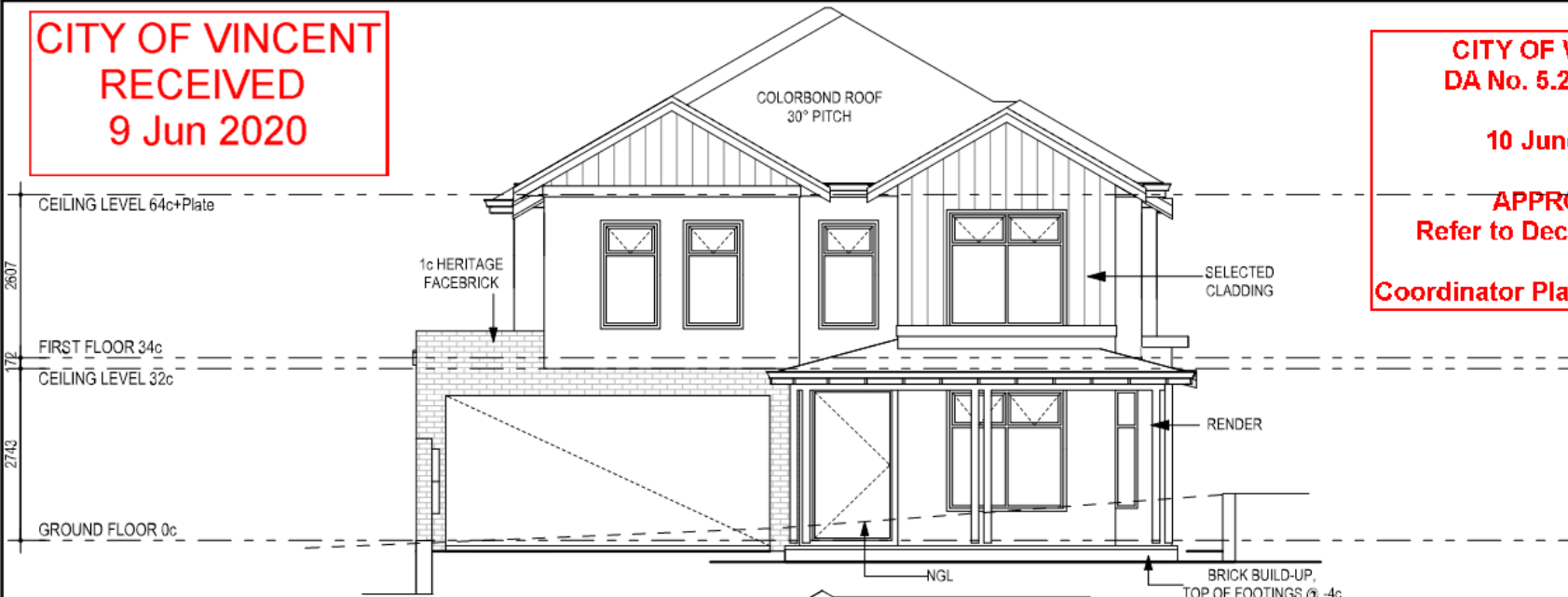
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SKETCH 10_V1



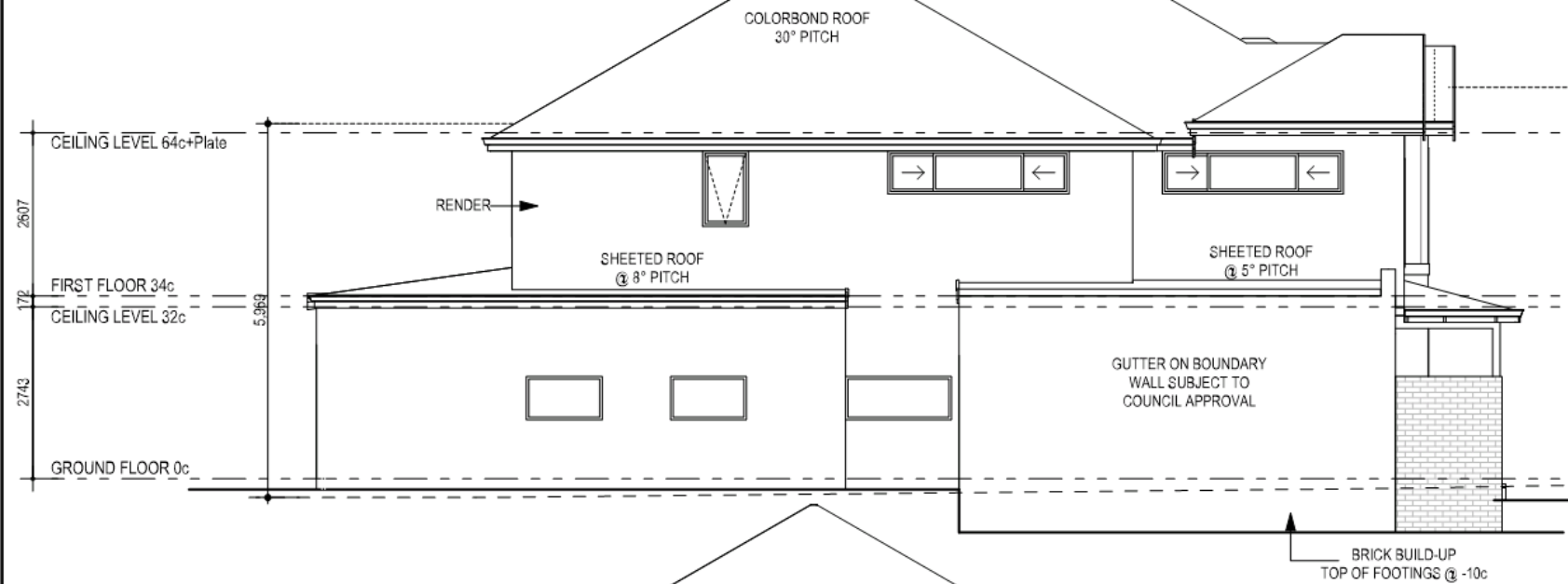
CONSULTANT : GLENN STANNARD | DRAWN BY : CW/AD/AES 10_V1 | 9/06/2020
PART OF THE STANNARD GROUP PTY LTD BC 6533 42 Hasler Road Osborne Park WA 6017 Telephone: (08) 9446 5500 Fax: (08) 9446 1825 Email: enquiries@stannardgroup.com.au

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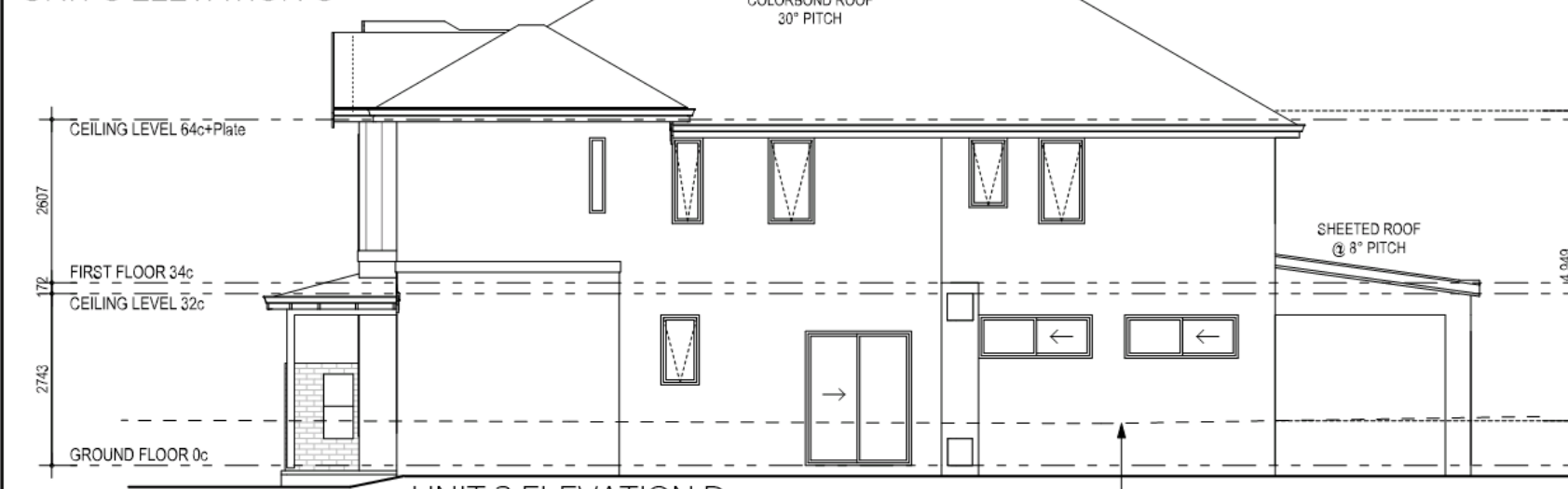
UNIT 3 ELEVATION A



UNIT 3 ELEVATION B



UNIT 3 ELEVATION C



UNIT 3 ELEVATION D

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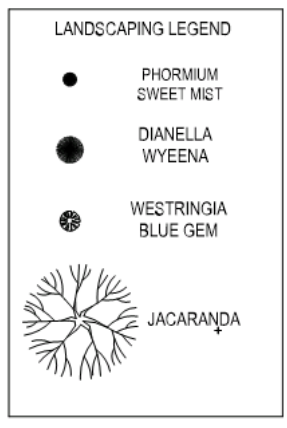
Previously Approved Plans

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DA No. 5.2020.183.1

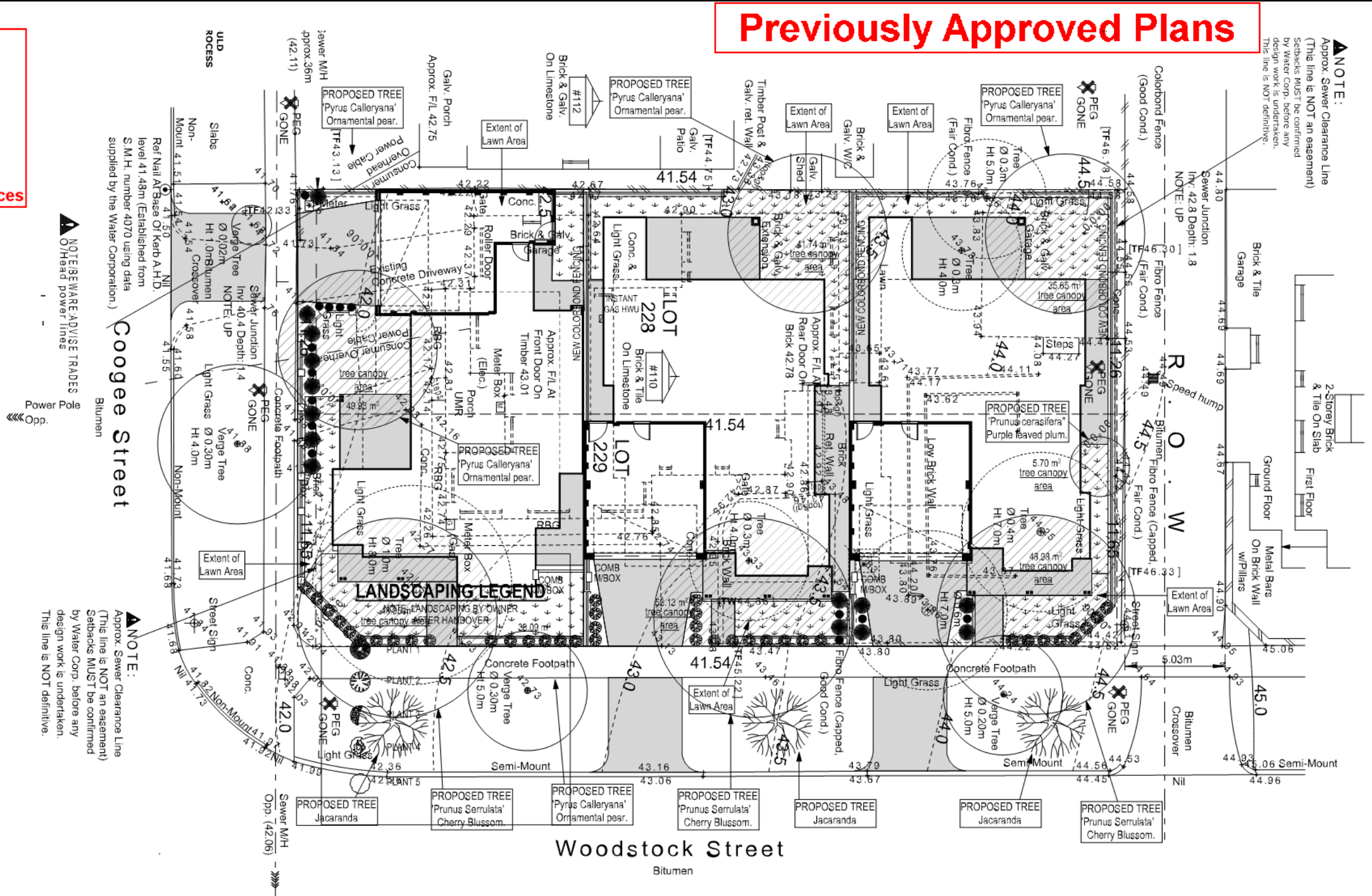
10 June 2020

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NOTE:
 CANOPY AREA REQUIRED: 283.42m²
 CANOPY AREA ACHIEVED: 284.08m²



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9 Jun 2020

LANDSCAPING PLAN
1:200

JOB # 4715 | STANNARD HOMES | LOT 228 & 229 #110 COOGEE STREET | MT HAWTHORN

SKETCH 10_V1

CONSULTANT : GLENN STANNARD | DRAWN BY : CW/AD/AES 10_V1 | 9/06/2020

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- 2 -

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 110 Coogee Street MOUNT HAWTHORN

Lot, Plan/Diagram: LOT: 228 D/P: 2503, LOT: 229 D/P: 2503

Vol. No: 1360

Folio No: 467

Received on: 15 May 2020

Serial No: 5.2020.183.1

Description of proposed development: Three Grouped Dwellings (Amendment to Approved)

Plans dated: 9 June 2020

This application for development approval is approved subject to the following conditions:

- (1) All conditions, requirements and advice notes detailed on development approval 5.2018.472.1 granted on 23 July 2019 continue to apply to this approval, except as follows:

- a) Condition 1 is modified to read as follows:

This approval is for three grouped dwellings as shown on the approved plans dated 9 June 2020. No other development forms part of this approval.

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.

Date of determination: 10 June 2020

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: 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.
- Note 3: 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.
- Note 4: In relation to Note 1 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency

- 3 -

signed by the Minister for Planning on 8 April 2020. For further information regarding the Ministerial direction, please contact the assessing officer Dan McCluggage on 08 9273 6569.



Signed:

Dated: 10/6/20

JOSLIN COLLI
COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent

Summary of Submissions:

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

Comments Received in Objection:	Administration Comment:
<p><u>Lack of Response to Previous Concerns</u></p> <p>Concerns that no adequate response was provided by the City in relation to the concerns raised during the community consultation period for the initial development application in 2019</p>	<p>Attachment 5 of the report considered at the Ordinary Meeting of Council held on 23 July 2019 provided a response to the concerns raised during the community consultation. Submitters were invited to speak at the Briefing Session held on 16 July 2019 and the meeting.</p>
<p><u>Landscaping</u></p> <p>Concern that the amendments do not address the shortfall of canopy coverage on site.</p>	<p>The application does not propose any alteration to the canopy coverage on site from the previously approved plans. The proposed balconies and increased size of the Unit 1 Bedroom 1 would both sit within the previously approved building envelope.</p>
<p><u>Street Walls and Fences</u></p> <ul style="list-style-type: none"> • Solid street walls and fences are only permitted to be solid to 1.2 metres • Concern for the safety of pedestrians due to vehicles reversing onto Woodstock Street. 	<p>The 0.9 metre wide portion of solid 1.8 metre high fence represents 2.2 percent of the overall Woodstock Street elevation of the three grouped dwellings and would not contribute excessive building bulk as viewed from the street.</p> <p>The application does not propose any new structures that would be within 1.5 metres of where the driveways meet the public street and do not result in any further departures from the deemed-to-comply standards of the R Codes or Built Form Policy relating to Sight Lines.</p>
<p><u>Streetscape</u></p> <p>The development does not preserve or enhance the visual character of Coogee Street.</p>	<p>The key modifications proposed under the current development application relate to aspects of the development which have a frontage to and are visible from the primary street, Woodstock Street.</p> <p>Coogee Street is the secondary street of the proposal. The application does not propose to alter the previous approved setbacks of Unit 1 to Coogee Street or the previously approved façade design as viewed from Coogee Street.</p> <p>The application does propose to increase the size of the Unit 1 upper floor Bedroom 1 but this bedroom would remain setback 4.3 metres from the Coogee Street boundary as per the previous approval and would not have any adverse impact on the Coogee Street streetscape.</p>

Summary of Submissions:

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

Comments Received in Objection:	Applicant Comment:
<p>Issue: Landscaping</p> <ul style="list-style-type: none"> Concern that the amendments do not address the shortfall of canopy coverage on site; 	<p>Due to only a minor screen wall amendment to Unit 1 the canopy coverage calculations remain unchanged from the original Development Approval.</p>
<p>Issue: Street Walls and Fences</p> <ul style="list-style-type: none"> Solid street walls and fences are only permitted to be solid to 1.2 metres Concern for the safety of pedestrians due to vehicles reversing onto Woodstock Street. 	<p>There are currently approximately 49 residences with crossovers on Woodstock street, A portion of these residences have solid street walls or fences to 1.8m high which does not comply with the 1.5m x 1.5m visual truncation requirements stated in the R-Codes. (Clause 5.2.5 C5 Figure 9a).</p> <p>The proposed unit 2 & 3 both comply with the visual truncation requirements and do not have any solid street walls and fences over 1.2 metres to obstruct a driver's view when reversing onto Woodstock street. Both residences have already received Development Approval from the council and screen wall layouts remain unchanged.</p>
<p>Issue: Streetscape</p> <ul style="list-style-type: none"> The development does not preserve or enhance the visual character of Coogee Street; 	<p>The proposed residences significantly enhance the streetscape by providing well-maintained traditional homes to suit the style of the area.</p>