9.1 NO. 128A (LOT: 2; STR: 80812) HAROLD STREET, MOUNT LAWLEY - PROPOSED ALTERATIONS AND ADDITIONS TO GROUPED DWELLING

Ward: South

Attachments:
1. Location Plan
2. Final Development Plans
3. Superseded Plans - Plans Originally Submitted
4. Summary of Submissions - Administration's Response
5. Summary of Submissions - Applicant's Response
6. Determination Advice Notes

RECOMMENDATION:

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

1. Development Plans

This approval is for alterations and additions as shown on the approved plans dated 21 February 2022. No other development forms part of this approval;

2. Boundary Walls

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

3. External Fixtures

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

4. Visual Privacy

Prior to use of the terrace, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and 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;

5. Colours and Materials

Prior to the lodgement of a building permit, a schedule detailing the colour and texture of the building materials, including privacy screening, must be submitted to and approved by the City. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to use of the terrace; and

6. Stormwater

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

PURPOSE OF REPORT:

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

PROPOSAL:

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

The proposed terrace addition includes a skillion roof over the terrace, leaving the pool without cover. The terrace would be screened on its sides by privacy screens.

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

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

BACKGROUND:

Landowner:	Lawrence Game
Applicant:	Anthony Rechichi Architect
Date of Application:	5 June 2021
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Grouped Dwelling
Proposed Use Class:	Grouped Dwelling
Lot Area:	231m²
Right of Way (ROW):	Yes North-east – 3 metres wide, sealed and drained, and City owned.
Heritage List:	No

Site Context and Zoning

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

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

The subject site is 6.1 metres wide and accommodates a two storey dwelling. The subject site dwelling shares a common boundary wall with another two storey grouped dwelling at No. 128b Harold Street that is to the west of the site which was simultaneously constructed and is a mirror image of the subject dwelling.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the City's Built Form Policy and the State Government's Residential Design Codes (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	Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setbacks/Boundary Wall		✓

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Building Height/Storeys	✓	
Outdoor Living Areas	✓	
Visual Privacy	✓	
Solar Access	✓	

Detailed Assessment

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

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

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

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

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

The planning elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are as follows:

Lot Boundary Setbacks/Boundary Wall	
Deemed-to-Comply Standard	**Proposal**
R Codes – Clause 5.1.3 <u>Boundary wall length</u> Maximum permitted length of 22.2 metres <u>Boundary wall height</u> Maximum permitted height of 3.5 metres <u>Lot boundary setback</u> 2.6 metre setback for a building with a maximum height of 7.1 metres to the top of skillion roof over the terrace, and a total length of 19.5 metres inclusive of the existing dwelling wall	 First floor terrace north western boundary wall length of 31.3 metres First floor terrace north western boundary wall height of 6.1 metres (inclusive of screen panels) First floor terrace south eastern boundary setback of 1.1 metres

The above planning element of the proposal does not meet the specified deemed-to-comply standards. This planning element has been assessed against the design principles and local housing objectives in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken for the plans as originally lodged and included as **Attachment 3** in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days from 27 July 2021 to 9 August 2021. The method of consultation included a notice on the City's website and five letters being sent to all owners and occupiers adjoining the subject site, as shown in **Attachment 1** and in accordance with the City's (former) Policy No. 4.1.5 – Community Consultation.

Seven submissions were received at the conclusion of the community consultation period, all of which

objected to the proposal. One of these submissions contained seven signatories that opposed the proposed development. Administration contacted each of these objectors and confirmed their comments of objection as contained in the document.

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

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

Across the three community consultation periods, the concerns raised with the proposed terrace are summarised as follows:

- Building bulk impacts to neighbouring properties;
- Access to sunlight restricted to adjoining properties;
- Dominance of the Harold Street streetscape and right of way;
- Overlooking from a retractable staircase; and
- Relocation of the existing air conditioning units upon construction of the terrace.

The applicant made the below changes in response to the community concerns. These changes are reflected in the final set of development plans that are the subject of Council's determination included as **Attachment 2**.

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

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

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP member on two occasions for comment on the development plans. These referrals were for the second iteration of the plans and the final set of plans submitted.

In relation to the final set of development plans included as **Attachment 2**, a summary of the DRP member's comments are that:

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

Prior to this, the DRP member had previously raised concerns and made suggestions on the previous iteration of plans, as summarised below.

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

The applicant made the below changes in response to the DRP member's previous comments and recommendations. These changes are reflected in the final set of development plans that are the subject of Council's determination included as **Attachment 2**.

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

LEGAL/POLICY:

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

Planning and Development Act 2005

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

Delegation to Determine Applications:

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

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

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

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budged implications from this report.

COMMENTS:

Lot Boundary Setback to South East

The R Codes deemed to comply standard sets out the wall on the first floor to be setback 2.6 metres from the south eastern lot boundary.

A privacy screen is being proposed to the south east of the first floor terrace that would be on top of an existing wall. This privacy screen would measure 7.6 metres in length and 1.6 metres in height. This privacy screen addition would result in a continuation of the existing dwelling first floor wall along the south eastern boundary by 7.6 metres, to a total height of 5.1 metres and setback 1.1 metres to this side boundary. The roof over the terrace would be 7.1 metres in height. The remainder of the existing dwelling first floor wall to this south eastern boundary is 11.9 metres in length, 6.6 metres in height and setback 1.1 metres.

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

- Mitigating Building Bulk:
    - The top of the privacy screen would be 5.1 metres in height measured from natural ground level which is 1.5 metres less than the existing south eastern first floor wall of the dwelling that it would adjoin. The stepping down of height would assist in reducing the impact of the building bulk associated with the first floor wall to the south eastern adjoining property;
    - The proposed aluminium privacy screening on the first floor would provide a contrast in colours and materials from the existing ground and first floors when viewed from the adjoining property. The privacy screens would be a neutral colour tone. The existing dwelling is constructed from white rendered brick wall and face brick boundary walls. This contrast would successfully delineate and distinguish the first floor from the ground floor to assist in reducing the extensions bulk impact. The view from the eastern adjoining property to the area where the terrace is proposed is currently the roof of a garage, air conditioner and parapet blade wall beyond;
    - The roof over the terrace area to a height of 7.1 metres would contribute minimal bulk as it is open sided and not enclosed;
    - The massing associated with the remainder of the existing first floor wall is effectively reduced through existing window openings and has previously been approved; and
    - The DRP member noted that the transition between the existing first floor brick wall and light weight privacy screening would mitigate the impact of building bulk.
- Visual Privacy:
    - The proposed privacy screening is 1.6 metres in height measured from the terrace floor level. This would restrict views from the terrace area to the adjoining properties and complies strictly with the deemed-to-comply standards of the R Codes in relation to visual privacy. A condition of approval has been recommended requiring privacy screening to be installed prior to use of the terrace area; and
    - Views from the raised deck area on the proposed terrace would be restricted. The deck is approximately 1 metre by 1 metre in dimensions and is to facilitate access into and out of the pool. To the east in the direction of No. 126 Harold Street, the 7.5 metre deemed-to-comply cone of vision prescribed for an R50 site under the R Codes would primarily fall over the terrace area itself and would be restricted by the privacy screen to the eastern portion of the terrace. The 7.5

metre cone of vision would not fall onto outdoor living areas or major openings of the adjoining property.

- Solar Access:
  - The proposal complies with the deemed-to-comply standard of the R Codes relating to solar access for adjoining properties. Overshadowing of the existing dwelling inclusive of the proposed terrace is 20.4 percent of the adjoining site's area. This is less than the 50 percent overshadowing permitted for R50 coded properties under the R Codes deemed-to-comply standard. Overshadowing is assessed under the R Codes based on shadow cast to the south on 21 June during winter. This is when the sun is at its lowest in the sky and would cast the greatest shadow during the course of a year when the sun's angle is at 34 degrees. The subject site is oriented such that the shadow cast in a south direction is angled which assists in reducing the amount of overshadowing on the adjoining property; and
  - The proposed terrace would result in an additional 7.2 square metres of shadow cast onto the adjoining property and equates to 1.5 percent of the adjoining property's site area. This is calculated based on when overshadowing is at its worst on 21 June as per the R Codes. The shadow cast onto the adjoining property would fall over a portion of the south eastern property's kitchen window and outdoor living area. Access to direct sunlight would still be maintained to the adjoining property.
- Ventilation: The proposed setback of 1.1 metres between the proposed privacy screen and the south eastern lot boundary provides separation to allow for sufficient ventilation to the subject site and adjoining property.
- Streetscape: The proposed lot boundary setback would not have an adverse impact on the Harold Street streetscape. It is located towards the rear of the site and would be obstructed from view by the existing dwelling.

Boundary Wall to North West

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

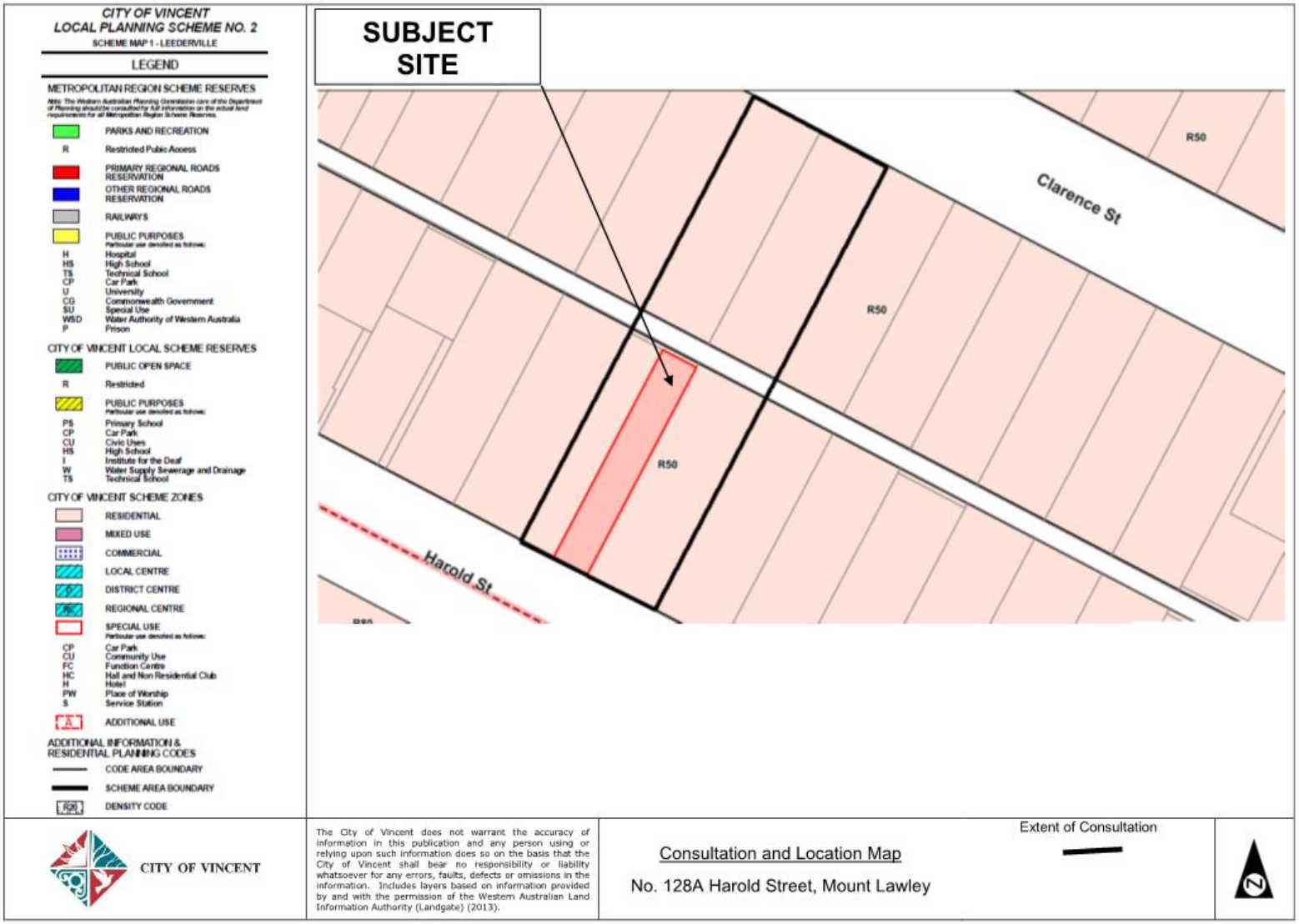
The privacy screen proposed to the north west of the first floor terrace is 7.6 metres in length and 1.3 metres in height and would be on top of an existing parapet wall. The proposed privacy screen to the first floor terrace would extend the existing boundary wall along the north western lot boundary by 7.6 metres to a total boundary wall length of 31.3 metres. The proposed privacy screen would also result in a 1.3 metre increase to the existing boundary wall height for this portion of the boundary to a height of 6.1 metres.

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

- Mitigating Building Bulk:
  - The boundary wall extension would abut the garage of the adjoining property to the north-west. This would limit the impact associated with building bulk, as this area is void of any habitable rooms and living spaces; and
  - The proposed increase of 1.3 metres in height of the existing boundary wall would be due to the installation of aluminium privacy screening. The screen would be of varying material and colour to the existing parapet wall that would assist with breaking up the mass, reducing the appearance of blank walls and creating visual interest.
- Visual Privacy:
  - The proposed privacy screening on top of the existing parapet wall would restrict views west from the terrace area and assists in making more effective use of the proposed outdoor living area. The screening would be 2.7 metres in height measured from the terrace floor level and meets the deemed-to-comply standard of the R Codes in relation to visual privacy; and
  - Views from the raised deck area on the proposed terrace would be restricted. The deck is approximately 1 metre by 1 metre in dimensions and is to facilitate access into and out of the pool. To the west, the 7.5 metre deemed-to-comply cone of vision prescribed for an R50 site under the R Codes would fall over the garage roof of No. 128A Harold Street and views to the rear backyard of No. 130 Harold Street would be restricted by the garage parapet wall of No. 128A Harold Street.
- Ventilation: The proposed boundary wall extension abuts the roof area of the adjoining property's garage to the north west. The boundary wall would not restrict ventilation to any windows or living areas of the subject site or adjoining property.
- Solar Access: The proposed boundary wall extension does not restrict direct sunlight to the north western adjoining property including its highlight window to bed 3 on the first floor. This is because the

shadow cast from the boundary wall and as measured in accordance with the R Codes would be cast to the south onto the proposed terrace area and subject site itself. The proposed boundary wall extension would not contribute to additional overshadowing of any of the adjoining properties.

- Streetscape*:*
  - The proposed boundary wall extension would not have an adverse impact on Harold Street, as it is located away from this street towards the rear of the site and obscured from view by the existing dwelling; and
  - The proposed boundary wall extension would not detrimentally impact the streetscape quality of the right of way (ROW). The ROW to the rear of the site is characterised by garage doors, boundary fences and examples of existing two storey buildings with blank upper floor facades.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
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
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
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R20 DENSITY CODE
SUBJECT SITE
R50
Clarence St
R50
R50
Harold St
CITY OF VINCENT
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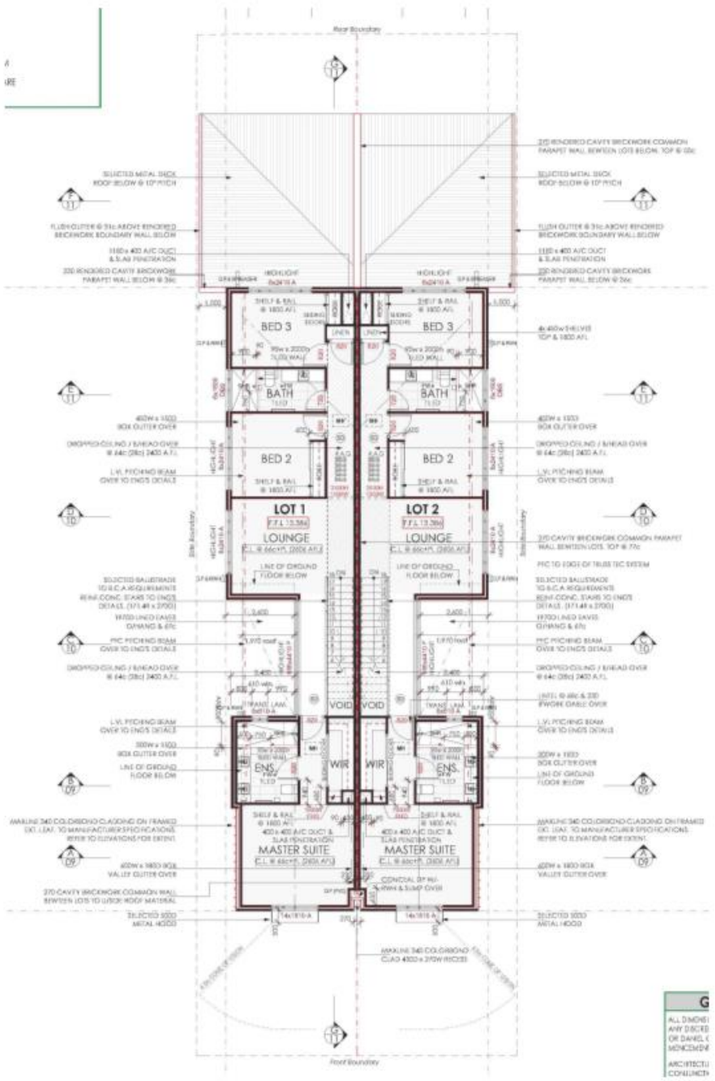
Extent of Consultation
Consultation and Location Map
No. 128A Harold Street, Mount Lawley
N

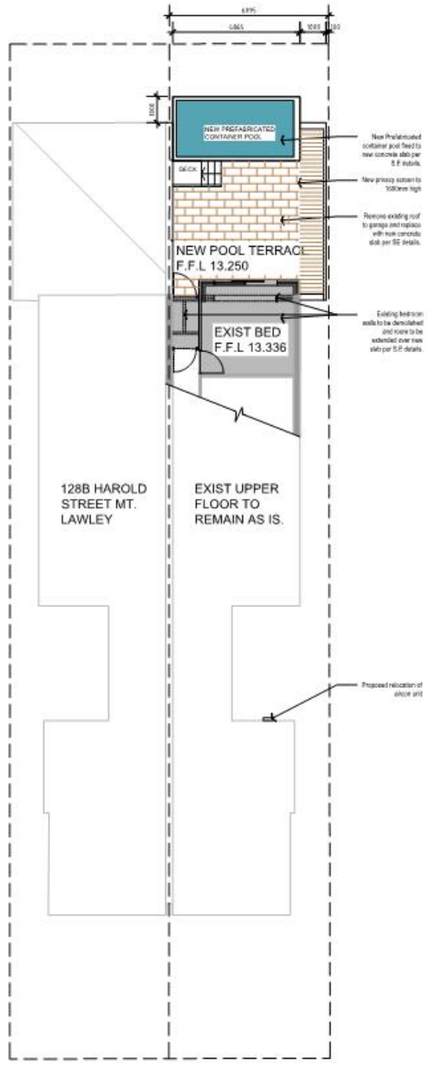
CITY OF VINCENT

No. 128A Harold Street, Mount Lawley

N



EXISTING HOUSE UPPER FLOOR PLAN
1:100



PROPOSED UPPER FLOOR PLAN
1:100

CITY OF VINCENT
RECEIVED
21 February 2022

AREA CALCULATION

TOTAL GROSS EXISTING HOUSE	265 m2			
AREA CALCULATION	AREA (m2)			CAR PKING
EXISTING UPPER FLOOR				
Net area	105 m2			
PROPOSED ADDITIONS				
Pool Terrace	41 m2			2 Bays
Total Area Upper floor	198 m2			
Total Area House	316 m2			

AERIAL PHOTO
NTS

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SABN OR RE-CONSTITUTED) IS TO BE USED (MIN. IN.S.K DENSITY = 1.80 T.M3

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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

NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.

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

150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

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

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

ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN)

REFER MECH ENGI CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AC BY PROPRIETOR.

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

TERMITE TREATMENT: UNDER SLAB TERMITE TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3660.1

PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.

BUILDER TO DETERMINE WATER METER LOCATION WITH WICORP AND ADVISE ARCHITECT.

H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.

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

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

STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY A/C REQS INCLUDING DUCTS IN S.A/R

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

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

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

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST MT LAWLEY

Title
SITE PLAN / AERIAL

Project North

Development Approval

Drawn by	Date
AR	09/06/2021
Checked by	Date / Revision No.
AR	16/03/2022 / 4
Drawing Scale	1:100 @ A1, 1:200 @ A3
Project Number	Drawing Number
2020-22	A1.00

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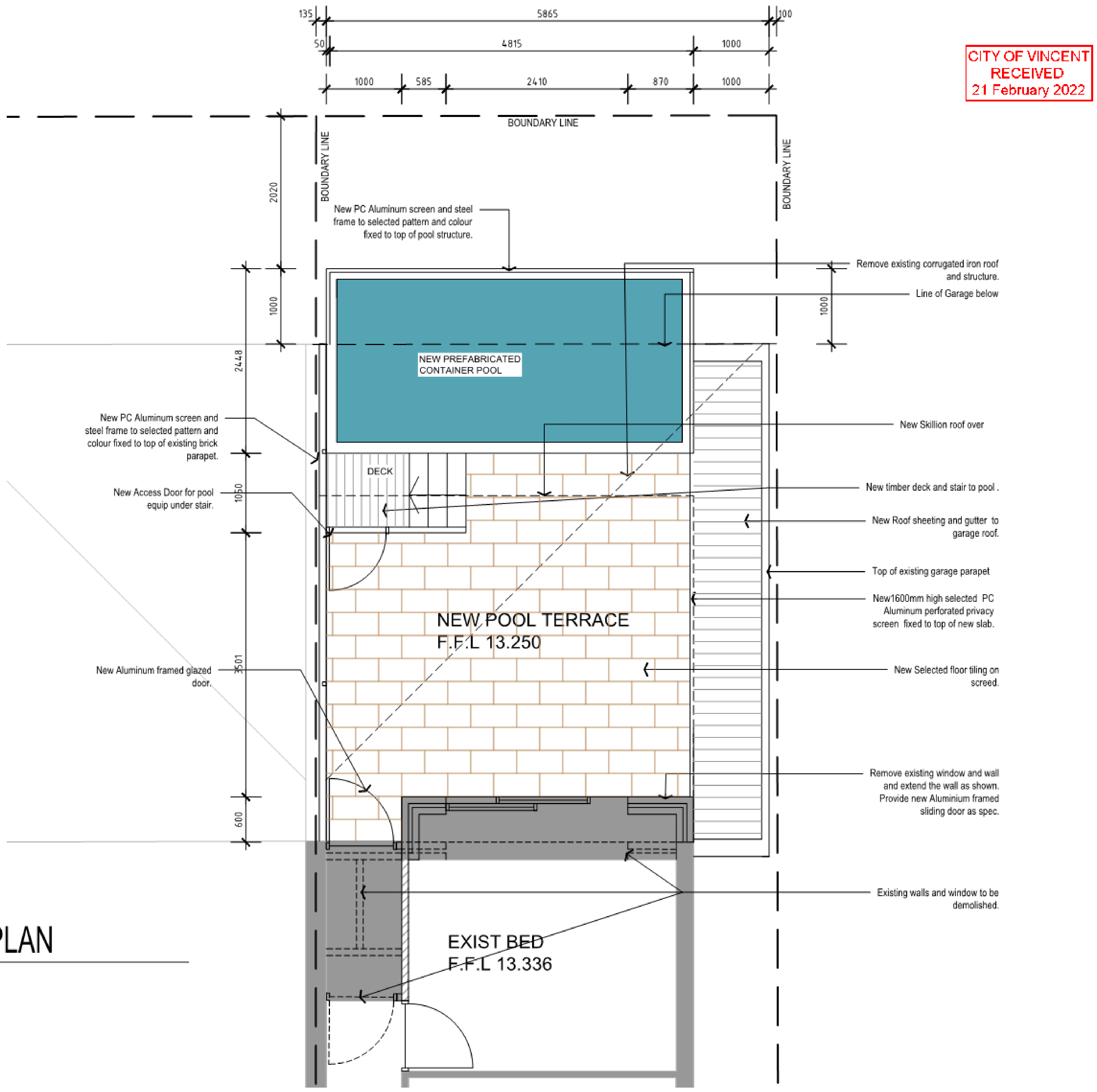

FLOOR PLAN

1:50

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.50 T.M3

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

150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE, BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER SILL.

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No.	Date	Details	Name
0	04.06.2021	ISSUE FOR APPROVAL	AR
1	11.10.2021	DA Revisions	AR
2	18.02.2022	DA Revisions Pool Shortened	AR
3	10.03.2022	Gate and staircase note removed	AR
4	16.03.2022	Revisions to notes	AR

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

ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN)

REFER MECH ENG/ CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AC BY PROPRIETOR.

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

TERMITE TREATMENT: UNDER SLAB TERMITE TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3601.

PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.

BUILDER TO DETERMINE WATER METER LOCATION WITH WCORP AND ADVISE ARCHITECT.

H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.

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

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

STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY A/C REQS INCLUDING DUCTS IN SLAB

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

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

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

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
FLOOR PLAN

Project North

DEVELOPMENT APPOVAL

Drawn by: AR | Date: 03/06/2021

Checked by: AR | Date: 16/03/2022 | Revision No. 4

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

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

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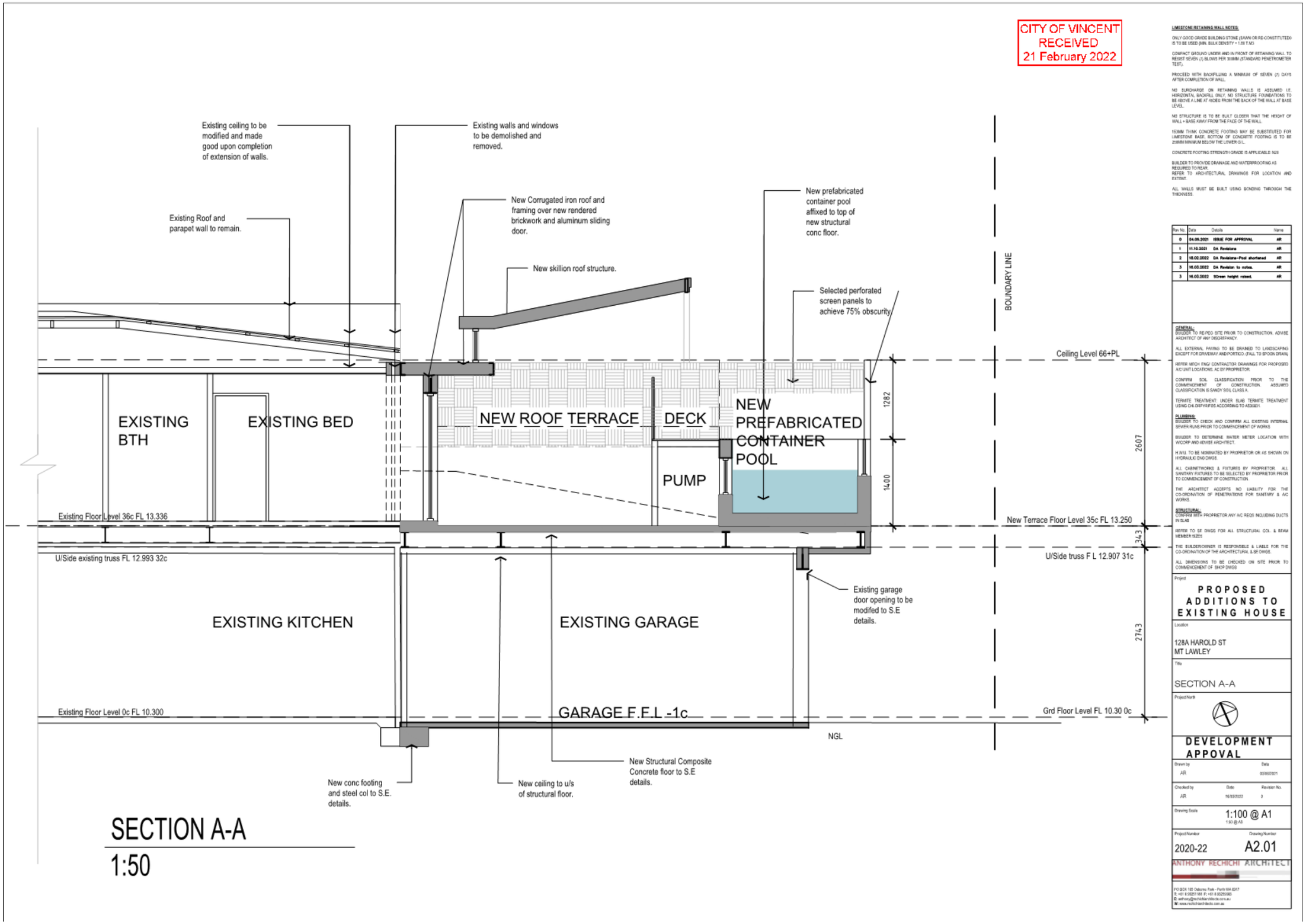
CITY OF VINCENT
RECEIVED
21 February 2022
Existing ceiling to be modified and made good upon completion of extension of walls.
Existing walls and windows to be demolished and removed.
Existing Roof and parapet wall to remain.
New Corrugated iron roof and framing over new rendered brickwork and aluminum sliding door.
New skillion roof structure.
New prefabricated container pool affixed to top of new structural conc floor.
Selected perforated screen panels to achieve 75% obscurity
BOUNDARY LINE
Ceiling Level 66+PL
EXISTING BTH
EXISTING BED
NEW ROOF TERRACE
DECK
NEW PREFABRICATED CONTAINER POOL
PUMP
1282
2607
1400
Existing Floor Level 36c FL 13.336
New Terrace Floor Level 35c FL 13.250
343
U/Side existing truss FL 12.993 32c
U/Side truss F L 12.907 31c
Existing garage door opening to be modifed to S.E details.
EXISTING KITCHEN
EXISTING GARAGE
2743
Existing Floor Level 0c FL 10.300
GARAGE F.F.L -1c
Grd Floor Level FL 10.30 0c
NGL
New conc footing and steel col to S.E. details.
New ceiling to u/s of structural floor.
New Structural Composite Concrete floor to S.E details.
SECTION A-A
1:50
LIMESTONE RETAINING WALL NOTES:
ONLY GOOD GRADE BUILDING STONE (SWAN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.68 T/M3
COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).
PROCEED WITH BACKFILLING A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION OF WALL.
NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.
NO STRUCTURE IS TO BE BUILT CLOSER THAT THE HEIGHT OF WALL + BASE AWAY FROM THE FACE OF THE WALL.
150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.
CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20
BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.
ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.
Rev No | Date | Details | Name
0 | 04.08.2021 | ISSUE FOR APPROVAL | AR
1 | 11.10.2021 | DA Revisions | AR
2 | 16.02.2022 | DA Revisions–Pool shortened | AR
3 | 16.03.2022 | DA Revision to notes. | AR
3 | 16.03.2022 | 900mm height raised. | AR
GENERAL:
BUILDER TO RE-PEG SITE PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCY.
ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN).
REFER MECH ENGI CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AC BY PROPRIETOR.
CONFIRM SOIL CLASSIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ASSUMED CLASSIFICATION IS SANDY SOIL CLASS A.
TERMITE TREATMENT: UNDER SLAB TERMITE TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3660.1
PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS
BUILDER TO DETERMINE WATER METER LOCATION WITH WCORP AND ADVISE ARCHITECT.
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STRUCTURAL:
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REFER TO SE DWGS FOR ALL STRUCTURAL COL. & BEAM MEMBER SIZES
THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DWGS.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF SHOP DWGS
Project
PROPOSED ADDITIONS TO EXISTING HOUSE
Location
128A HAROLD ST
MT LAWLEY
Title
SECTION A-A
Project North
DEVELOPMENT APPOVAL
Drawn by AR Date 05/08/2021
Checked by AR Date 16/03/2022 Revision No. 3
Drawing Scale 1:100 @ A1
1:50 @ A3
Project Number 2020-22
Drawing Number A2.01
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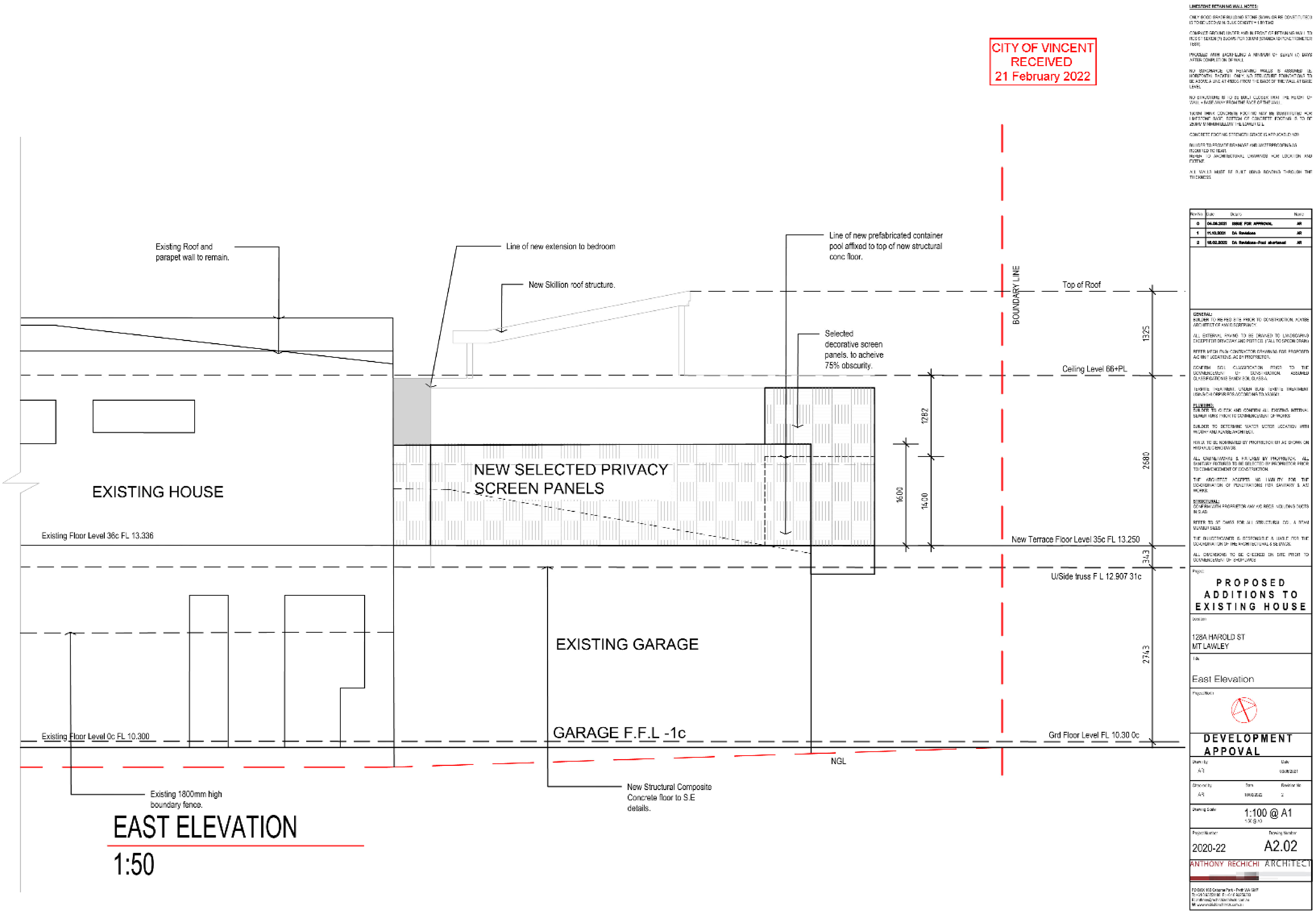
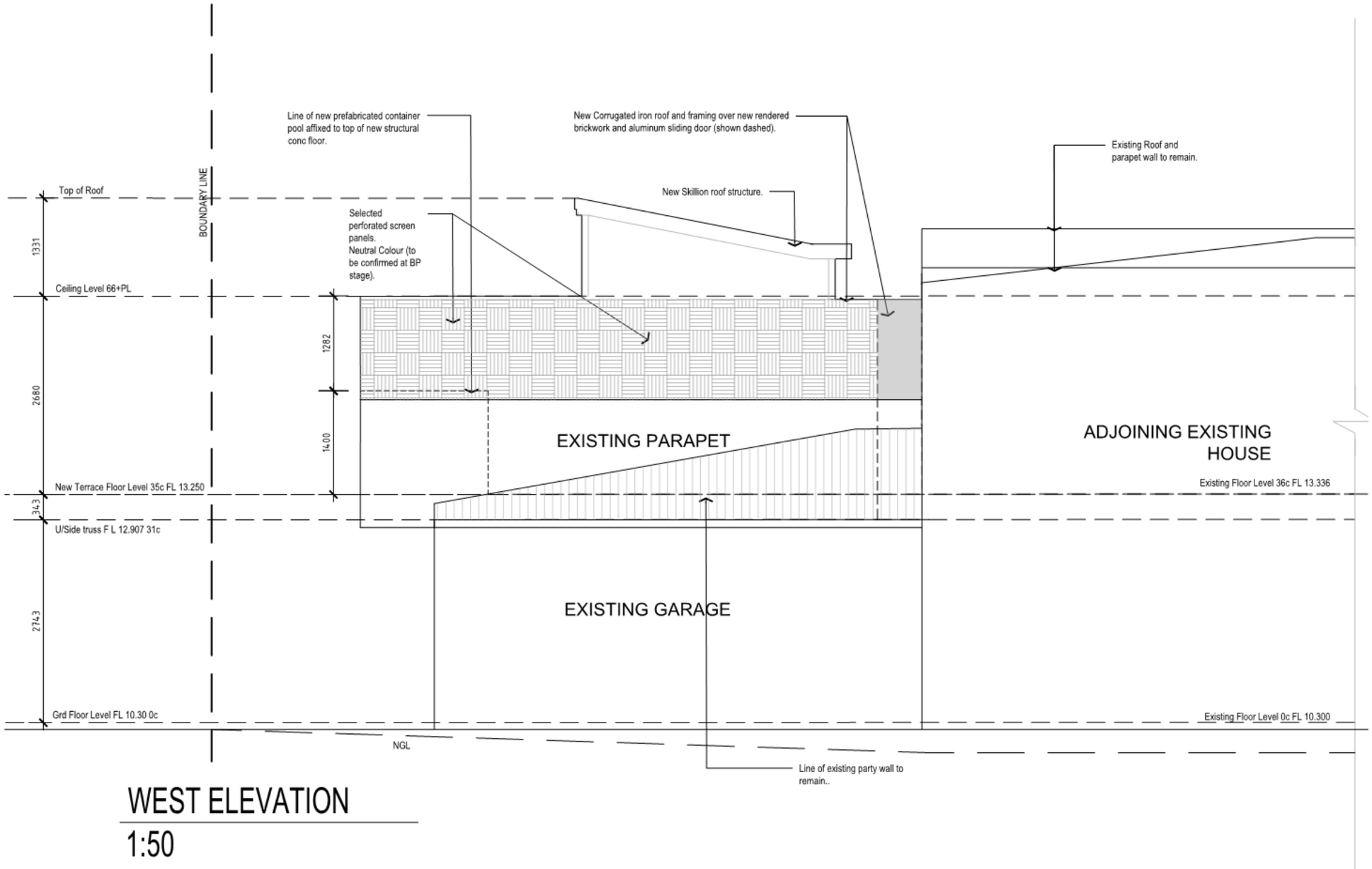

CITY OF VINCENT
RECEIVED
21 February 2022
Existing Roof and parapet wall to remain.
Line of new extension to bedroom
New Skillion roof structure.
Line of new prefabricated container pool affixed to top of new structural conc floor.
Selected decorative screen panels. to acheive 75% obscurity.
BOUNDARY LINE
Top of Roof
Ceiling Level 66+PL
NEW SELECTED PRIVACY SCREEN PANELS
EXISTING HOUSE
Existing Floor Level 36c FL 13.336
New Terrace Floor Level 35c FL 13.250
U/Side truss F L 12.907 31c
EXISTING GARAGE
Existing Floor Level 0c FL 10.300
GARAGE F.F.L -1c
Grd Floor Level FL 10.30 0c
NGL
Existing 1800mm high boundary fence.
New Structural Composite Concrete floor to S.E details.
1325
1282
2680
1600
1400
343
2743
EAST ELEVATION
1:50
PROPOSED ADDITIONS TO EXISTING HOUSE
128A HAROLD ST
MT LAWLEY
East Elevation
DEVELOPMENT APPOVAL
1:100 @ A1
2020-22
A2.02
ANTHONY RECHICHI ARCHITECT



WEST ELEVATION
1:50

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.83 T/M3.

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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

NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.

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

150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G/L.

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No.	Date	Details	Name
0	04.06.2021	ISSUE FOR APPROVAL	AR
1	1110.2021	DA Revisions	AR
2	16.02.2022	DA Revisions-Pool shortened.	AR
3	16.03.2022	Notes revised screen lowered.	AR
3	16.03.2022	Screen wall height raised	AR

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

ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN)

REFER MECH ENG/ CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AC BY PROPRIETOR.

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

TERMITE TREATMENT: UNDER SLAB TERMITE TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3660.1

PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS

BUILDER TO DETERMINE WATER METER LOCATION WITH W/CORP AND ADVISE ARCHITECT.

H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.

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

STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY A/C REQS INCLUDING DUCTS IN SLAB

REFER TO SE DWGS FOR ALL STRUCTURAL COL & BEAM MEMBER SIZES

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

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

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
West Elevation

Project North

DEVELOPMENT APPOVAL

Drawn by	Date
AR	03/06/2021
Checked by	Date / Revision No.
AR	16/03/2022 / 3

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

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

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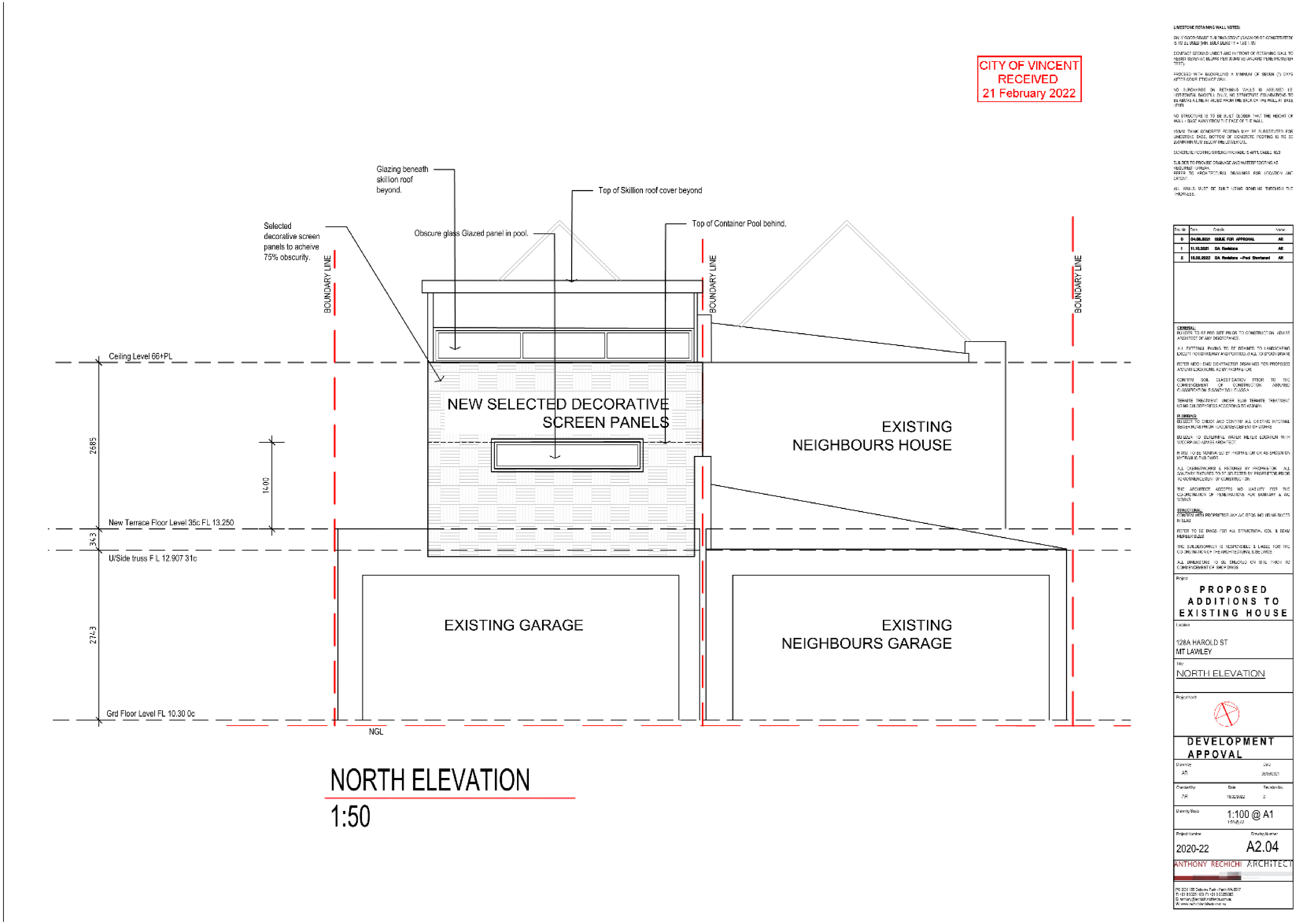
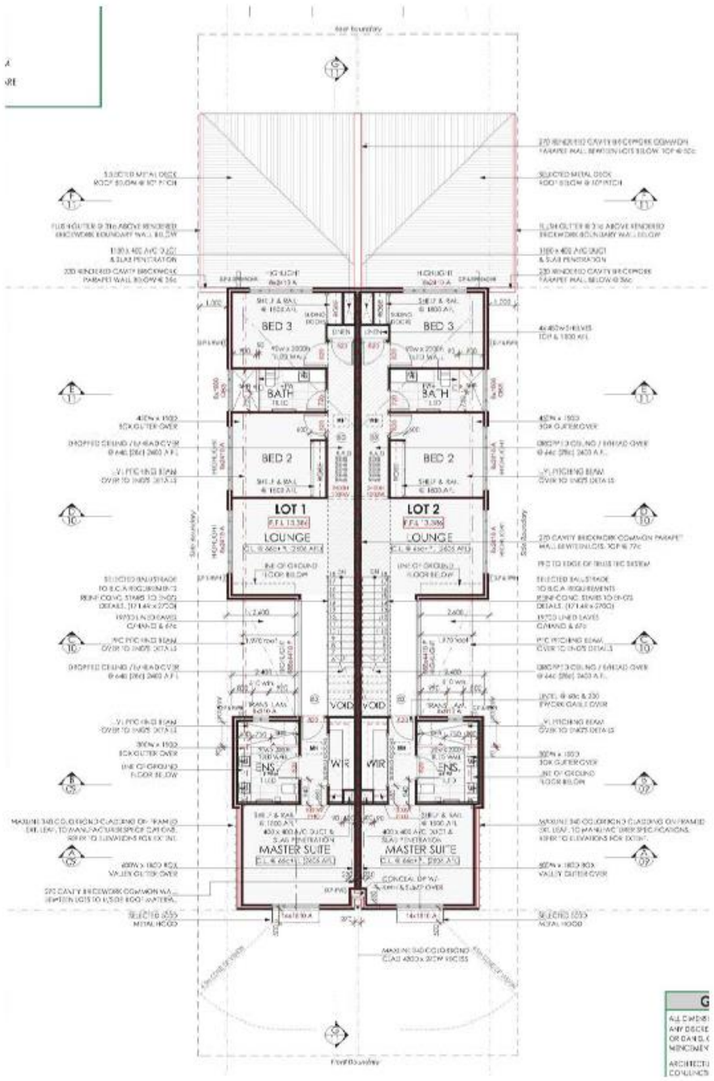
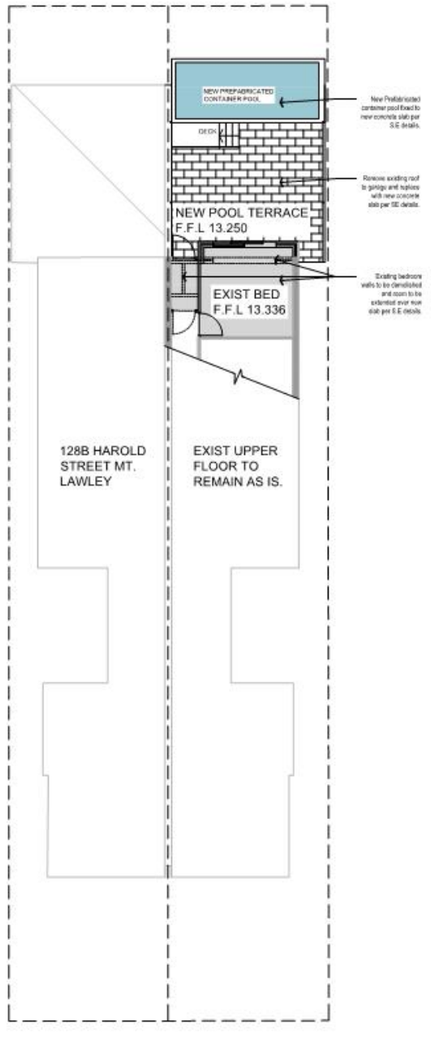

CITY OF VINCENT
RECEIVED
21 February 2022
Glazing beneath skillion roof beyond.
Top of Skillion roof cover beyond
Top of Container Pool behind.
Selected decorative screen panels to acheive 75% obscurity.
Obscure glass Glazed panel in pool.
BOUNDARY LINE
BOUNDARY LINE
BOUNDARY LINE
Ceiling Level 66+PL
NEW SELECTED DECORATIVE SCREEN PANELS
EXISTING NEIGHBOURS HOUSE
2685
1400
New Terrace Floor Level 35c FL 13.250
343
U/Side truss F L 12.907 31c
EXISTING GARAGE
EXISTING NEIGHBOURS GARAGE
2743
Grd Floor Level FL 10.30 0c
NGL
NORTH ELEVATION
1:50
PROPOSED ADDITIONS TO EXISTING HOUSE
128A HAROLD ST
MT LAWLEY
NORTH ELEVATION
DEVELOPMENT APPROVAL
1:100 @ A1
2020-22
A2.04
ANTHONY RECHICHI ARCHITECT

SUPERSEDED



EXISTING HOUSE UPPER FLOOR PLAN
1:100



PROPOSED UPPER FLOOR PLAN
1:100

AREA CALCULATION

TOTAL GROSS EXISTING HOUSE	265 m2			
AREA CALCULATION	AREA (m2)			CAR PKING
EXISTING UPPER FLOOR				
Net area	105 m2			
PROPOSED ADDITIONS				
Pool Terrace	45 m2			2 Bays
Total Area Upper floor	150 m2			
Total Area House	310 m2			

AERIAL PHOTO
NTS

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (EARTH OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.56 T M3)

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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

NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.

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

150MM THIMK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER GL.

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No.	Date	Details	Name
0	16.02.2021	PRELIMINARY ISSUE	AR
1	03.06.2021	ISSUE FOR APPROVAL	AR

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

ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN).

REFER MECH ENG/ CONTRACTOR DRAWINGS FOR PROPOSED AIC UNIT LOCATIONS. AC-BY PROPRIETOR.

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

TERMITE TREATMENT: UNDER SLAB TERMITE TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3660.1

PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS.

BUILDER TO DETERMINE WATER METER LOCATION WITH WICORP AND ADVISE ARCHITECT.

H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.

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

STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY A/C REQS INCLUDING DUCTS IN SLAB

REFER TO SE DWGS FOR ALL STRUCTURAL COL & BEAM MEMBER SIZES

THE BUILDER/OWNER IS RESPONSIBLE & LIABLE FOR THE CO-ORDINATION OF THE ARCHITECTURAL & SE DRGS.

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

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST MT LAWLEY

Title
SITE PLAN / AERIAL

Project North

Development Approval

Drawn by	Date
AR	03/06/2021
Checked by	Date / Revision No.
AR	03/06/2021 / 0
Drawing Scale	1:100 @ A1 (1:100 @ A3)
Project Number	Drawing Number
2020-22	A1.00

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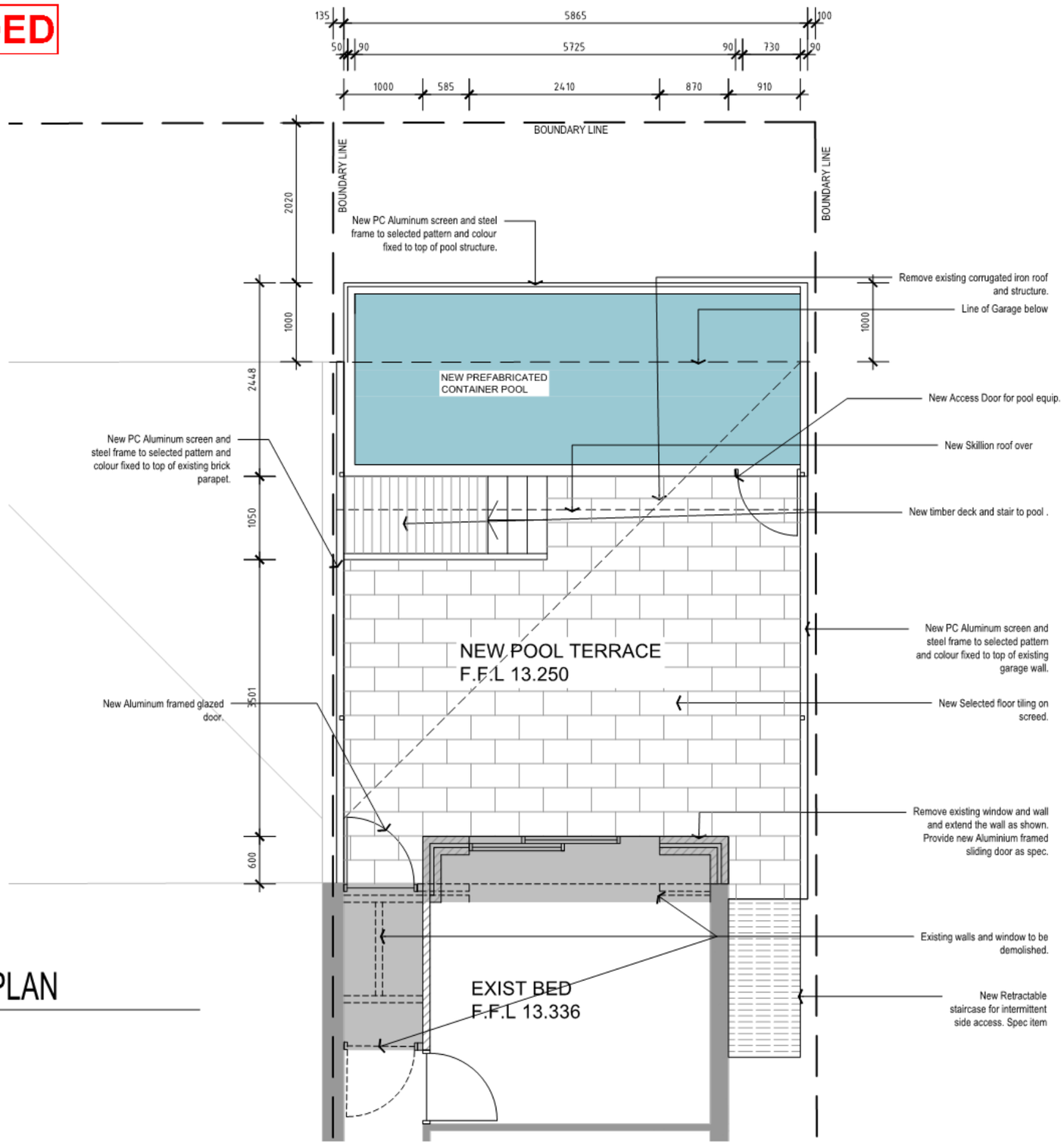
SUPERSEDED



FLOOR PLAN

1:50

CITY OF VINCENT
RECEIVED
5 June 2021

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.50 T/M3.

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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

150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20

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REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

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Rev No.	Date	Details	Name
0	04.06.2021	ISSUE FOR APPROVAL	AR

GENERAL:
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REFER MECH ENGI CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. A/C BY PROPRIETOR.

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

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

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
FLOOR PLAN

Project North

DEVELOPMENT APPOVAL

Drawn by	Date
AR	03/06/2021
Checked by	Date / Revision No.
AR	03/06/2021

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

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

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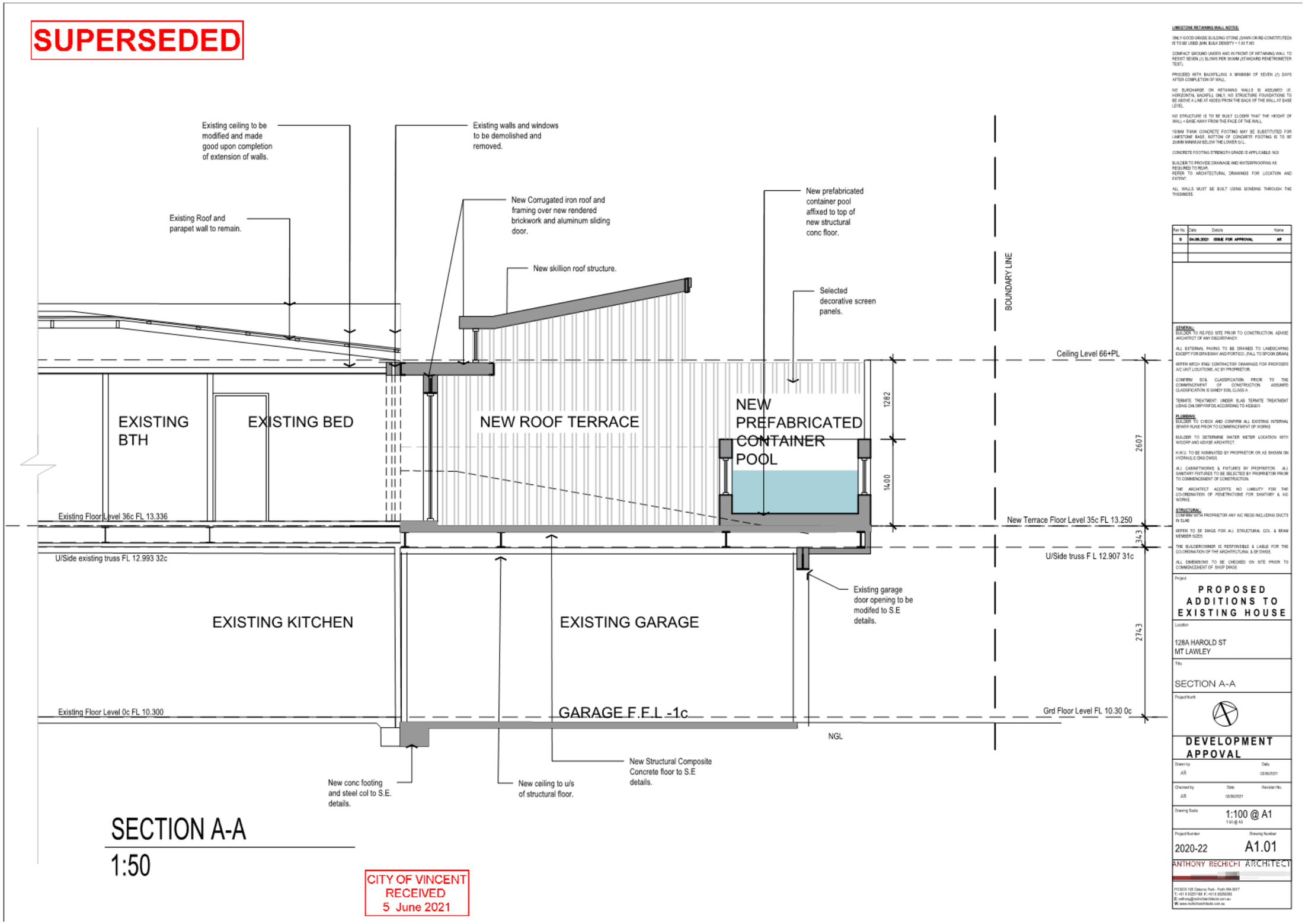
SUPERSEDED



SECTION A-A
1:50

CITY OF VINCENT
RECEIVED
5 June 2021

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.83 T.M3.

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

ALL WALLS MUST BE BUILT USING BONDING THROUGH THE THICKNESS.

Rev No.	Date	Details	Name
0	04.06.2021	ISSUE FOR APPROVAL	AR

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

ALL EXTERNAL PAVING TO BE DRAINED TO LANDSCAPING EXCEPT FOR DRIVEWAY AND PORTICO. (FALL TO SPOON DRAIN)

REFER MECH. ENG/ CONTRACTOR DRAWINGS FOR PROPOSED A/C UNIT LOCATIONS. AC BY PROPRIETOR.

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

TERMITE TREATMENT: UNDER SLAB TERMITE TREATMENT USING CHLORPYRIFOS ACCORDING TO AS3660.1

PLUMBING:
BUILDER TO CHECK AND CONFIRM ALL EXISTING INTERNAL SEWER RUNS PRIOR TO COMMENCEMENT OF WORKS

BUILDER TO DETERMINE WATER METER LOCATION WITH W/DORP AND ADVISE ARCHITECT.

H.W.U. TO BE NOMINATED BY PROPRIETOR OR AS SHOWN ON HYDRAULIC ENG DWGS.

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

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

STRUCTURAL:
CONFIRM WITH PROPRIETOR ANY A/C REGS INCLUDING DUCTS IN SLAB

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

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

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

Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
SECTION A-A

Project North

DEVELOPMENT APPOVAL

Drawn by	Date
AR	03/06/2021
Checked by	Date / Revision No.
AR	03/06/2021

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

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

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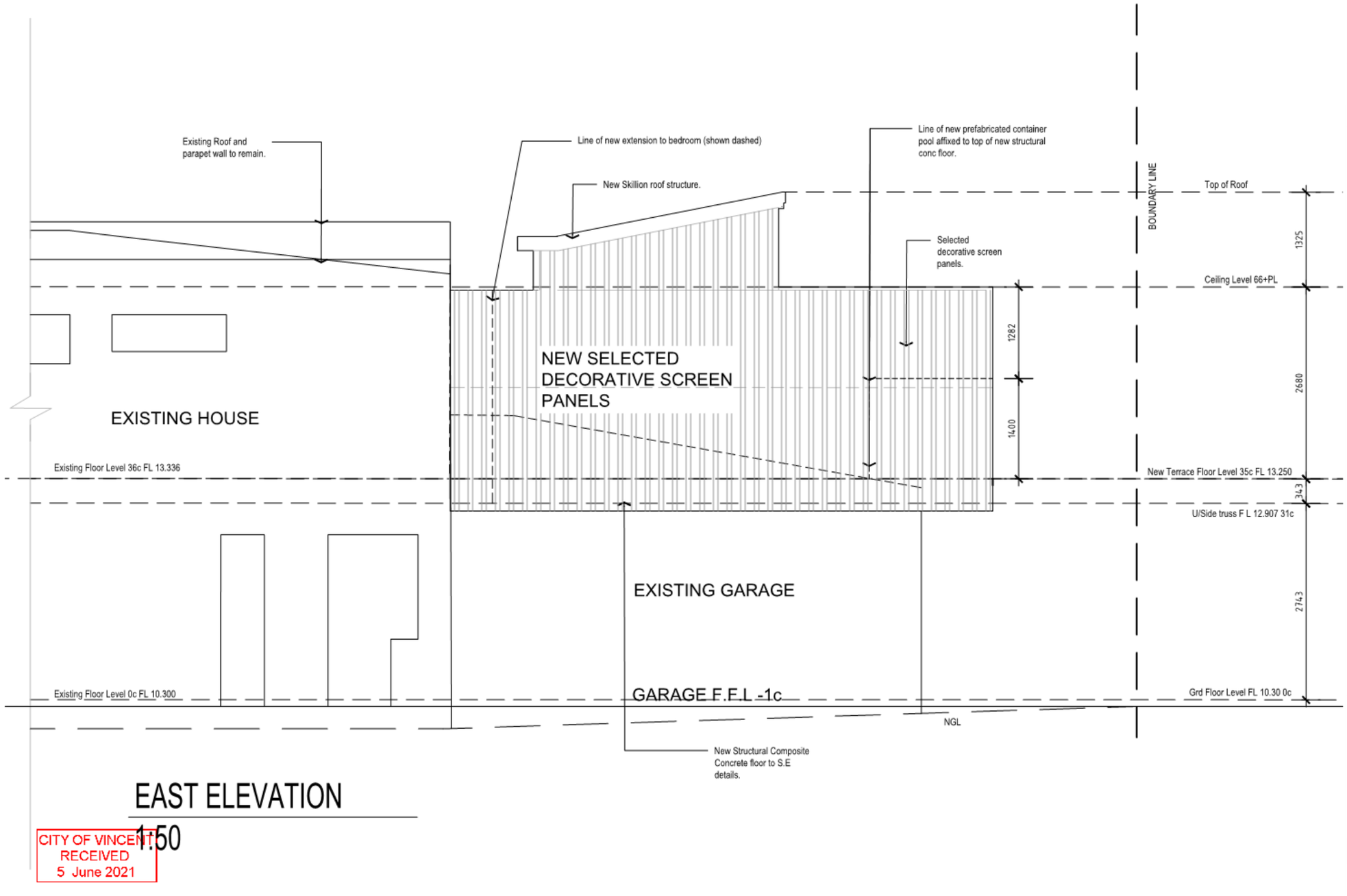
SUPERSEDED



LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (CRAN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.68 T/M3

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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

NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.

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

150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G.L.

CONCRETE FOOTING STRENGTH GRADE IS APPLICABLE: N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

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Rev No.	Date	Details	Name
D	04.06.2021	ISSUE FOR APPROVAL	AR

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Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
East Elevation

Project North

DEVELOPMENT APPOVAL

Drawn by	Date
AR	03/05/2021
Checked by	Date / Revision No.
AR	03/05/2021

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

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

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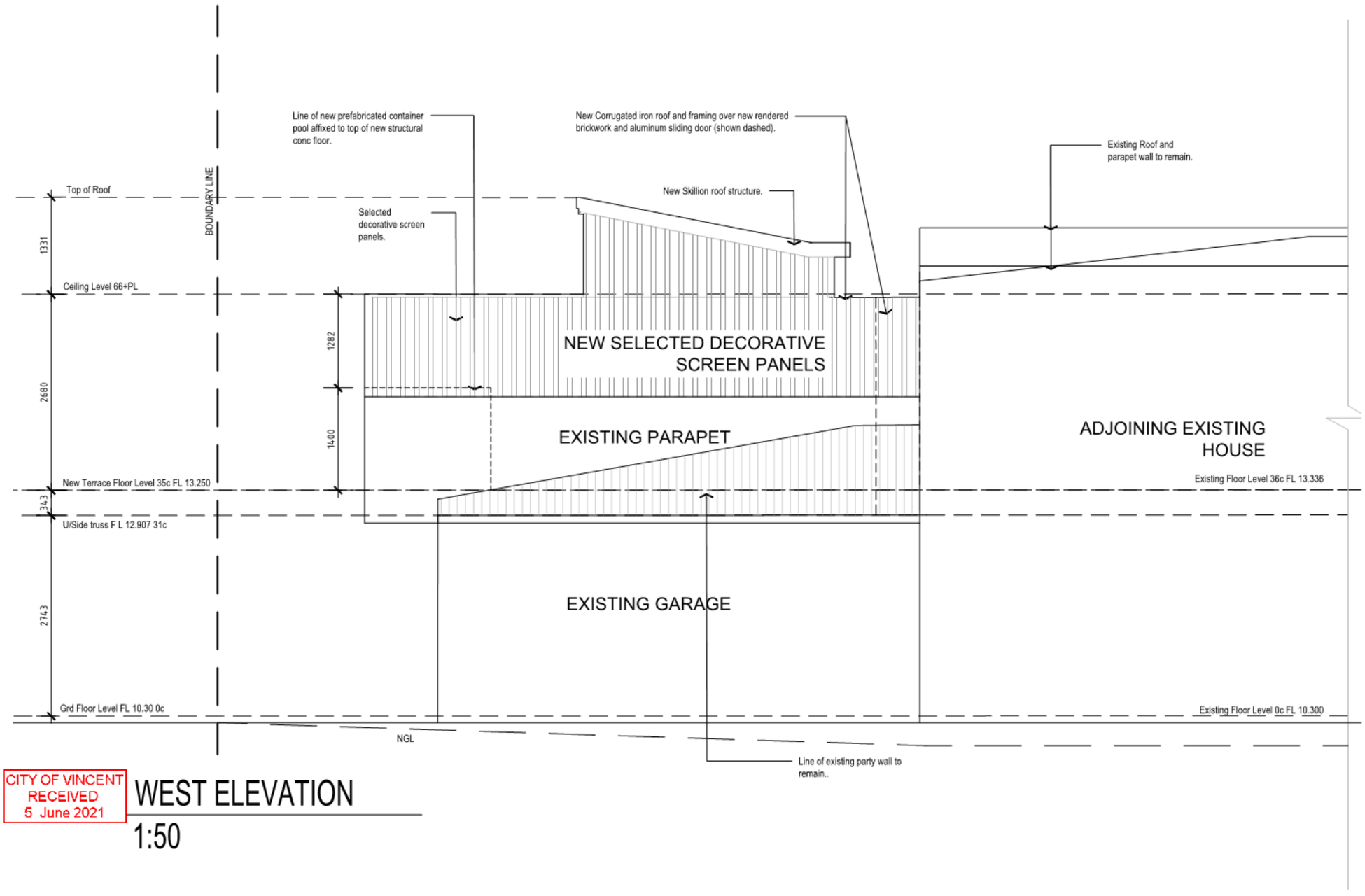
SUPERSEDED



CITY OF VINCENT
RECEIVED
5 June 2021

WEST ELEVATION

1:50

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.80 T/M3

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 50MM (STANDARD PENETROMETER TEST).

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

NO SURCHARGE ON RETAINING WALLS IS ASSUMED I.E. HORIZONTAL BACKFILL ONLY. NO STRUCTURE FOUNDATIONS TO BE ABOVE A LINE AT 45DEG FROM THE BACK OF THE WALL AT BASE LEVEL.

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

150MM THINK CONCRETE FOOTING MAY BE SUBSTITUTED FOR LIMESTONE BASE. BOTTOM OF CONCRETE FOOTING IS TO BE 250MM MINIMUM BELOW THE LOWER G/ L

CONCRETE FOOTING STREMGTH GRADE IS APPLICABLE: N20

BUILDER TO PROVIDE DRAINAGE AND WATERPROOFING AS REQUIRED TO REAR.
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT.

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Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
West Elevation

Project North

DEVELOPMENT APPOVAL

Drawn by	Date
AR	03/06/2021

Checked by	Date	Revision No.
AR	03/06/2021	

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

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

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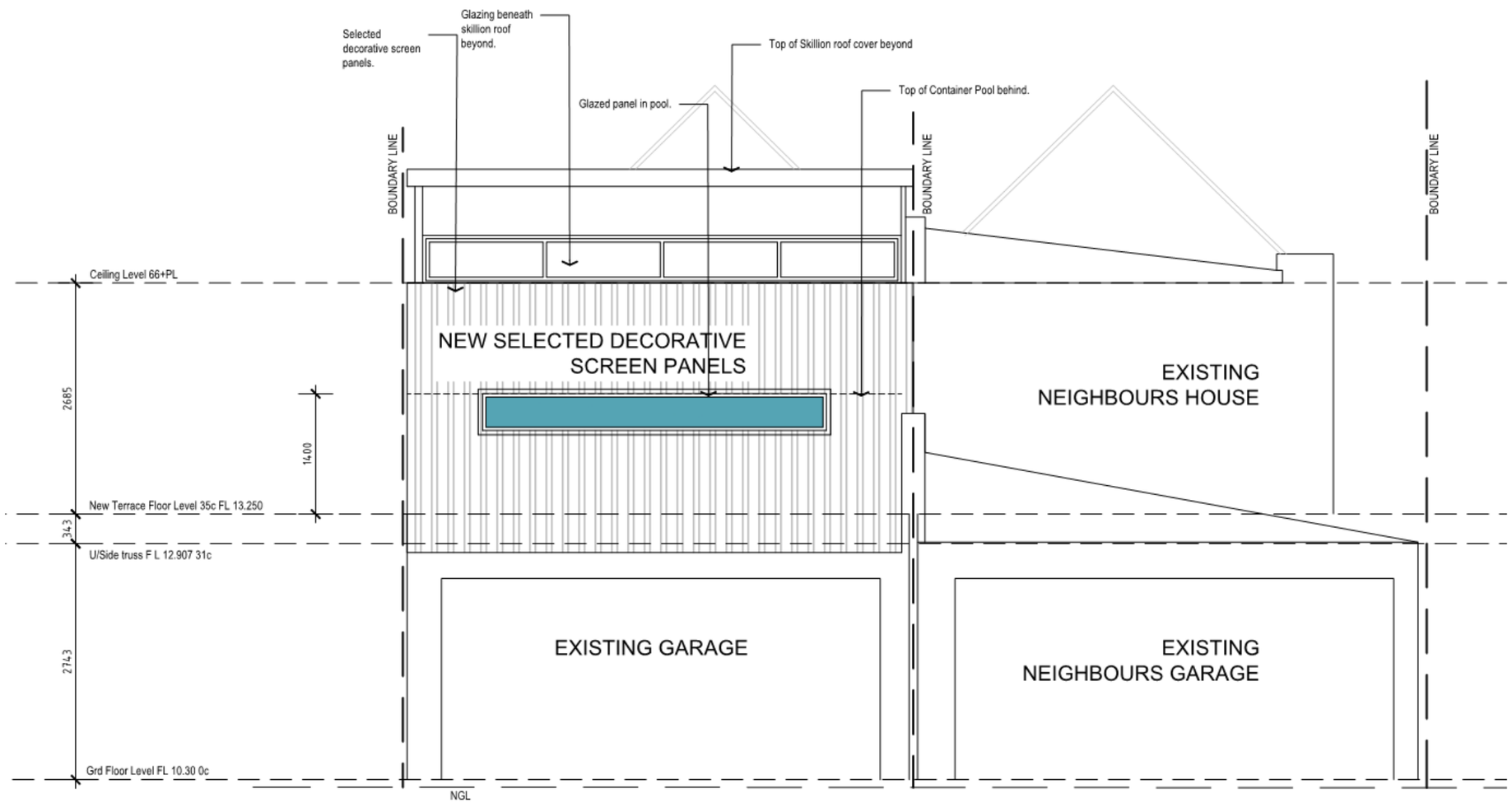
SUPERSEDED



NORTH ELEVATION

1:50

CITY OF VINCENT
RECEIVED
5 June 2021

LIMESTONE RETAINING WALL NOTES:

ONLY GOOD GRADE BUILDING STONE (SAWN OR RE-CONSTITUTED) IS TO BE USED (MIN. BULK DENSITY = 1.83 T.M3.

COMPACT GROUND UNDER AND IN FRONT OF RETAINING WALL TO RESIST SEVEN (7) BLOWS PER 300MM (STANDARD PENETROMETER TEST).

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Project
PROPOSED ADDITIONS TO EXISTING HOUSE

Location
128A HAROLD ST
MT LAWLEY

Title
NORTH ELEVATION

Project North

DEVELOPMENT APPOVAL

Drawn by	Date
AR	03/06/2021
Checked by	Date / Revision No.
AR	03/06/2021

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

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

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Summary of Submissions:

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

Comments Received in Objection:	Administration Comment:
Building Bulk and Overshadowing • Concerns regarding the pool terrace boundary wall height and length due to the dominance and ability to reduce direct sunlight. • The proposed height of the boundary wall is too high in relation to the requirements. • North-western boundary wall height and length will negatively impact the streetscape and is considered excessively bulky for the lot size. • The boundary wall would dominate the outdoor living areas of the adjoining properties and would create an adverse impact of bulk.	*Boundary Wall to North West* The proposed privacy screen to the first floor terrace would extend the boundary wall to the north west by 7.6 metres in length and 1.3 metres in height. Inclusive of the existing boundary wall of the dwelling to the first floor, it would result in a total boundary wall length of 31.3 metres and 6.1 metres in height, in lieu of the deemed-to-comply standard of 22.2 metres length and 3.5 metres height. The proposed boundary wall extension satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy. The privacy screen extension on top of the existing parapet wall between the dwelling on the subject site and the dwelling to the north west is being proposed to restrict overlooking from the terrace. The proposed privacy screen directly adjoins the garage to the rear of the adjoining property and does not abut any major openings, habitable rooms or living spaces. The shadow cast from the privacy screen would fall onto the subject site itself and not the adjoining property due to the orientation of the lot and would not create an adverse impact of shadow to the adjoining property to the north west. The visual contrast of varying material between the existing parapet (rendered brick) and privacy screening (aluminium) would assist with breaking up the mass, reducing the appearance of blank walls and creating visual interest. reduces the impact of blank walls when viewed from the right of way and adjoining properties. The boundary wall extension would not be visible from Harold Street as it is located to the rear of the existing two storey dwelling and would not have a detrimental impact to the existing streetscape. *Wall to South-East* Through the course of the application, the applicant provided amended plans increasing the setback of the privacy screen to the south-eastern boundary

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
	from 0.645 metres to 1.1 metres. This brings the setback in line with the existing dwelling setback of the first floor bedroom. The proposed privacy screen to the first floor terrace would extend the boundary wall to the south-east by 7.6 metres in length and additional 1.6 metres in height. Inclusive of the existing wall of the dwelling it would sit on top, it would be a total height of 5.1 metres measured from natural ground level. It would also be a continuation on from the existing dwelling first floor wall to this south-eastern boundary that is 11.9 metres in length, 6.6 metres in height and setback 1.1 metres. The proposed boundary wall extension satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy The stepping down in height by 1.5 metres of the privacy screen from the existing dwelling first floor wall that it would continue on from would assist in reducing the impact of the building bulk to the south-eastern adjoining property. The proposed aluminium privacy screening on the first floor would provide a contrast in materials from the painted white render of the existing ground and first floors when viewed from the adjoining property that would assist in reducing building bulk. The proposal complies with the deemed-to-comply standard of the R Codes relating to solar access for adjoining properties. Overshadowing of the existing dwelling inclusive of the proposed terrace is 20.4% of the adjoining site's area. This is less than the 50% overshadowing permitted for R50 coded properties under the R Codes deemed-to-comply standard. The proposed terrace would result in an additional 7.2 square metres of shadow cast onto the adjoining property and equates to 1.5 percent of the adjoining property's site area.
• The skillion roof exceeds the deemed-to-comply requirement of 6 metres to 7 metres and would result in increased visual bulk and shadow.	*Skillion Roof* The proposed skillion roof height meets the deemed-to-comply standard of the Built Form Policy. The deemed-to-comply standard height measured to top of skillion roof is 8 metres. The proposed height of the skillion roof over the terrace is a maximum of 7.1 metres.
Visual Privacy The proposed screen walls are not high enough to restrict views from the pool terrace.	Privacy screening to all sides of the proposed terrace area meet the visual privacy deemed-to-comply standards of the R Codes. The deemed-to-comply standard of the R Codes sets out screening to a height of a minimum of 1.6 metres in height from the terrace floor level. A 1.6 metre high privacy

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
	screen to the south-east, a 1.2 metre privacy screen on top of an existing 1.4 metre high boundary wall (2.6 metres high in total) to the north-west and a 2.6 metre high privacy screen facing the right of way is proposed. A condition of approval has been recommended requiring privacy screening to be installed prior to use of the terrace area.
Landscaping Concerns regarding the proposed vertical garden/landscaping strip within the proposed non-compliant setback area. Maintenance of the area would result in overlooking into the south-eastern adjoining property.	The planting area along the 1.1 metre setback on top of the garage roof to the south-eastern boundary has been removed from the proposed development in subsequent amended plans submitted by the applicant.
Retractable Staircase • Concerns regarding the impact of the retractable staircase, particularly in relation to overlooking of adjoining properties when utilised. • Concerns regarding the bulk impact of the staircase when viewed above the dividing fence line from the adjoining property. • Request further details on any motorised aspect to the staircase and the noise impact it may generate.	The retractable staircase has been removed from the proposed development in subsequent amended plans submitted by the applicant.

Comments Received Expressing Concern:	Administration Comment:
Air Conditioning Unit Relocation The proposed development would replace the location of the existing air conditioning unit external fixtures. Concerns that the proposed development will require the relocation of the units to an undesirable location. Request further details regarding this relocation.	The proposed air conditioning units would be required to be moved to a location that is not visible from the street or appropriately screened from adjoining properties. The applicant has indicated that the air conditioning units would be relocated behind the existing first floor master bedroom and is indicated on the final development plans. A condition of approval has been recommended requiring the appropriate placement of air conditioners to ensure this.

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

Summary of Submissions:

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

Comments Received in Objection:	Applicant Comment
Building Bulk and Overshadowing • Concerns regarding the pool terrace boundary wall height and length due to the dominance and ability to reduce direct sunlight. • The proposed height of the boundary wall is too high in relation to the requirements. • North-western boundary wall height and length will negatively impact the streetscape and is considered excessively bulky for the lot size. • The boundary wall would dominate the outdoor living areas of the adjoining properties and would create an adverse impact of bulk. • The lot boundary setback would substantially adversely impact the adjoining properties through loss of sunlight and privacy. • The pool terrace boundary wall is a total height of 6.1 metres to 7.4 metres located on the south-eastern lot boundary. This reduced setback increases the shadow and reduces direct sunlight into the adjoining property's north facing windows and backyard. It also would create an impact of visual building bulk when viewed from the adjoining property to the south-east. • The pool terrace wall is setback 0.645 metres in lieu of 1.2 metres from the south-eastern lot boundary. This reduced setback increases the shadow and reduces direct sunlight into the adjoining property's north facing windows and backyard. • The skillion roof exceeds the deemed-to-comply requirement of 6 metres to 7 metres and would result in increased visual bulk and shadow.	The proposal has been amended to be setback approx.1.2m from the side (south-eastern) boundary and in line with the existing houses' external walls. The screening has been reduced in height to 1.6m and has eliminated the vertical garden. The roof has also been reduced to 1.2m setback. The transparency is 75% obscure 25% transparent to further assist with privacy concerns. There is very little impact on the adjoining neighbour's access to northern light given the lots' north-south (approx.) orientation. The skillion roof is a small, roofed area of a dimension of 4.0 x 4.8, It is pitched at a similar roof pitch to main roof of the house and a small potion extends above the existing roof height by approximately 400mm. It provides necessary roof cover of the terrace area to allow for an extended and purposeful usage of the outdoor living space. Without it the space becomes virtually futile.
Visual Privacy • The proposed screen walls are not high enough to restrict views from the pool terrace.	The north-western wall to the proposed terrace and pool sits atop the common parapet wall between the two residences that separates the two garages. The consultant appears to be referring to the north-eastern wall facing the laneway

Comments Received in Objection:	Applicant Comment
	which is fully screened to 75% obscurity 25% transparency and to a height of 2.8m. A partial glimpse of a view when standing on the 1m x 1m wide landing to get into the pool may be possible, which is an insignificant occurrence. The screen walls on the north-west and south-east boundaries are 1.6m high to the same transparency levels thereby effectively minimising overlooking and maintaining privacy to the neighbouring property.
Landscaping • Concerns regarding the proposed vertical garden/landscaping strip within the proposed non-compliant setback area. Maintenance of the area would result in overlooking into the south-eastern adjoining property.	The vertical garden has been eliminated.
Retractable Staircase • Concerns regarding the impact of the retractable staircase, particularly in relation to overlooking of adjoining properties when utilised. • Concerns regarding the bulk impact of the staircase when viewed above the dividing fence line from the adjoining property. • Request further details on any motorised aspect to the staircase and the noise impact it may generate.	The retractable staircase has been eliminated.

Comments Received Expressing Concern:	City Comment
Air Conditioning Unit Relocation • The proposed development would replace the location of the existing air conditioning unit external fixtures. Concerns that the proposed development will require the relocation of the units to an undesirable location. Request further details regarding this relocation.	The air-conditioner will be relocated to the roof behind the front parapet wall. It will not be seen from the street or front the neighbours.

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

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. In relation to Advice Note 2 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020.
6. This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
7. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
8. No verge trees shall be REMOVED. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorized pruning.
9. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
10. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
11. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
12. With reference to Condition 4 Clause 5.4.1 C1.2 Visual Privacy requirements of the R codes states that *screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property*.
13. In regards to Condition 6, all storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.