

9.3 NO. 165 (LOT 5; D/P 63704) LAKE STREET, PERTH - ALTERATIONS AND ADDITIONS TO SINGLE HOUSE (GARAGE)

- Attachments:**
1. Consultation and Location Map
 2. Development Plans
 3. 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 and Alterations and Additions to Single House (Garage) at No. 165 (Lot: 5; D/P: 63704) Lake Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 3:

1. Development Plans

This approval is for Alterations and Additions to Single House (Garage) as shown on the approved plans dated 21 December 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 occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls shall be fibre cement cladding, as shown on the approved schedule of materials, or material as otherwise approved, to the satisfaction of the City;

3. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the approved schedule of materials and colours that forms part of this approval, to the satisfaction of the City;

4. 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;

5. Car Parking and Access

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

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

5.3 No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within the access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided;

6. Right of Access Easement

Prior to use of the approved development, an easement benefit/burden shall be registered against the titles of Nos. 165 and 167 Lake Street, Perth to formalise the existing vehicle access arrangement over driveway areas and legal right of access, to the satisfaction of the City. All costs associated with the easement shall be at the owners/occupier's expense; and

7. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 21 December 2022, prior to the use of the approved development and maintained thereafter to the satisfaction of the City.

EXECUTIVE SUMMARY:

To consider an application for development approval for the Alterations and Additions to a Single House at No. 165 Lake Street, Perth (the subject site) that is heritage listed under the City of Vincent's Heritage List (Management Category A).

The proposal would involve the demolition of the existing single car garage at the rear of the site. The proposal also seeks approval for the construction of a new single garage in the same location as the existing. The proposed development plans are included as **Attachment 2**.

The existing garage was built in the 1980s and does not contribute to the heritage significance of the place, which is instead attributed to the existing single house. The demolition of the garage is supported due to its location to the rear of the property and given the demolition has no impact to the heritage significance of the place.

The proposed replacement garage provides a building form that is largely consistent with the existing garage proposed to be demolished. The proposal seeks a design principle assessment against planning elements relating to sight lines, outbuildings and development on rights of ways.

The proposed garage has been designed to be consistent with the established right of way (ROW) streetscape, reduce amenity impacts to adjoining properties and facilitate safe vehicle movements. This satisfies the relevant design principles and local housing objectives through the design approach.

The proposed modifications are acceptable as they meet the objectives of the City's Local Planning Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), which ensures the preservation of heritage value while enabling improvements to the dwelling.

PROPOSAL:

The application proposes the demolition of an existing garage and the construction of a new replacement garage to an existing single house on a heritage protected place at No. 165 Lake Street, Perth. The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Michael Schoch
Applicant:	Michael Campbell
Client:	Michael Schoch
Date of Application:	21 December 2022
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single Dwelling
Proposed Use Class:	Single Dwelling – 'P'
Lot Area:	366m ²
Right of Way (ROW):	Yes West – 3 metres wide, sealed, and drained. City owned
City of Vincent Heritage List:	Yes, Management Category A
State Register of Heritage Places:	No

Site Context and Zoning

The subject site is bound by Lake Street to the east, a single house to the north, a ROW to the west and grouped dwellings to the south. A location plan is included as **Attachment 1**.

The subject site and adjoining properties are zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2) and are within the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site accommodates an existing two-storey terrace style dwelling. The original dwelling is located to the east of the site, orientating to Lake Street and features a rear addition as well as a detached single garage located to the west of the property adjacent to the ROW.

Heritage Listing

The subject site is listed of the City's Heritage List as part of the Lake Street Orange Orchard Estate Precinct which includes four pairs of terrace style dwellings.

The subject site is one of two semi-detached dwellings at No. 165-167 Lake Street, Perth that were built in 1902 and are an example of a Federation Filigree terrace. The [Statement of Significance](#) details that the pair of dwellings make a significant contribution to the Lake Street streetscape and character of the area.

The adjoining semi-detached pairs of dwellings at Nos. 169-173, 175-179 and 181-185 Lake Street to the north of the subject site are characterised as Federation Bungalow style dwellings. The Statement of Significance details that the four pairs of terrace style dwellings contribute to the Lake Street streetscape and character of the area.

The existing garage that is proposed to be demolished was a later addition constructed in the 1980s. The existing garage does not form part of the heritage significance of the place and is not detailed on the Statement of Significance as having any heritage value. The dwelling also has a rear extension that does not contribute to the heritage value of the place as it was also a later addition.

The subject site is also adjacent to semi-detached houses to the north and terrace houses located to the east that are heritage listed.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the State Government's Residential Design Codes (R Codes), the City's Built Form Policy and the Heritage Management Policy. 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 / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setbacks	✓	
Lot Boundary Walls	✓	
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Vehicle Parking	✓	
Solar Access	✓	
External Fixtures	✓	
Surveillance	✓	
Garage Width	✓	
Sight Lines		✓
Design of Car Parking Spaces	✓	
Outbuildings		✓
Development on Rights of Ways		✓

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Heritage Management Policy	✓	

Detailed Assessment

The R Codes and Built Form Policy 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:

Sight Lines	
Deemed-to-Comply Standard	Proposal
Built Form Policy Volume 1 Clause 5.8 – Sight Lines Developments to provide a 1.5 metre by 1.5 metre sight line area where the driveway meets the ROW.	Development would provide a 0 metre by 0 metre sight line where the driveway meets the ROW.
Outbuildings	
Deemed-to-Comply Standard	Proposal
R Codes Volume 1 Clause 5.4.3 – Outbuildings Large outbuilding wall heights shall not exceed 2.4 metres.	Outbuilding (garage) wall height: 2.9 metres maximum.
Development on Rights of Ways	
Deemed-to-Comply Standard	Proposal
Built Form Policy Volume 1 Clause 5.13 – Development on Rights of Way No deemed-to-comply standard. The Built Form Policy provides the following local housing objective: Buildings to provide a 1.0 metre from a ROW.	Garage provides a nil setback to the ROW.

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

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

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 6 April 2023 and 27 April 2023. The method of consultation included a notice on the City's website and eight letters being sent to the adjoining and adjacent landowners and occupiers, as shown in **Attachment 1** in accordance with the City's Community and Stakeholder Engagement Policy.

Two submissions of support were received at the conclusion of the advertising period. One submission provided no comment. The second submission provided support for the development due to the existing dwelling being improved.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member for comment who specialises in heritage conservation and architecture. This referral related to development plans included in **Attachment 2** and requested comments on the appropriateness of the proposed design within a heritage protected place as considered against the 10 principles of good design..

The DRP Member provided the following comments in respect to the positive aspects of the proposal:

- Demolition of the garage is supported as it does not impact on the front setting of the heritage building.
- The rear location of the proposed garage is not visible from the primary street and would not obscure key view lines to the dwelling from the street.
- The garage is within a service-based ROW that traditionally would have had buildings and fences using cement or fibre board cladding. The location and design of the garage responds to this historic use of the ROW.
- The design of the garage is an improvement on what is currently in place. The scale, massing, bulk and form are appropriate to the context and replicate the current garage proposed for demolition which is acceptable.
- The colours and materials palette are supported. They are sustainable choices which are contemporary equivalents of those used traditionally in laneways. The proposed garage enhances the design quality when viewed from the ROW given it uses simple clean materials with moments of colour on downpipe and windows.
- Overall, the demolition and garage reconstruction does not impact on the heritage significance of the place.

The DRP Member provided the following comments for further consideration:

- Suggest the implementation of motion sensor security lighting that would be beneficial to improve safety to the garage and laneway.
- Vehicular movement and the ability to manoeuvre to and from the parking space.

In response to the above areas recommended for further consideration:

- The applicant and landowner have agreed to implement a motion light sensor and an advice note has been included for its provision. It has not been imposed as a condition of approval because there is no development standard in the planning policy framework that requires the provision of this.
- The City's Engineering Services team has confirmed that the proposed garage meets the Australian Standards that provides guidance on vehicle manoeuvring and is accessible.

The above comments resolve the recommendations provided by the DRP Member. The DRP Member confirmed that they were satisfied with the abovementioned responses.

A summary of the design review progress is shown in the table below.

Design Review Progress		
	Supported	
	Pending further attention	
	Not supported	
	Not relevant to this proposal	
	DRP Member	
	Referral 1	Referral 2
Principle 1 – Context & Character		
Principle 2 – Landscape Quality		
Principle 3 – Built Form and Scale		
Principle 4 – Functionality & Built Quality		
Principle 5 – Sustainability		
Principle 6 – Amenity		
Principle 7 – Legibility		
Principle 8 – Safety		
Principle 9 – Community		
Principle 10 – Aesthetics		

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Heritage Act 2018;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 - Historic Heritage Conservation;
- State Planning Policy 7.3 – Residential Design Codes;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

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

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

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

Local Planning Scheme No. 2

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

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

Burra Charter

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

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

State Planning Policy 3.5 – Historic Heritage Conservation

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

State Planning Policy 7.3 – Residential Design Codes Volume 1 2023

On 23 February 2023, the State Government publicly released amendments to Volume 1 of the R Codes. The amendments split the R Codes into Part B – Low Density and Part C – Medium Density.

Part C – Medium Density would apply to grouped dwellings in areas coded R30 and above, such as the subject site.

A transitional period applies and the 2023 R Codes will be gazetted and come into operation on 1 September 2023.

During this transitional period, assessment is to be undertaken against the existing R Codes. Where deemed-to-comply provisions are not met, the assessment is required to be undertaken primarily against the design principles of the existing R Codes, with due regard given to relevant design principles of Part C – Medium Density also.

The design principles in Part C – Medium Density are generally consistent with the existing R Codes design principles that apply in the assessment of this application.

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

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

The objectives of the Heritage Management Policy are to:

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

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

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

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

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

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation does not extend to proposals for the demolition of any structure or building on a heritage protected place. The application proposes the demolition of the existing garage that is located on a heritage protected place.

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:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

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:Summary Assessment

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

- The demolition of the existing garage would not impact upon the heritage significance of the place.
- The rear location and design of the proposed garage is respectful and compatible with buildings on-site and on the adjoining property that are of heritage value.
- The proposed garage maintains a consistent building footprint with the existing garage and maintains a nil setback to the ROW, consistent with adjoining and nearby properties.
- The proposed garage seeks to retain the existing access arrangement, which is safe in use and results in no changes needing to be made to the existing single house.
- The location and design of the proposed garage ensures visual compatibility with the surrounding properties and streetscape and does not adversely affect the amenity of adjoining properties.

Sight Lines

The proposed sight lines would satisfy the [Design Principles](#) of the R-Codes and [Local Housing Objectives](#) of the Built Form Policy for the following reasons:

- Reduced Traffic Volumes to ROW and Safety: Reduced sight lines can be contemplated within ROWs that experience reduced pedestrian and vehicle traffic volumes. The subject ROW experiences low vehicle and pedestrian traffic as well as slower speeds of vehicle movements due to its narrow 3.0 metre width and low-scale residential developments that adjoin the ROW which assists with potential conflict with pedestrians and vehicles. The orientation of the garage parallel to the ROW would also allow for safe vehicle movements out of the site as well as sufficient opportunities to view oncoming vehicles and pedestrians within the ROW. The City's Engineering team has confirmed that the access arrangements would ensure safety and visibility along the ROW when vehicles are entering and exiting the garage.
- Manoeuvring: The garage provides for adequate vehicle manoeuvring area as per the Australian Standards relating to the design of parking spaces (AS2890.1). A condition of approval to formalise a right of access easement over the subject property and the adjoining property at No. 167 Lake Street has been recommended. This would allow for sufficient vehicle manoeuvring into and out of their respective garages and legal rights of access over one another's driveway. This has historically only been an informal arrangement between the properties. The City has liaised with the owner of the adjoining property who understands the need for the condition and has confirmed that they are already intending to start working with the owner of the subject property to put in place the formal arrangements of access, in line with the recommended condition.

Outbuildings and Development on Rights of Ways

The proposed garage requires assessment against the Outbuilding planning element of the R Codes because it is not attached to the dwelling.

The proposed garage design would satisfy the [Design Principles](#) of the R Codes and the [Local Housing Objectives](#) of the Built Form Policy for the following reasons:

- Streetscape Amenity: The proposed garage is located to the rear of the property and is not visible from Lake Street, resulting in no visual and amenity impacts to the primary street.

- **ROW Character:** The location, height and style of the garage is consistent with the established character of the ROW. This is because there are several nearby properties including Nos. 167, 169, 173, 175 and 179 Lake Street and No. 2 Orange Avenue that contain similarly sized outbuildings, garages or buildings along the ROW that also provide for a nil setback. The proposed setback from the ROW would not impact the future functionality of the ROW which is likely to remain as a low-traffic vehicle accessway at the current width.
- **High-quality Design:** The design of the garage includes fibre cement cladding, metal cladding, red terracotta detailing and proposed planting to the adjacent wall that would contribute to a high-quality design outcome. It is respectful to the heritage place and creates visual interest when viewed from adjoining properties and the public realm, and would positively contribute to the future development context along this ROW.
- **Impact to Neighbouring Properties:** The proposed garage meets relevant deemed-to-comply lot boundary setback and boundary wall standards of the R Codes which assists in reducing visual and shadowing impacts to the adjoining properties. In addition to the setbacks provided:
 - **Southern Property:** The garage is adjacent to the southern property's rear patio which is also built up to the shared boundary and features a parapet boundary wall of a greater height to that proposed. Due to the location of the parapet wall, the adjoining southern property would not be able to view the garage from the rear outdoor living area, mitigating adverse visual impacts.
 - **Northern Property:** The proposed garage is a mirror image of the northern property's garage that is of a similar location and size. The northern property's garage also contains an upper floor with a room and balcony that overlook the proposed garage. The setback of the proposed garage to the northern property as well as the high-quality design would reduce adverse visual impacts to these spaces.
- **Passive Surveillance:** A small window is provided to the side elevation of the garage facing the ROW that introduces a level of passive surveillance to the ROW and that contributes towards the feeling of safety. At the recommendation of the DRP member, an advice note has been included for motion sensor security lighting to be provided to improve safety to the garage and laneway.
- **Outdoor Living Area:** The size of the garage does not compromise the ability to provide adequate primary garden area, soft landscaping, trees and deep soil areas. This is because the proposed garage is a like-for-like replacement of the existing garage that does not seek to extend the existing garage footprint into the primary garden area.

Heritage Management Policy

Parts 4 and 5 of the Heritage Management Policy set out development standards for development to heritage places and adjacent to heritage places, respectively. The Policy requires the proposal to be considered against the performance criteria.

Comments are included below relating to how the proposed development to a heritage listed place meets the performance criteria and objectives of the Heritage Management Policy.

- **Demolition Acceptability:** The demolition of the existing garage would have no impact on the cultural heritage significance of the place, including no impact to the structural integrity during and after development. This is because the garage was a structure added to the site approximately 80 years after the original dwelling was constructed and does not form part of the heritage significance of the place as detailed within the Statement of Significance. The rear location of the garage is well separated from portions of building listed as having cultural heritage significance on the Statement of Significance.
- **Sympathetic to Existing Heritage Values:** The proposed alterations and additions include a mostly like-for-like rebuild of the existing garage and does not seek to expand the established building footprint. The proposed alterations and additions maintain the prominent street frontages along Lake Street and the preservation of the heritage character along the streetscape given the works are located at the rear of the subject site.
- **Materials & Finishes:** The proposed materials and finishes are consistent with surrounding developments along the ROW and complement the existing materials of the heritage dwellings. Materials and colours are contemporary in nature allowing the garage to be distinguished as 'new work' while also not mimicking or replicating historic styles.
- **DRP Support:** The City's DRP member specialising in heritage conservation advised that the proposed garage is compatible with the adjacent heritage listed building because the scale, massing, bulk and form of the proposed garage is appropriate to the context, and would be a contemporary design response.

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

LEGEND

METROPOLITAN REGION SCHEME RESERVES

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

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

CITY OF VINCENT LOCAL SCHEME RESERVES

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

CITY OF VINCENT SCHEME ZONES

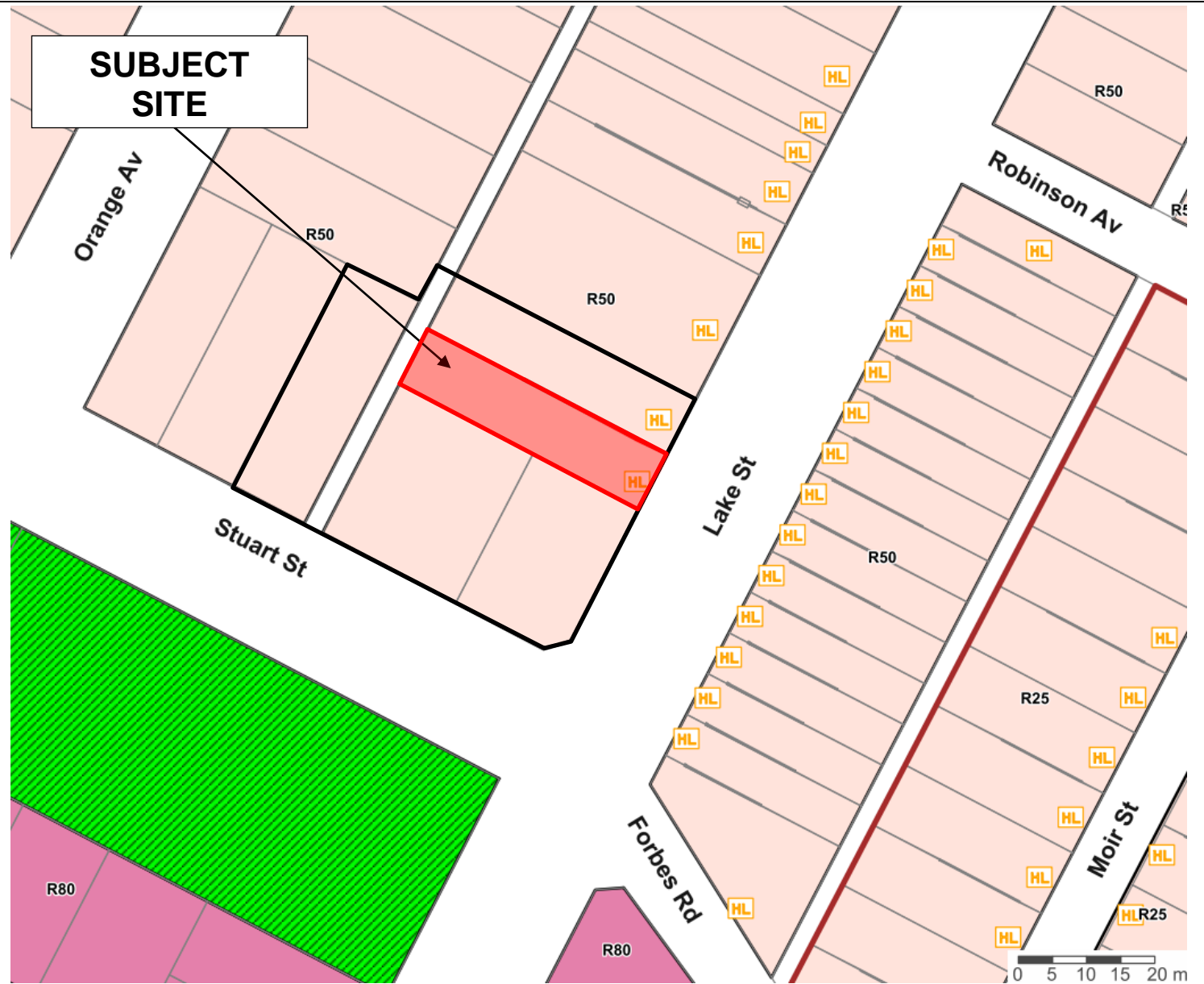
- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**
Particular use denoted as follows:
- CP Car Park
- CU Community Use
- FC Function Centre
- HC Hall and Non Residential Club
- H Hotel
- PW Place of Worship
- S Service Station

ADDITIONAL USE

- ADDITIONAL USE**

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

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



CITY OF VINCENT

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Consultation and Location Map

No. 165 Lake Street, Perth

Extent of Consultation





CITY OF VINCENT

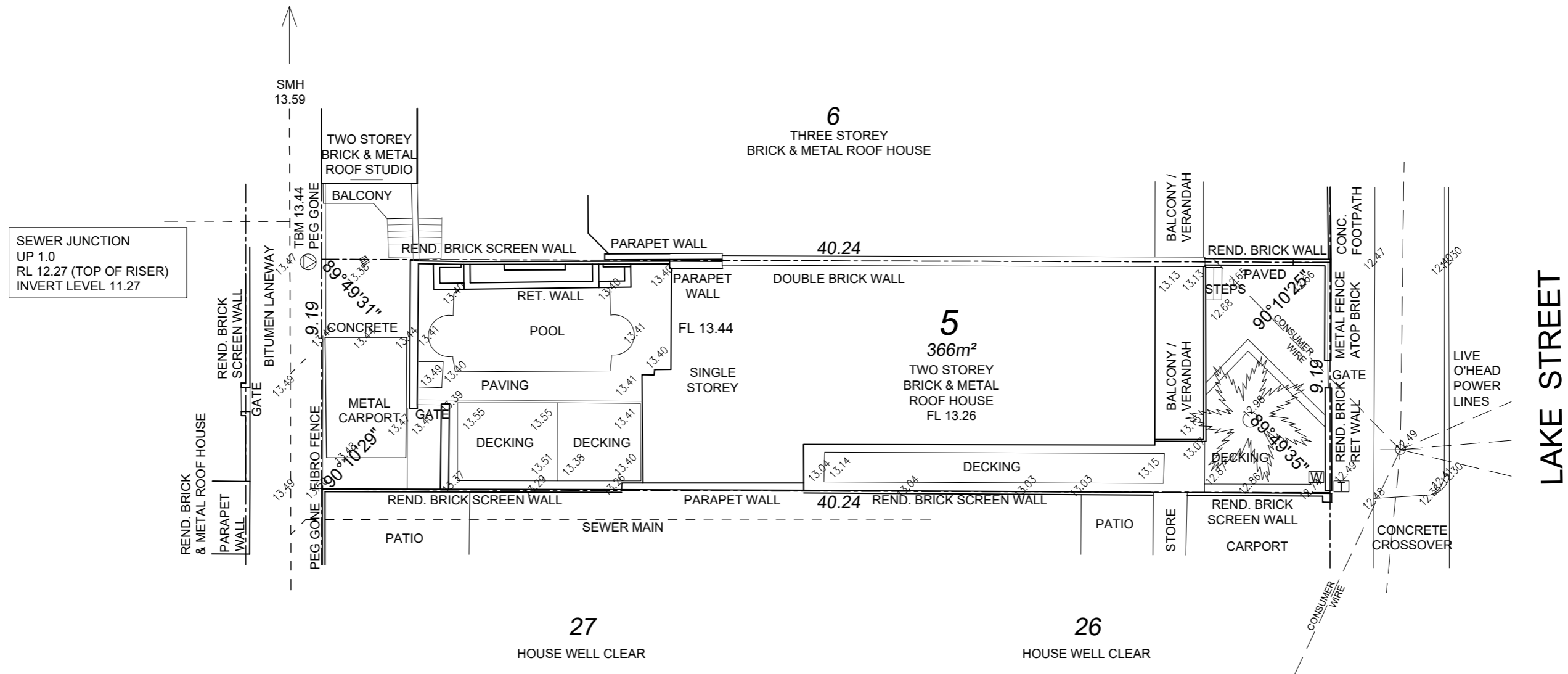
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No. 165 Lake Street, Perth



POSITION OF FEATURES HAVE BEEN SURVEYED
IN RELATION TO BOUNDARIES.
REPEP RECOMMENDED PRIOR TO CONSTRUCTION.

CITY OF VINCENT
RECEIVED
21 December 2022



Bessie Lemann Architects

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e bessie.lemann@gmail.com

Use figured dimensions at all times. Do not scale or measure off drawings. All dimensions and levels to be checked on site by the Contractor prior to commencing. If discrepancies are found notify the Architect and seek direction prior to proceeding.

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Revision	Issued	Date	PROJECT
			165 LAKE STREET GARAGE
			DRAWING
			DRAWING NUMBER
			DRAWING STATUS
0	Issued for Approval, Council	21.12.22	DEVELOPMENT APPLICATION

165 LAKE STREET GARAGE

SURVEY
A_50

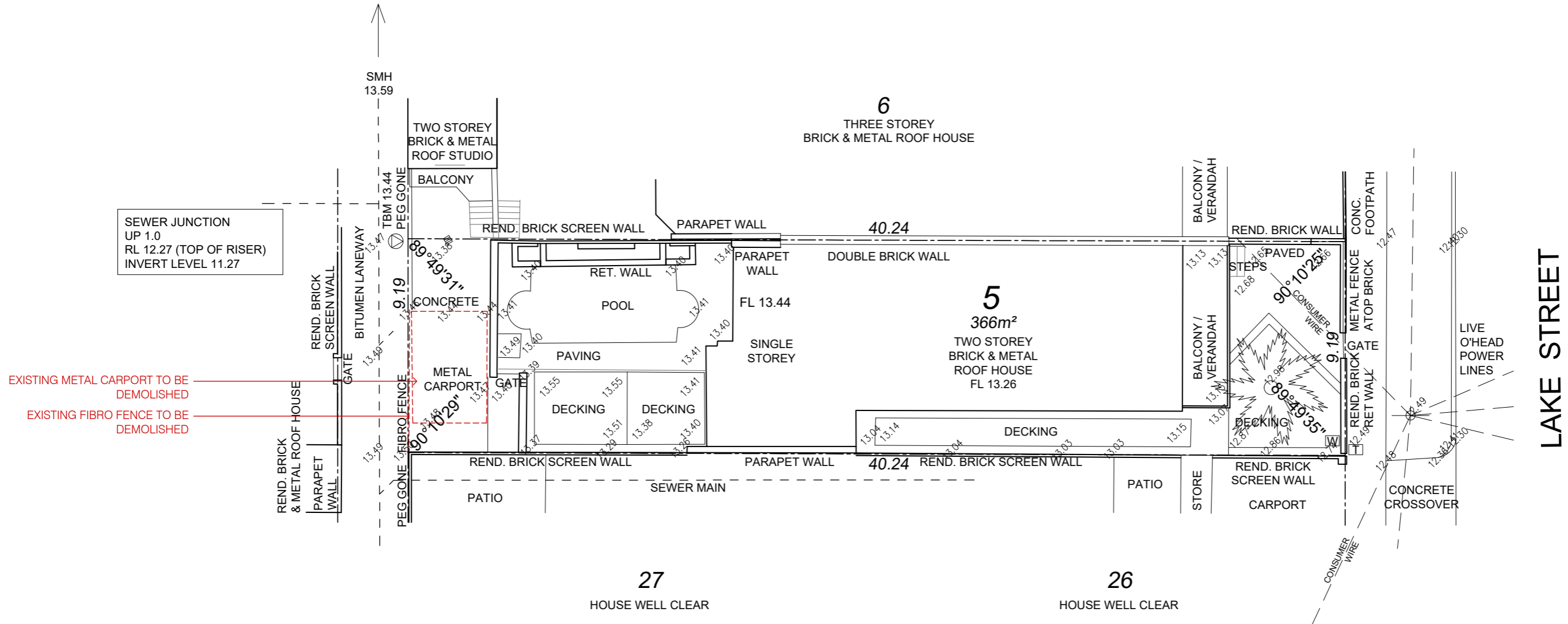


SCALE
1:200 AT A3
DATE
21.12.22

REVISION
0

POSITION OF FEATURES HAVE BEEN SURVEYED
IN RELATION TO BOUNDARIES.
REPEP RECOMMENDED PRIOR TO CONSTRUCTION.

CITY OF VINCENT
RECEIVED
21 December 2022



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Revision	Issued	Date	PROJECT
			165 LAKE STREET GARAGE
			DEMOLITION PLAN
			A_51
			DEVELOPMENT APPLICATION

165 LAKE STREET GARAGE

SCALE



1:200 AT A3

DATE

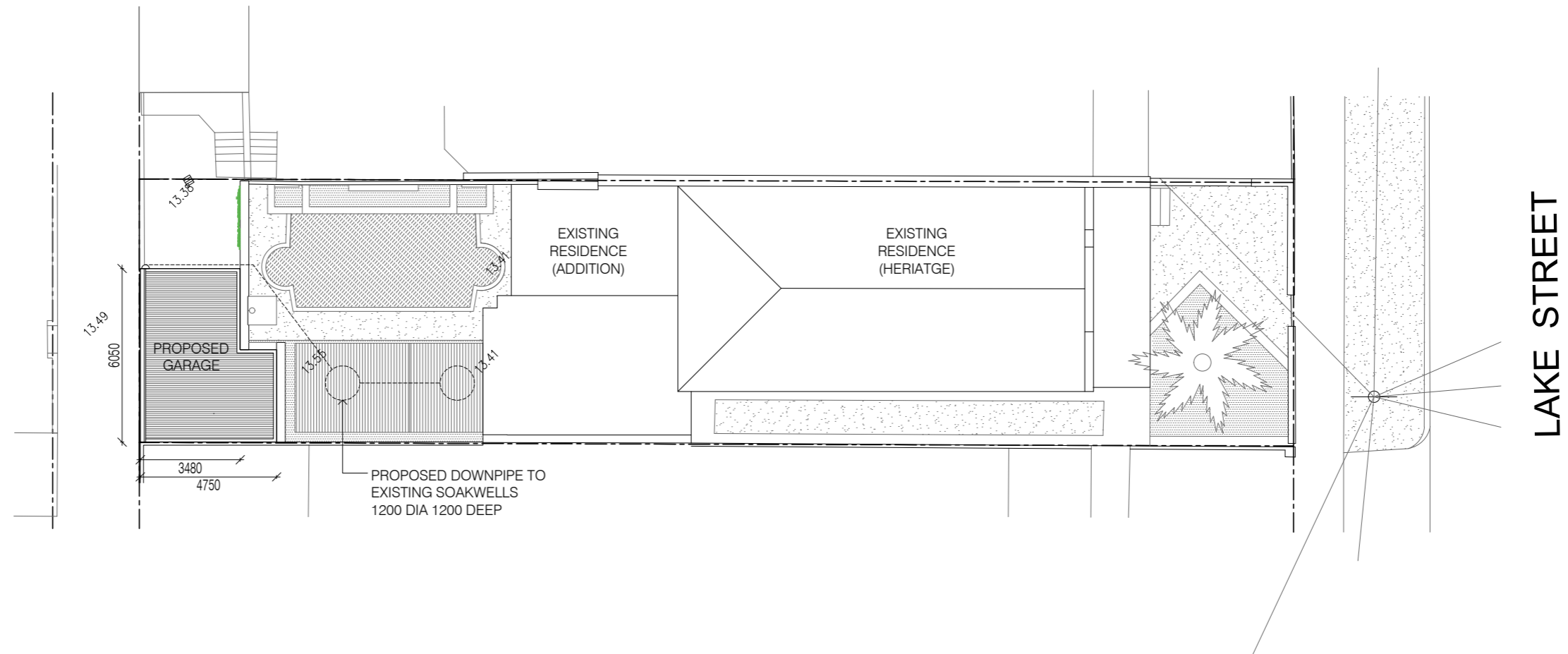
21.12.22

REVISION

0

DEVELOPMENT APPLICATION

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RECEIVED
21 December 2022



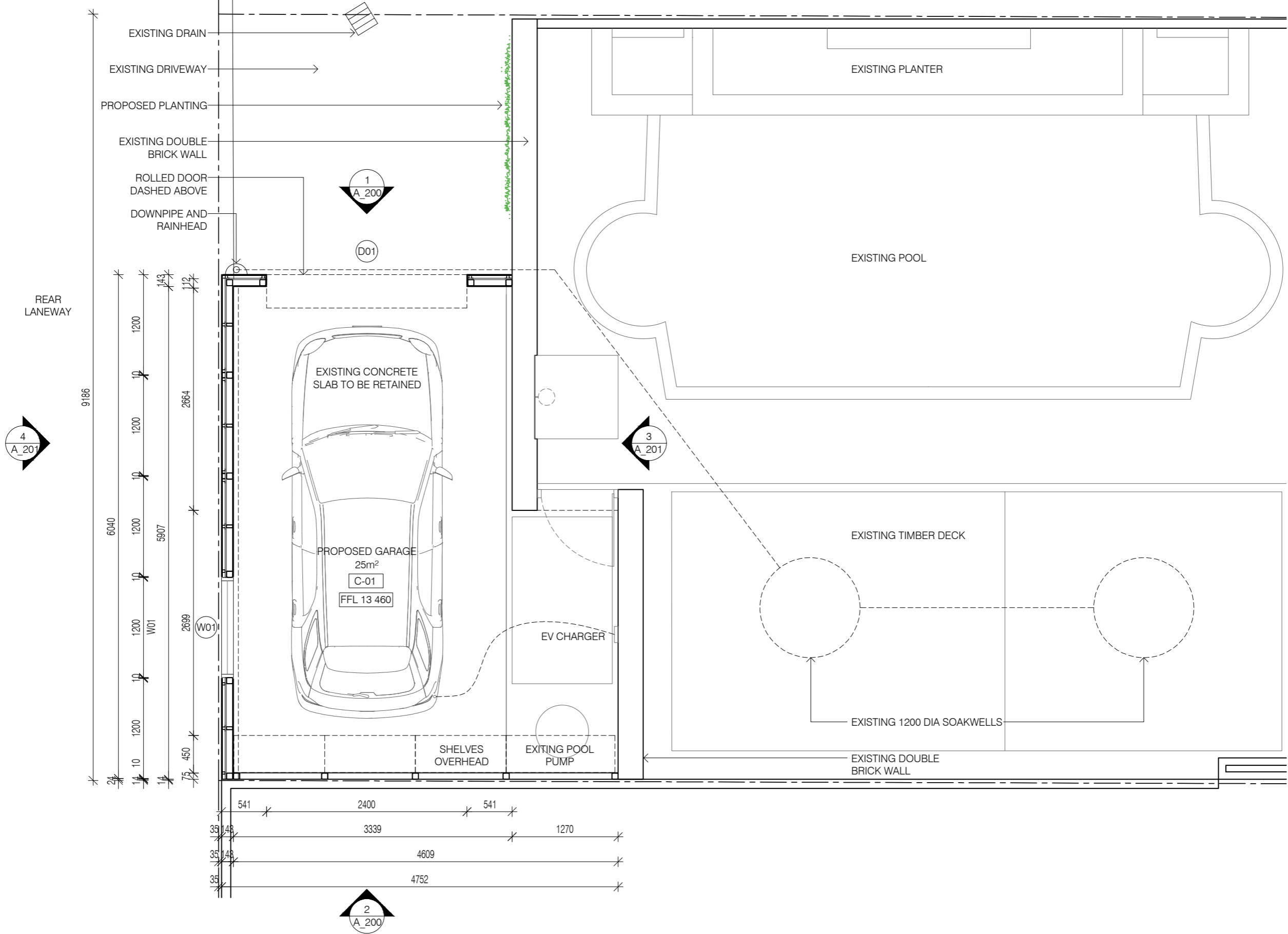
Bessie Lemann Architects

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Revision	Issued	Date	PROJECT	ORIENTATION
0	Issued for Approval, Council	21.12.22	165 LAKE STREET GARAGE	
			SITE PLAN	SCALE
			A_100	1:200 AT A3
			DEVELOPMENT APPLICATION	DATE
				21.12.22
				REVISION
				0



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Revision	Issued	Date	PROJECT
0	Issued for Approval, Council	21.12.22	165 LAKE STREET GARAGE

165 LAKE STREET GARAGE

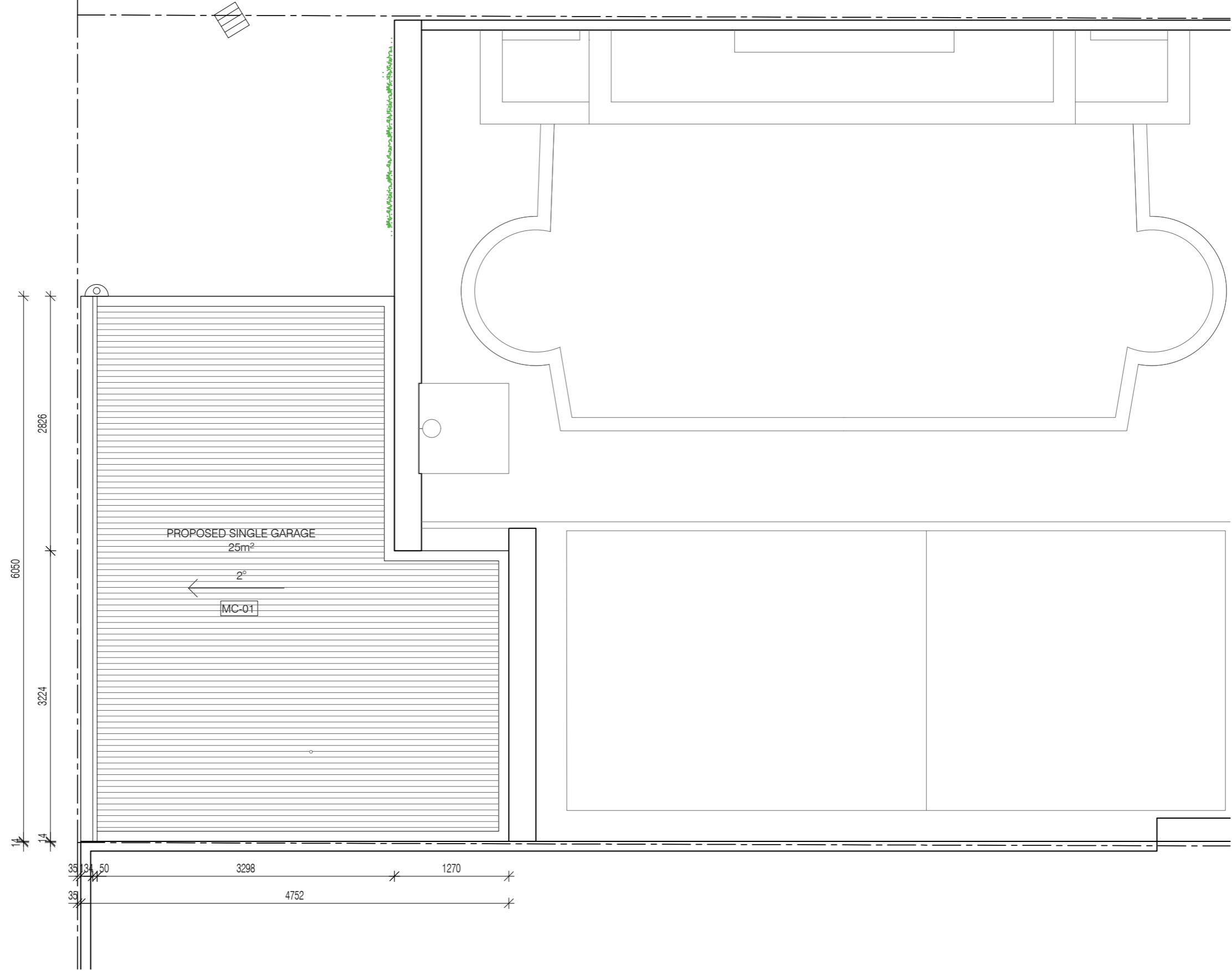
GROUND PLAN
A_101

DEVELOPMENT APPLICATION



1:50 AT A3
DATE 21.12.22

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Revision	Issued	Date	PROJECT
0	Issued for Approval, Council	21.12.22	165 LAKE STREET GARAGE

165 LAKE STREET GARAGE

ROOF PLAN
A_102

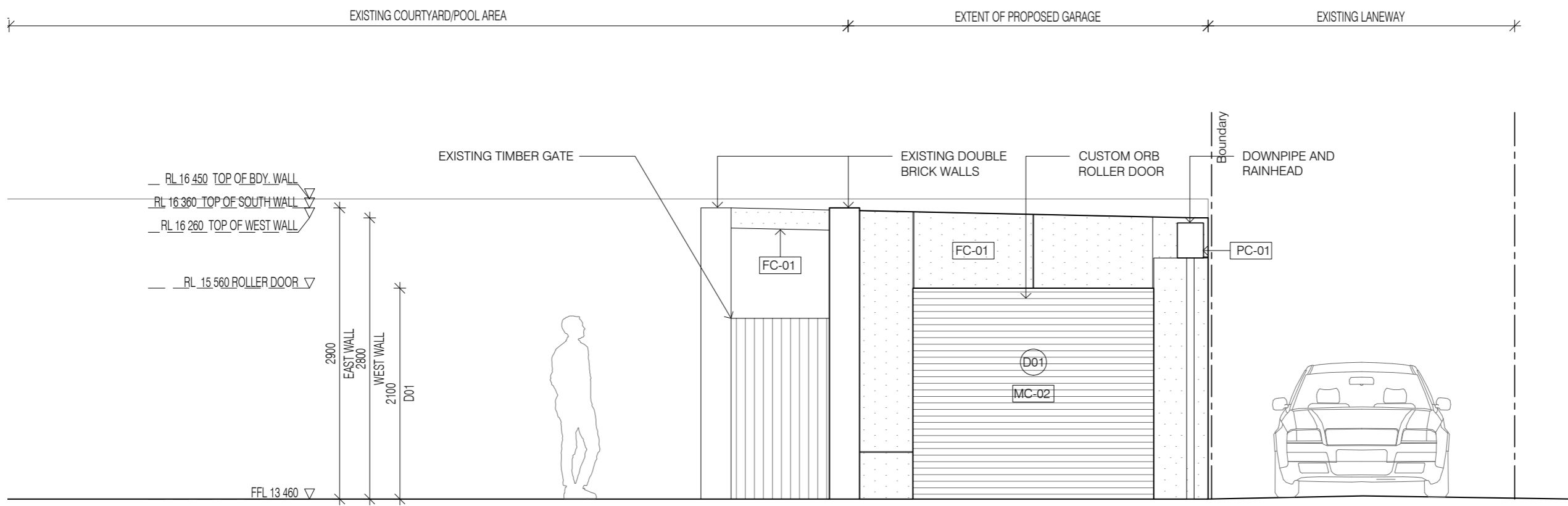
DEVELOPMENT APPLICATION



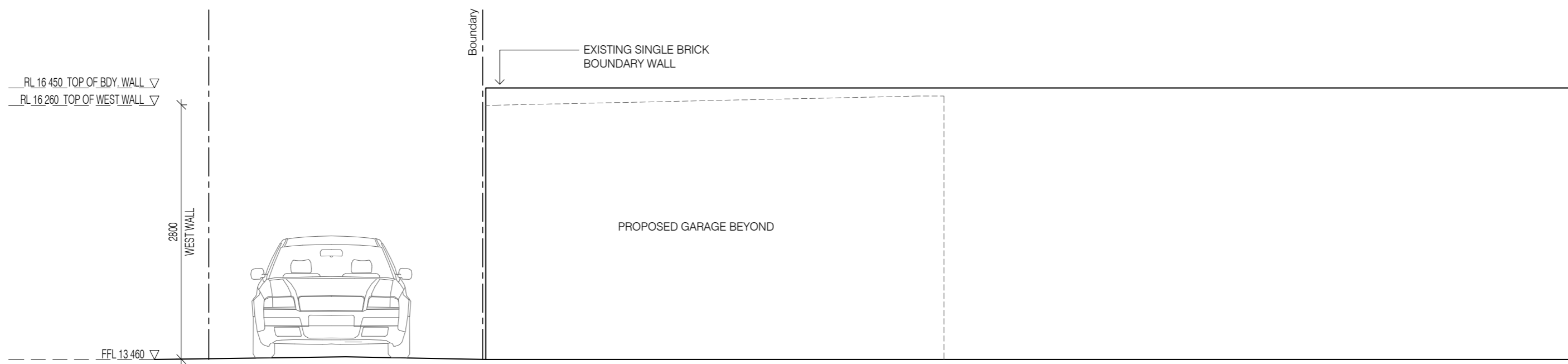
SCALE
1:50 AT A3

DATE
21.12.22

REVISION
0



NORTH ELEVATION



SOUTH ELEVATION (NO CHANGE)

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Revision	Issued	Date	PROJECT
0	Issued for Approval, Council	21.12.22	165 LAKE STREET GARAGE

165 LAKE STREET GARAGE

NORTH & SOUTH ELEVATIONS

A_200

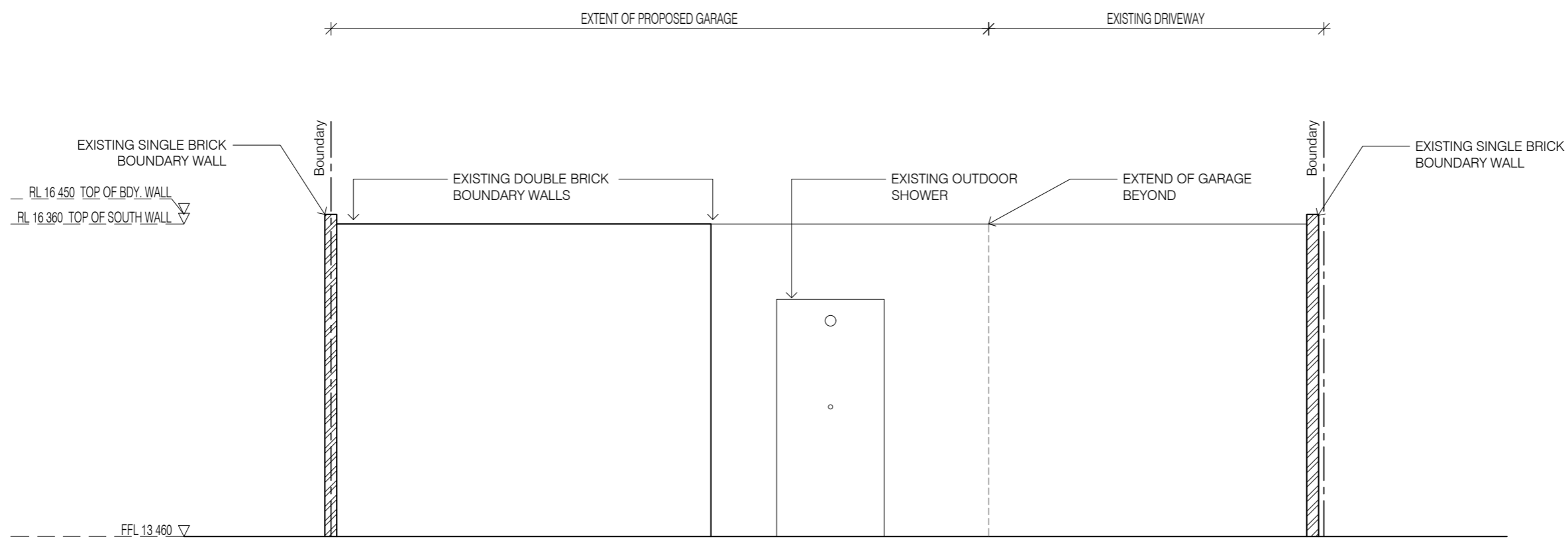
DEVELOPMENT APPLICATION

1:50 AT A3

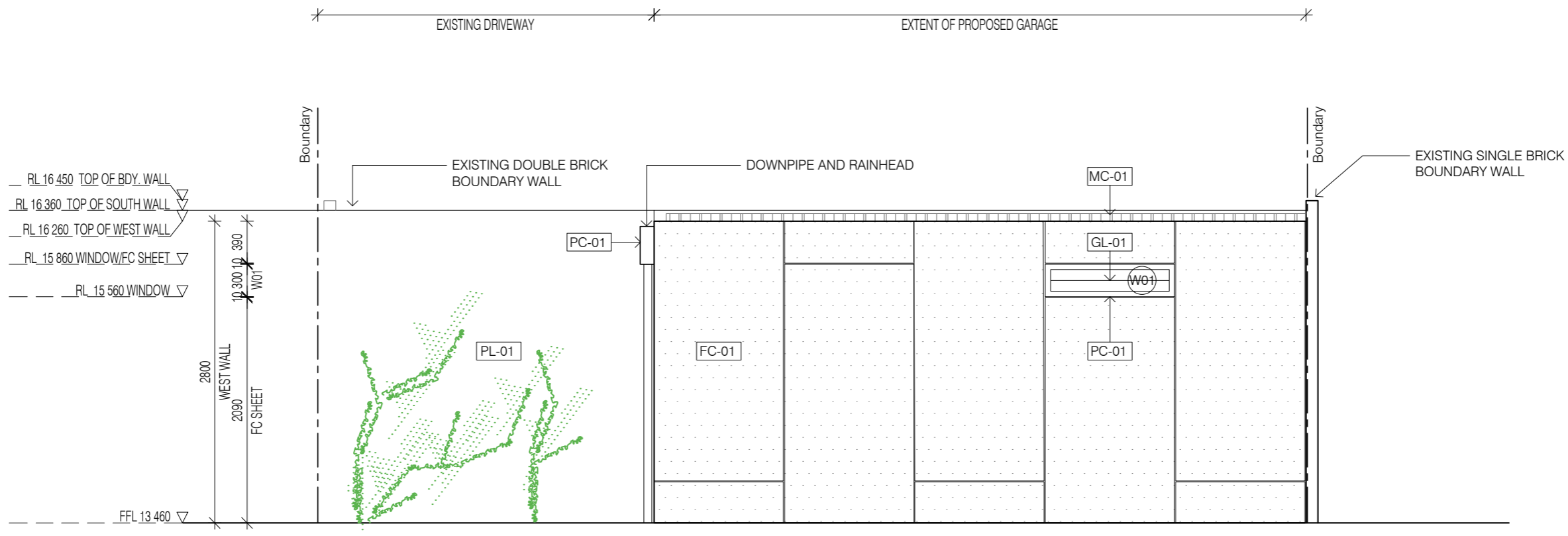
21.12.22

0

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EAST ELEVATION (NO CHANGE)



WEST ELEVATION

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Revision	Issued	Date	PROJECT
0	Issued for Approval, Council	21.12.22	165 LAKE STREET GARAGE

165 LAKE STREET GARAGE

EAST & WEST ELEVATIONS

DEVELOPMENT APPLICATION

SCALE
1:50 AT A3

DATE
21.12.22

REVISION

Proposed Materials

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The following thumbnail images illustrate the colour and material palette of the proposed garage exterior.

The grey tones have been selected to create a contemporary and refined addition to the laneway experience.

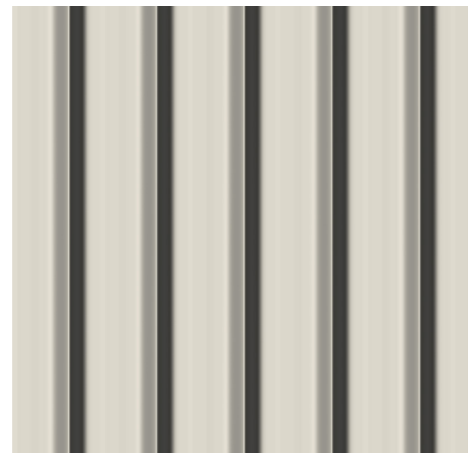


FC-01

Fibre cement cladding - Type 1

Colour: Grey

Location: External walls (north and west)



MC-01

Metal cladding - Type 1

Trimdek

Colour: Zincalume

Location: Roof



MC-02

Metal cladding - Type 2

Custom Orb

Colour: Zincalume

Location: Roller Door

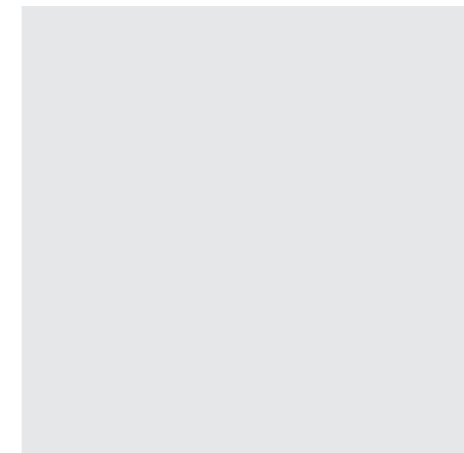


PC-01

Powdercoat - Type 1

Colour: Red Terra

Location: Window frame, downpipe and rainhead



GL-01

Clear glazing in aluminium frame

Location: Window (west wall)



PL-01

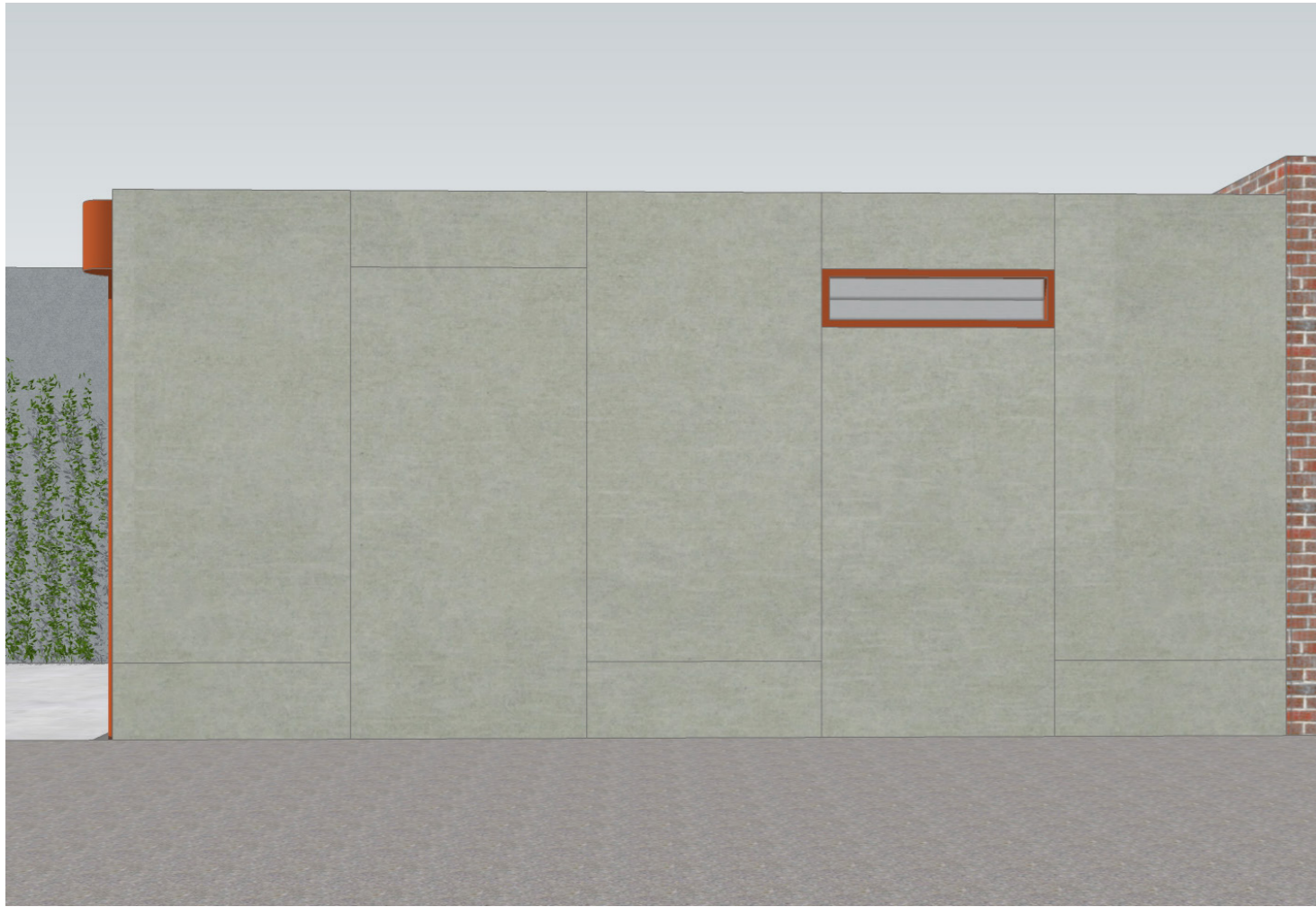
Planting - Type 1

Location: Existing western wall

Indicative Views

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The following images illustrate the design of the proposed garage.



View to western wall



View to garage entry from laneway

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the development the subject of this approval is not substantially commenced within a period of two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
6. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
7. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
8. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
9. 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.
10. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
11. It is recommended to install a motion sensor security light to assist with safety to the garage and laneway.