

**5.9 NO. 59 (LOT: 23; D/P: 527) GLENDOWER STREET, PERTH – PROPOSED THREE STOREY SINGLE HOUSE PLEASE NOTE THAT THIS ITEM HAS BEEN WITHDRAWN**

TRIM Ref: D17/147062  
 Author: Rana Murad, Senior Urban Planner  
 Authoriser: John Corbellini, Director Development Services  
 Ward: South  
 Precinct: 12 – Hyde Park  
 Attachments: 1. Attachment 1 - Consultation and Location Map  
 2. Attachment 2 - Development Plans for Council's Consideration  
 3. Attachment 3 - Summary of Submissions  
 4. Attachment 4 - Applicant's Response to Schedule of Submissions

**RECOMMENDATION:**

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, REFUSES the application for the proposed Single House at No. 59 (Lot: 23; D/P: 527) Glendower Street, Perth, in accordance with plans provided in Attachment 2, for the following reasons:

1. The proposed building height does not meet the Design Principles of Clause 5.1.6 of State Planning Policy No. 3.1 Residential Design Codes and the Local Housing Objectives of Clause 5.6 of Local Planning Policy No. 7.1.1 – Built Form, as it will result in a significant impact in terms of loss of amenity to the streetscape, as a result of the bulk of the development and its design not contributing to the dominate built form character of the Glendower Street streetscape, and adjoining properties, as a result of the bulk of the development overwhelming the adjoining property to the south east and impacting on access to adequate sunlight for the outdoor living area and major openings to habitable rooms of this adjoining property to the south east;
2. The proposed street setback to Primrose Street does not meet the Design Principles of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Primrose Street or the adjacent dwellings and the building form and mass does not minimise the proportion of the façade at ground level taken up by the garage and blank walls and does not positively contribute to the established streetscape in the adjacent section of Primrose Street;
3. The proposed lot boundary setbacks do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1 Residential Design Codes as the building mass and form has not been designed to reduce the impact of building bulk on the adjoining properties, the development does not provide adequate space for landscaping to reduce the impact of building bulk on the adjoining properties and the development does not allow adequate direct sun and ventilation to the outdoor living area and major openings of the adjoining property to the south east; and
4. Having due consideration of subclauses 67(m) and (n) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the development is not considered compatible with its setting due to the likely effect of the height, bulk, scale and appearance of the development on the character of the locality.

**PURPOSE OF REPORT:**

To consider an application for development approval for the development of a Single House at No. 59 (Lot 23) Glendower Street, Perth.