

5.1 NO. 26 (LOT: 29; D/P: 4576) MOIR STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: South

Attachments:

1. Location and Consultation Map
2. Final Development Plans
3. Heritage Impact Statement
4. Lodged Development Plans
5. Applicant Justification
6. Summary of Submissions - Administration Response
7. Summary of Submissions - Applicant Response
8. State Heritage Council Comments
9. 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 Single House at No. 26 (Lot: 29; D/P: 4576) Moir Street, Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 9:

1. Development Plans

This approval is for Alterations and Additions to a Single House as shown on the approved plans dated 30 August 2021. 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 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 antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

4. Visual Privacy

Prior to occupancy or use of the development, 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 first occupation or use of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, and thereafter maintained, to the satisfaction of the City;

6. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 30 August 2021, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

7. 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 a single house.

PROPOSAL:

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

The application proposes partial demolition to the rear of the dwelling, and the construction of new double storey additions to the existing single house. The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Alan Stewart and Sarah Schwikkard
Applicant:	Stewart Urban Planning
Date of Application:	4 November 2020
Zoning:	MRS: Urban LPS2: Residential R Code: R25
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	300m ²
Right of Way (ROW):	Not applicable
Heritage List:	City of Vincent Heritage List - Management Category A State Heritage Register

The subject site and adjoining properties are zoned Residential R25 under the City's Local Planning Scheme No. 2 (LPS2) and are located within the Residential Built Form Area. The site has a permitted building height of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site and all adjoining properties are subject to Clause 32(1) of LPS2 which states that multiple dwellings are not permitted. This clause does not have any implications on the proposed development which would retain the existing single house.

The subject site accommodates a single storey dwelling and is located within the Brookman and Moir Streets Heritage Precinct. The dwelling appears as a duplex development when viewed from Moir Street due to the shared boundary walls and chimneys with No. 28 Moir Street. The existing extension at the rear of the property does not form part of the original residence.

Heritage Listing – Brookman and Moir Street Precinct

The subject site falls within the Brookman and Moir Streets Precinct, which includes Nos. 1-32 Brookman Street, Nos. 2-28 Moir Street and No. 40 Forbes Road, Perth. The Brookman and Moir Streets Precinct is listed on the City of Vincent Heritage List as Management Category A, recognised at a local level for its intact, nineteenth century streetscape made up of Federation Queen Anne style residential buildings.

The Brookman and Moir Streets Precinct is also included on the State Heritage Register. The Heritage Council's Statement of Significance for the Brookman and Moir Streets Precinct is:

Brookman and Moir Streets Precinct, two streets in Perth comprising 58 semidetached residences and one detached residence in two types of the Federation Queen Anne style, constructed of limestone and brick with corrugated-iron roofs in 1897-98, and a shop at the corner of Moir Street and Forbes Road built in 1940, has cultural heritage significance for the following reasons:

- *the historic precinct is an almost-complete example of two late 19th century streets of modestly-scaled residential buildings in the Federation Queen Anne style of architecture, built between 1897-98 in the wake of the rapid population expansion following the Western Australian gold boom;*
- *the historic precinct is a substantial section of the residential estate developed by the Colonial Finance Corporation in 1897-1898. This estate, comprising the historic precinct in Brookman and Moir Streets, and Baker's Terrace in Lake Street, was the largest estate of its type developed in Western Australia;*
- *the historic precinct is rare in Western Australia as two streets in which a single basic design was utilised for all the residences in a large estate, with the exception of Numbers 2 and 4 Brookman Street, which are Register of Heritage Places Permanent Entry Brookman and Moir Streets Precinct 8 May 2007 6 grander variations of the same pattern used throughout the precinct, that is relatively intact;*
- *the buildings contained within the precinct are representative of what was considered to be 'working class' rental accommodation from the late 19th and early 20th centuries;*
- *the one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the precinct give it a particular character and sense of enclosure;*
- *the homogeneity of the modestly-scaled, semi-detached residential buildings creates a visually striking precinct in an inner city residential area; and,*
- *the historic precinct was developed by the Colonial Finance Corporation who named Brookman and Moir Streets after two of the principal investors in the company who were prominent Western Australians.*

Generally, the present property fencing and most plantings are of little significance.

Recent additions and modifications are of little significance, e.g. replacements of original details. Parking areas in the front of houses, and carports in the front setbacks, are intrusive.

A small number of high masonry construction fences in the precinct are intrusive.

The proposal is subject to assessment against the provisions of the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy).

The proposal is also subject to assessment against the City's Brookman and Moir Streets Development Guidelines – Appendix No. 6 (Brookman and Moir Streets Development Guidelines).

To address the Heritage Management Policy and considerations specific to the site, the applicant has submitted a Heritage Impact Statement in support of the proposal, as included in **Attachment 3**.

DETAILS:

Summary Assessment

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

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setbacks		✓
Boundary Walls	✓	
Building Height/Storeys	✓	
Open Space		✓

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Outdoor Living Areas	✓	
Landscaping	✓	
Visual Privacy		✓
Solar Access		✓
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Environmentally Sustainable Design	✓	
Heritage Management Policy		✓
Brookman and Moir Development Guidelines		✓

Detailed Assessment

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

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.2	
<u>Southern Lot Boundary</u> Ground Floor: Existing bedroom – Kitchen: 4 metres Upper Floor: Stair – Master Suite: 1.2 metres	<u>Southern Lot Boundary</u> Existing bedroom - Kitchen: 1.1 metres Stair – Master Suite: 1.1 metres
Open Space	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.4	
50 percent open space	46.4 percent open space
Visual Privacy	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.4.1	
<u>Northern Lot Boundary</u> 4.5 metre cone-of-vision from bedrooms and studies to adjoining properties	<u>Northern Lot Boundary</u> 4.1 metre cone-of-vision from upper floor study
Solar Access	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.4.2	
25 percent overshadowing	37 percent overshadowing to southern property
Heritage Management Policy	
Acceptable Development Standard	Proposal
<i>The Heritage Management Policy sets out Acceptable Development standards in lieu of deemed-to-comply standards.</i>	
Heritage Management Policy – Part 4 – Development to Heritage Listed Buildings	The Heritage Management Policy standards are performance-based provisions. The proposal meets the provisions as detailed in the comments section below.
Heritage Management Policy- Part 5 – Development Adjacent to Heritage Listed Properties	

Height of new build compatible to adjacent heritage listed building <ul style="list-style-type: none"> Southern property: Singles storey dwelling Northern property: Single storey dwelling. 	Two storey additions proposed.
Brookman & Moir Guidelines	
Acceptable Development Standard	Proposal
<i>The Brookman and Moir Guidelines sets out Essential, Discretionary, Advice and Encourage controls in lieu of deemed-to-comply standards.</i>	The Brookman and Moir Guidelines are performance based provisions. The proposal meets the provisions as detailed in the comments section below.

The above elements of the proposal do not meet the specified deemed-to-comply standards and are discussed in the comments section below.

CONSULTATION/ADVERTISING:

Throughout the course of the development application community consultation was undertaken twice in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*. This included consultation on the initial lodged development plans as well as the final development plans. A summary of each consultation round is provided below.

First Community Consultation

The first community consultation was undertaken on the lodged development plans, as included in **Attachment 4**, for a period of 14 days commencing on 26 February 2021 and closing on 12 March 2021. Community consultation was undertaken by means of written notification and a notice on the City's website. Written notification included 78 letters being sent to all landowners and occupiers located within the Brookman and Moir Precinct, as shown in **Attachment 1**.

At the conclusion of the community consultation period a total of 13 submissions were received, including three submissions of support, three submissions neither supporting or objecting to the proposal but raising concern, and seven submissions objecting to the proposal.

Comments raised in support are summarised as follows:

- Privacy is respected to the southern aspect of the proposed extension;
- Works provide a good example of dwellings within the Brookman and Moir Streets Precinct being adapted for modern living;
- The proposal retains the streetscape and front five rooms of the dwelling; and
- Additions to the dwelling for practical use instead of dwellings becoming derelict and used for other land uses such as AirBnB's.

Comments raised in objection are summarised as follows:

- Development is for two storeys in a single storey precinct;
- Two storey height of the extension would be visible from the street and neighbouring dwellings;
- Development would set precedence for future development in what is a unique and protected precinct;
- Scale of the development is inconsistent with the homogenous appearance of the precinct;
- Proposed additions are not compatible with neighbours amenity and heritage outcomes; and
- Overdevelopment of the site resulting from the scale and height of the additions.

In response to comments received during the first round of community consultation, the applicant made the following changes to the proposal:

- Pitched roof revised to concealed roof with mansard detail;
- Revised internal layout;
- Finished floor level of additions reduced from 12.75 to 11.55 meters, reducing the overall building height; and
- Red brick incorporated to southern elevation.

A copy of the final plans are included within **Attachment 2**, and supporting justification provided by the applicant is included in **Attachment 5**.

Second Community Consultation

The amended plans were advertised to properties that had previously provided submissions under the City's Policy No. 4.1.5 – Community Consultation. The second community consultation was for a period of seven days from 2 September 2021 to 9 September 2021. Two submissions of objection were received for the revised proposal, as summarised below:

- Precedent for future two storey development and long-term impacts on the precinct;
- Geotechnical risks; and
- Development departs from the homogeneity of the single storey workers cottages.

A summary of the submissions received along with Administration's comments on each comment are provided in **Attachment 6**. The applicant's response to the submissions received are provided as **Attachment 7**.

State Heritage Referral

The proposal was referred to the Heritage Council at the Department of Planning, Lands and Heritage (DPLH) for review and consideration in accordance with Section 73 of the *Heritage Act 2018*.

The proposal was referred to the Heritage Council on two occasions, on the initially lodged development plans and final development plans. The proposal was supported by the Heritage Council in both instances.

A summary of the comments received are summarised as follows:

- The existing extension does not form part of the original residence, and its removal would have no negative impact on the cultural heritage significance of the Precinct;
- Additions do not exceed the height of the original residence and are concealed from the street;
- Colours and materials are modern and subdued and are suitable;
- Visibility of the additions on approach from the south and Robinson Avenue is minor due to the selected materiality and simple form;
- Solar panels located so they would not be visible from the streetscape; and
- Mansard roof form to sit below the roof line of the existing house, reducing building massing.

The full referral comments provided by the Heritage Council on both referrals are provided as **Attachment 8**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's Design Review Panel Heritage Architect for comment on two occasions, on the initially lodged development plans and final development plans. The proposal was supported by the DRP Member in both instances.

The following comments were provided on the lodged development plans:

- Proposal retains the significant building and building fabric and does not negatively impact on the cultural heritage values of the Brookman and Moir Streets Precinct. The Federation Queen Anne architectural style is retained and still evident;
- The proposal is set well back from the significant front elevation that contributes to the Brookman and Moir Streets Precinct;
- Two storey scale is not already existing, but the siting and form of the proposal is respectful of the overall precinct;
- Minor views of the proposal from Moir Street would be minimal and would not dominate the streetscape;
- Additions are distinguishable from the heritage place and the contemporary materials and colours are respectful of the existing material palette; and
- The proposed gable roof forms would be visible as part of the roofscape when viewed from Robinson Avenue, but are already within the existing single storey dwellings of the Precinct.

The applicant submitted amended plans in response to the abovementioned DRP comments and community consultation comments. The following DRP comments were noted:

- Contemporary design approach, sited to the rear of the existing building and below the ridge line of the existing roof. The cultural heritage values of the Precinct would remain;
- The 'Mansard style' roof profile matches the colour and materiality of the existing roof which is sympathetic to the heritage place;
- Red face brick to the south following the height line of the existing wall assists with the integration of the scale and massing of the proposal;
- The massing is contemporary in design approach and is clearly distinguishable from the massing of the place and other heritage places in the overall Precinct;
- The material and colour palette have been kept relatively simple and respectful to the existing material and colour palette within the Precinct. The contemporary approach to the rear distinguishes the new from the old and is a sound built form outcome; and
- Suggest that red face brick is incorporated to the northern elevation.

To address the second set of comments provided by the DRP, the applicant revised the northern elevation of the proposal to incorporate a red face brick finish.

In summary, the proposal is supported by the DRP and all recommended changes have been appropriately accommodated in the final plans.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Heritage Act 2018;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- The Burra Charter;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.5 – Historic Heritage Conservation;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.6.1 – Heritage Management: Development Guidelines for Heritage and Adjacent Properties; and
- Brookman and Moir Development Guidelines - Appendix 6.

Matters to be considered

The following matters set out in Schedule 2, Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* are relevant matters Council is to have due regard to as part of determining this application:

- (k) *the built heritage conservation of any place that is of cultural significance;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following –*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality; and*
 - (iii) *social impacts of the development.*
- (y) *any submissions received on the application;*
- (zb) *any other planning consideration the local government considers appropriate.*
- (zc) *any advice of the Design Advisory Committee*

Should Council refuse the application for development approval, the applicant would have the right to have

the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

Delegation to Determine Applications:

This matter is being referred to Council in accordance with the City's Register of Delegations, Authorisations and Appointments as:

- The application received more than five objections during community consultation of the application; and
- The application also proposes alterations and additions to a place included on the State Register of Heritage Places.

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 Built Form Policy. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

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:

Nil.

COMMENTS:Southern Lot Boundary Setbacks

The ground floor of the dwelling, from the existing bedroom to proposed kitchen is setback 1.1 metres from the southern lot boundary instead of the 4 metres required.

The stair to the master suite portion of the first floor is proposed to be setback 1.1 metres from the southern lot boundary in lieu of 1.2 metres as set out under the R Codes deemed-to-comply standards.

The lot boundary setback departures to the southern lot boundary meet the design principles of the R Codes for the following reasons:

- Building bulk impacts to the southern properties major openings and active habitable spaces are mitigated through the following measures:
 - The 4.4 metre wall height of the additions is consistent with the wall heights of the existing portions of the dwelling and the overall height of the two-storey addition provides a maximum height of 6.2 metres;
 - Openings to the stair and master of the southern elevation assist in breaking up areas of solid blank wall, subsequently reducing building bulk impacts to the southern property; and
 - Design features such as the provision of contrasting materials and colours, articulated wall heights and differing roof forms further assist in reducing impacts of building bulk of the ground floor and

upper floor when viewed from the southern adjoining property.

- The ground floor setback departure is a result of the bulk wall length, existing and maintained 4.4 metre wall heights and the major opening to the existing study and bedrooms. The proposed 1.1 metre setback is consistent with the existing dwelling and provides a consistent building line on the ground floor, as viewed directly from Moir Street and the abutting property;
- The reduced setback of the upper floor does result in additional shadow to the southern property. The variation proposed is 100mm and this additional length of shadow would not provide adverse impacts to the southern properties established outdoor living area as the rear garden maintains access to large areas of direct sun and ventilation; and
- The southern elevation of the development satisfies the deemed to comply visual privacy requirements, resulting in no overlooking and subsequent loss of privacy to the southern adjoining property.

Open Space

The R Codes permits developments on lots coded R25 to provide 50 percent of the site area as open space. The proposed development provides 46.4 percent open space for the dwelling.

The open space departures meet the design principles of the R Codes for the following reasons:

- The outdoor living areas and primary living spaces on the ground floor level are open to the northern aspect that would maximise access to natural sunlight;
- The proposal has provided landscaping to the front and rear setback areas of the lot, to ensure the open space and landscaping amenity of residents is maintained and contributes to the overall sense of urban greening for the site. This soft landscaping provides an attractive setting for the dwellings and contributes to a sense of open space; and
- Outdoor living provided meets the deemed-to-comply requirements to ensure adequate areas of private recreation are provided for the occupants. The outdoor living areas for the dwelling are both covered and uncovered, providing an accessible area which can be utilised year round.

Visual Privacy

The R Codes require a 4.5 metre cone of vision to be provided from major openings of studies to the adjoining properties. The proposal provides a 4.1 metre cone of vision from the upper floor study to the northern boundary.

The visual privacy departures from the upper floor study to the northern property meets the design principles of the R Codes for the following reasons:

- The cone of vision from the study falls to the roof of the neighbouring development at No. 28 Moir Street, which is constructed to the boundary. Due to the abutting boundary walls of the neighbouring dwellings the cone of vision does not provide a horizontal or vertical line of sight to major openings or active habitable spaces of the neighbouring property;
- The existing chimney also reduces vision from the study to the adjoining northern property; and
- The upper floor void area provides a separation of 2.9 metres between the study and the opening to further mitigate the line of sight to the neighbouring dwelling.

Solar Access

The R Codes permits developments on lots coded R25 to provide 25 percent overshadowing to the southern aspect. The development proposes 37 percent overshadowing to the adjoining southern property.

The solar access departure meets the design principles of the R Codes for the following reasons:

- The southern adjoining property is highly vulnerable to being overshadowed, even by a relatively low building which is setback from the southern boundary. This is because subject site is an east-west orientated lot and the terrain slopes south. As a result of the site orientation, the shadow cast by the existing dwelling is already 23 percent of the southern adjoining property. The proposed additions contribute an additional 14 percent overshadowing to the southern property;
- The building height meets the two storey heights permitted by the City's Built Form Policy and is well within the permitted heights, proposing an overall height of 6.2 metres in lieu of the permitted 8.0 metres. Continuous wall lengths and boundary walls are limited to the southern elevation of the lot to mitigate shadow;

- The additional shadow does not adversely impact the southern adjoining property for the following reasons:
 - The majority of the shadow remains as existing as the shadow largely falls over the existing roof of the southern property at No. 24 Moir Street;
 - The additional overshadowing does not fall to or impact solar collectors on the roof of the neighbouring property;
 - The additional overshadowing falls to the rear of the No. 24 Moir Street which is the outdoor living area of the property. The area comprises of established landscaping, a covered verandah and clothes drying area. The additional shadow generated would not be at the detriment of the use of the covered porch space which is already shadowed by the existing development;
 - Of the approximate 100 square metres of open space to the rear of No. 24 Moir Street, 38 square metres is overshadowed. The majority of the southern properties established rear garden and outdoor living area remains unshadowed, therefore allowing sufficient access to direct sun and ventilation for the neighbouring occupants;
- The overshadowing assessment as part of this application represents as 'worst case scenario' and does not demonstrate the level of shadowing which would always fall to the neighbouring development; and
- The applicant revised height and massing to reduce to 37 percent shadow in lieu of the 41.8 percent initially sought and advertised.

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

The objectives of the Heritage Management Policy guide development to recognised heritage properties within the City. The appropriateness of new development shall be considered in line with the following policy objectives:

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.*

The applicant submitted a Heritage Impact Statement, as included in **Attachment 3**, in support of the proposal. The Heritage Impact Statement addresses how the development introduces contemporary features that complement and contrast positively with the heritage character of the area.

The proposed additions are consistent with the Heritage Management Policy performance criteria and objectives and is acceptable for the following reasons:

- The Heritage Council confirmed that areas to be demolished do not contribute to the cultural significance of the place or precinct and are acceptable. Partial demolition is proposed only to the previous additions made to the rear of the existing dwelling (sleep out extension and concrete paving to laundry area);
- Additions are proposed to the rear of the existing dwelling only and they do not alter the front façade and presentation of the dwelling to the street. The pitched roof, tuck pointed red brick and gable and finial details of the existing dwelling are retained;
- The built form of the dwelling remains single storey as viewed from Moir Street, consistent with adjacent properties. The two storey additions are sited behind the principal façade to maintain the existing streetscape presence. Line of sight diagrams provided by the applicant, as included in **Attachment 2**, confirm that due to the height of the existing dwellings pitched roof, the new additions cannot be viewed from Moir Street;
- The additions would be partially visible down the side of the lot when approaching the dwelling from the south and from Robinson Avenue. As confirmed by the State Heritage Council and the City's DRP member, due to the selected materiality and simple form, the visual impact is minor and is supported;
- In line with Article 22 of the Burra Charter, the additions proposed are readily identifiable as new work and imitation of the existing dwelling has been avoided. The siting, bulk, form, scale, colours and

materials of the additions respect the significance of the existing dwelling, as confirmed by the State Heritage Council and the City's DRP member who specialises in alterations and additions to heritage buildings;

- The additions are of a scale and mass that respects the adjacent heritage dwellings. This is provided through the side setbacks that are consistent with those of the existing dwelling. The building heights provided also appropriately respond to the slope of the site and are compatible with heights of adjacent buildings. The finished floor level of the additions are stepped 1.25 metres below the finished floor level of the retained dwelling to stagger building heights and reduce building bulk and shadow impacts to neighbouring properties;
- Solar panels to the dwelling are sited behind the Moir Street frontage and behind the pitched roof, facing south-east. As the solar panels sit flush with the angle of the roofline, views to the panels from Robinson Street are reduced. The location and extent of the panels do not distort, obscure or detract from the significance of the heritage place or precinct; and
- The additions provide increased living spaces to adapt and respond to the growing needs of the occupants. The development meets the Residential zone objectives of LPS2 as the additions would provide for development that recognises the needs of innovative design and contemporary lifestyles, as well as range of housing and residential densities to meet the needs of the community.

Brookman and Moir Streets Development Guidelines

The Brookman and Moir Streets Development Guidelines provide essential, discretionary, encouragement and advice controls for new development to be considered against. A performance-based assessment is required against these controls in considering the acceptability of the development.

A summary of each of these controls are provided below:

- Essential controls: aim to ensure the integrity of the built form and scale of the dwellings is protected and these controls are not flexible.
- Discretionary controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.
- Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area.
- Advice: is offered as to the way improvements can be made.

The following objectives of the Brookman and Moir Streets Development Guidelines are to be considered:

- *Maintain consistency of the streetscape and valued character of the area.*
- *To allow alterations and additions to interpret the heritage significance of the dwellings in a contemporary design approach, ensuring consideration is given to the existing built form, context of the streetscape, roof form, and public domain and building proportion in the new building design.*
- *To allow for future upgrade of infrastructure elements to consider the heritage character of the area.*
- *Access to sunlight and privacy where already existing should be maintained with particular attention to overshadowing, with regard to the 'Residential Design Codes'.*
- *Strengthen the settings of the front setback, side setbacks at the end of blocks and rear settings of dwellings to become more compatible to the heritage significance of the area. With importance placed on development adjacent to rights of way and Wellman Street.*
- *Ensure development along right of ways is compatible with right of way character and scale.*
- *Allowance for properties with secondary street frontage adjacent to 'Forbes Street' and to be assessed with reference to the unique location and as well as in conjunction with the development guidelines.*

The proposed additions are acceptable with the Brookman and Moir Streets Development Guidelines for the reasons discussed below.

Built Form and Scale

The Brookman and Moir Streets Development Guidelines and the Heritage Management Policy do not specify maximum building height provisions for the Brookman and Moir Precinct, and two storey additions are not prohibited. The height of new development in the precinct is guided by the moderation of building scale, form and setbacks as well as the impact of the additions on the heritage fabric of the subject and adjoining properties.

The overall scale of the proposal is acceptable for the following reasons:

- The development maintains a single storey presence as viewed from Moir Street given the additions cannot be viewed from Moir Street, as shown in the line of sight drawings included in **Attachment 2**;
- The visibility of the dwelling from Brookman Street would clearly read as new work and contains materials that are sympathetic to the existing materials of the precinct, further mitigated by the setback;
- The additions are stepped below the existing floor level to mitigate the extent of works which would be visible from Robinson Avenue, and are not obtrusive or dominant to the streetscape; and
- Development is setback from adjacent properties to maintain compatibility with the existing dwelling and siting of dwellings, boundary walls and open space to neighbouring properties.

Advice received from the State Heritage Council and the City's DRP member affirm that the siting, scale and form of the proposal is appropriate as the additions are integrated into the overall form of the existing dwelling while maintaining a distinguishable massing and scale to the additions which is respectful of the heritage precinct.

Design

The Brookman and Moir Streets Development Guidelines highlight the simple basic forms of the existing dwellings. The proposal replicates the simple development form through the rectangular scale, side setback massing and concealed roof form of the development.

The overall design and aesthetics of the proposal is acceptable for the following reasons:

- The additions to the middle of the lot provide a legible separation between the existing dwelling and proposed additions, resulting in development which reads as a congruent building form as viewed from neighbouring properties;
- The concealed roof form is a contemporary design approach which is located behind the predominant building line and pitched roof façades of Moir Street;
- Corrugated sheet cladding to the roof line ties in with the existing corrugated roof sheeting of the pitched roof to maintain a level of continuity;
- The chimney to the northern portion of the roof is retained and maintains a point of reference to the dwelling as viewed from Moir and Brookman Streets as well as Robinson Avenue;
- Setbacks of the dwelling are consistent with the existing dwelling to maintain building proportion across the site; and
- Existing brickwork of the dwelling, and neighbouring properties, are of a 'heritage red' colour. The proposed additions are of a white brick with white mortar details, red heritage brick as well as vertical cladding (off white). The changes in colour and material ensures distinction between the existing and 'new' components of the dwelling removing any ambiguity. The additions colours and materials complement, rather than mimic the existing dwelling.

Advice received from the State Heritage Council and the City's DRP member confirm that the design of the proposal are modern and reflects the key design language and materiality of the existing dwelling. The colours, materials and design of the additions are subdued and preserve the cultural heritage values of the precinct.

Demolition & Internal Planning

The internal configurations and use of dwellings within the precinct have been altered and extended under the skillion roof additions at the rear, to improve the basic amenity and living standards for the occupants. Minor demolition works proposed to the rear would not impact the cultural significance and character of the dwelling as these are obscured from the primary street.

Most houses within the Brookman and Moir Precinct have been altered to some extent, but their primary street frontage and distinctive repeated features of the streetscape remain today. The five original rooms and corridor to the front of the dwelling which form an integral historical form are retained. The alterations do not alter the front façade and presentation of the dwelling to the street.

Open Space

The Brookman and Moir Streets Development Guidelines recognise most dwellings within the precinct would not achieve the required percentage due to historical development.

While the open space provisions for the lot are not met, as mentioned, the dwelling provides outdoor living areas which meet the deemed-to-comply size, accessibility and dimensions of the R Codes for the benefit of the occupants.

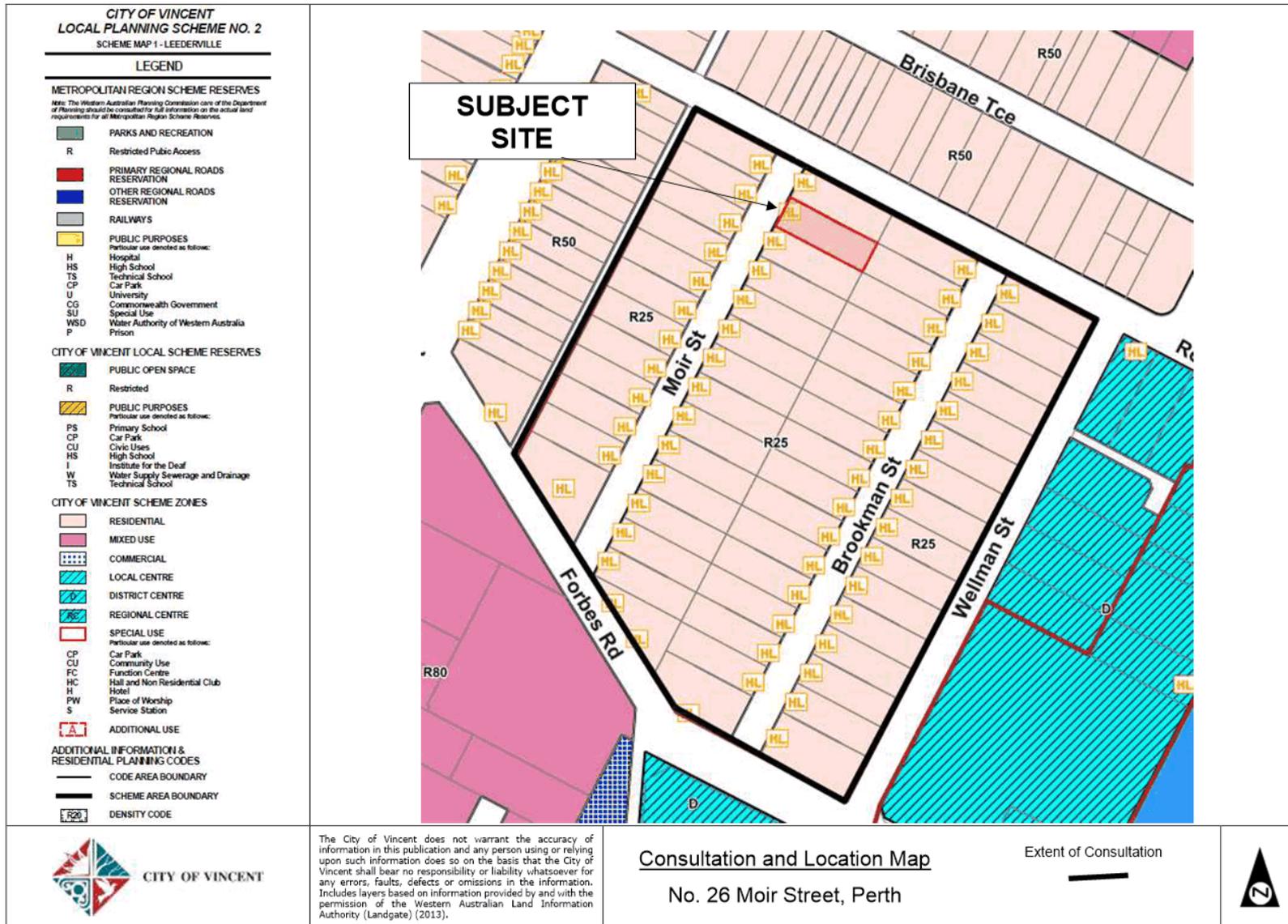
Planning and Development (Local Planning Schemes) Regulations: Matters to be Considered by Local Government

Clause 67(2) of the Planning Regulations contains matters to be considered as part of the application. In exercising its discretion, Council is to have due regard to these matters.

The matters for consideration in this application relate to the compatibility of the development within its setting, amenity and character of the locality, cultural significance of the precinct and advice from the Design Review Panel.

The following comments are provided in considering the compatibility, amenity and appropriateness of the development in this context:

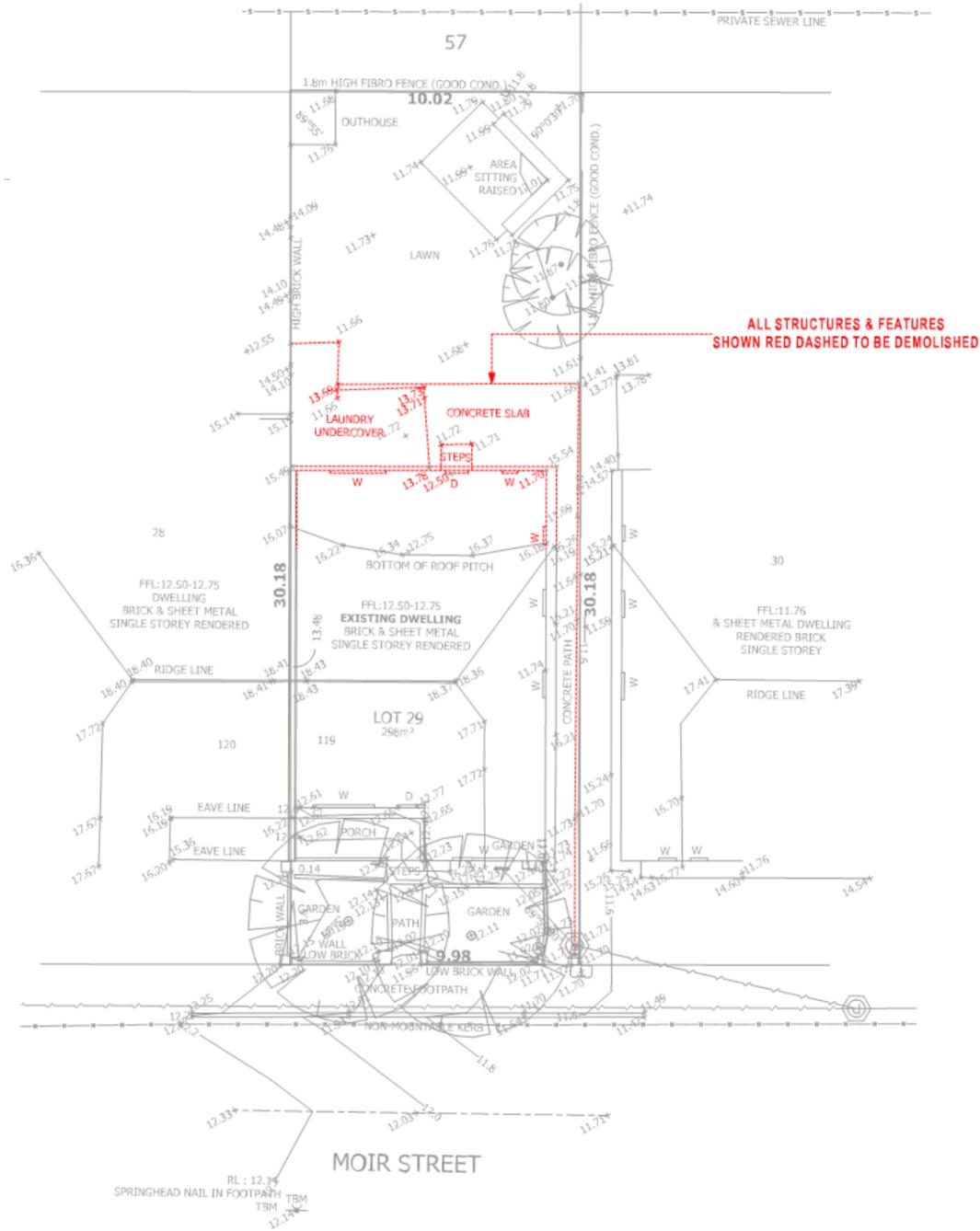
- The additions provide increased living spaces to adapt and respond to the growing needs of the dwelling and broader community. As recognised by the State Heritage Council, the additions provide development that recognises the needs of innovative design and contemporary lifestyles as well as a range of housing and residential densities to meet the needs of the community;
- Modulation of wall heights and lengths behind the existing dwelling do not compromise the significance of the dwelling, adjoining properties and the broader Brookman and Moir Precinct. Colours and materials are proposed to the side and rear elevations addressing Robinson Avenue and Brookman Street to reference the traditional built form vernacular and character of the locality;
- The proposal achieves a development that is consistent with the objectives of LPS2 by achieving high quality design outcomes for its presentation to the neighbouring streets and properties. As per comments from the DRP member and State Heritage Council, the works consider its context of place and compatibility of the development within its setting, existing and future amenity of the area;
- Advice from the City's heritage member on the DRP outlines that the proposal facilitates development which is responsive to site, size and geometry of the site. The recommendations and comments from the member as discussed above affirm the acceptability of the development; and
- Giving due consideration to *State Planning Policy 3.5 – Historic Heritage* Conservation, the works are designed and sited in a way that respects and complements the heritage significance of the area. The built form of the additions are suitable in scale, massing, form and materiality to ensure the familiarity of the Brookman and Moir Streets Development Guidelines area by underpinning its 'sense of place', while enhancing the quality of the built environment.



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Final Development Plans

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Project
 LOT 29 (#26) MOIR STREET PERTH
 Job No. 1021
 Scale 1:100 @ A3 Drawn KY
 Status **Development Application** Approved BM
 Drawing DEMO SITE PLAN

Drawing No. Issue Issue Date
A.01 A 30/08/2021

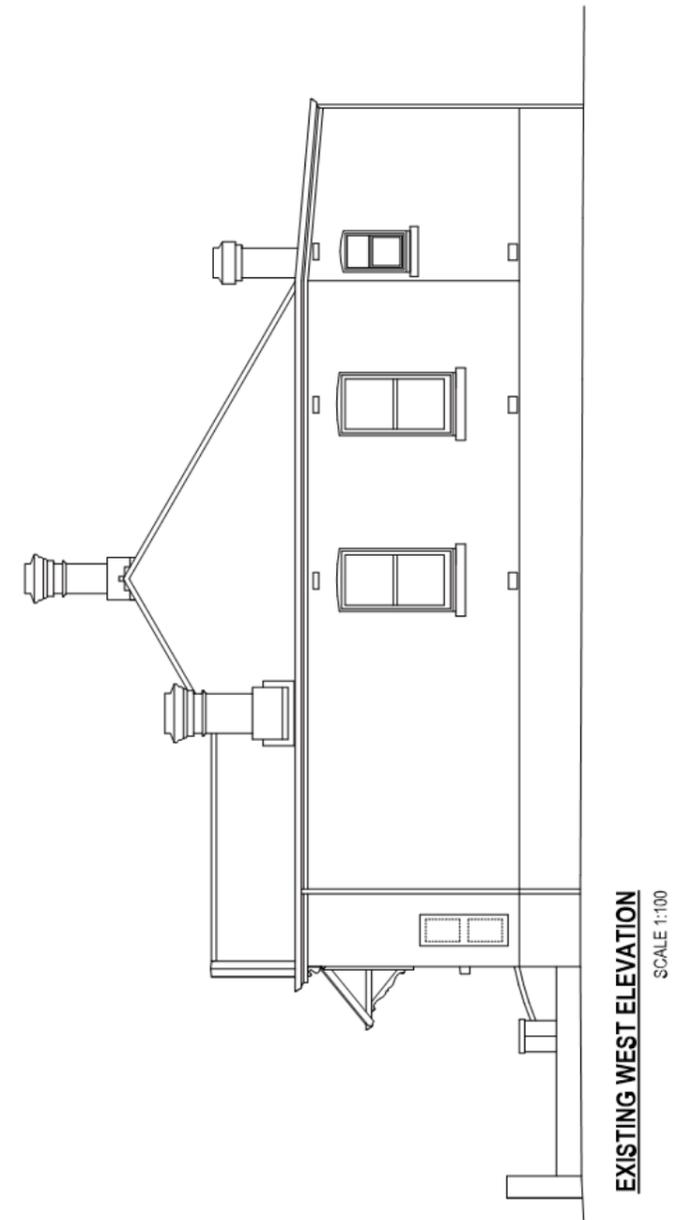
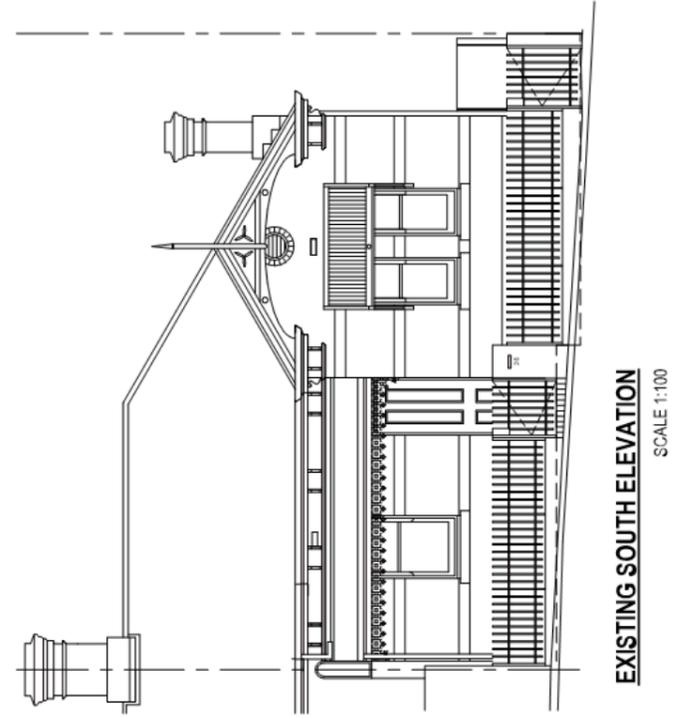
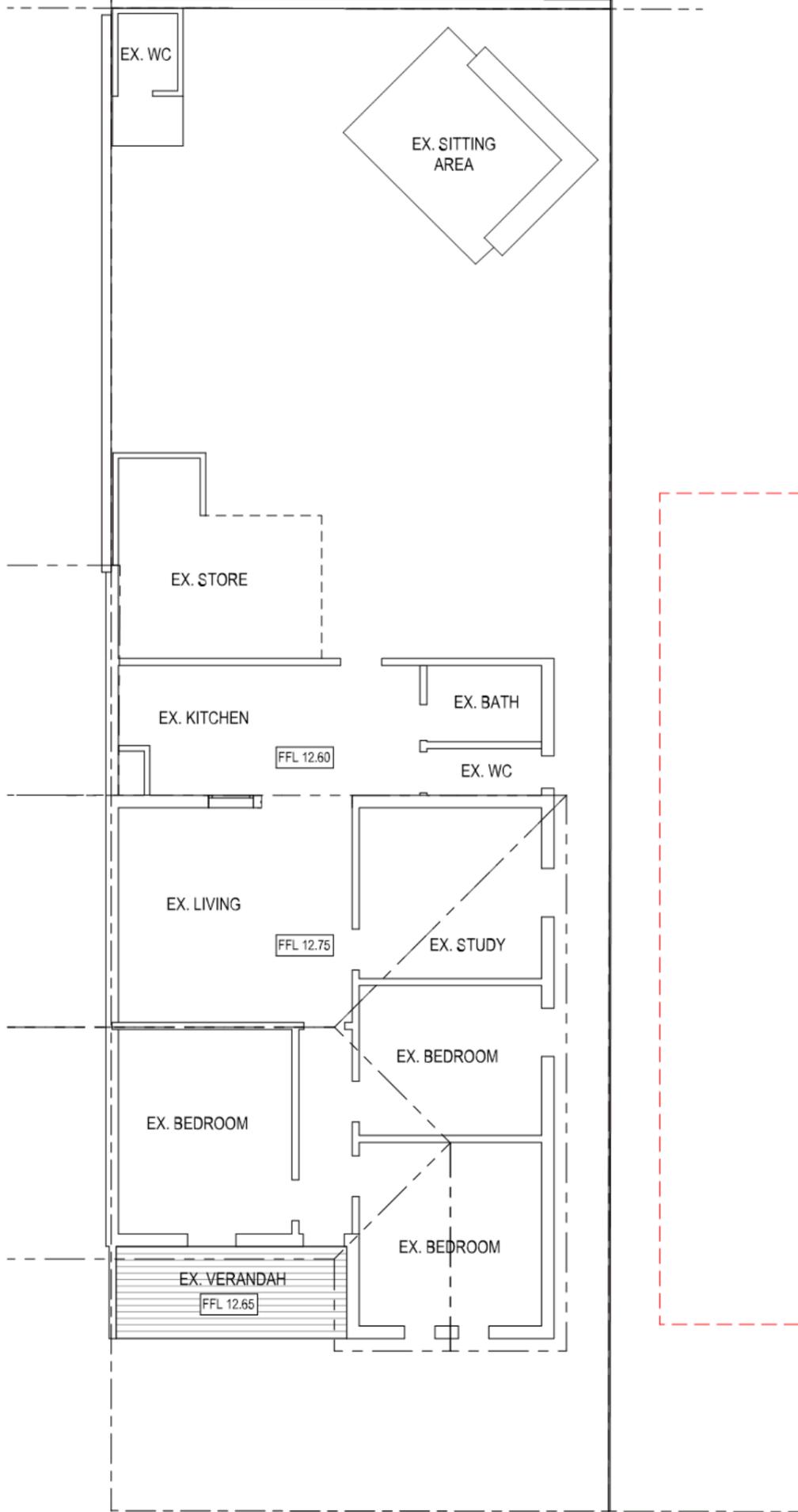
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 Drawing EXISTING

Drawing No. Issue Issue Date
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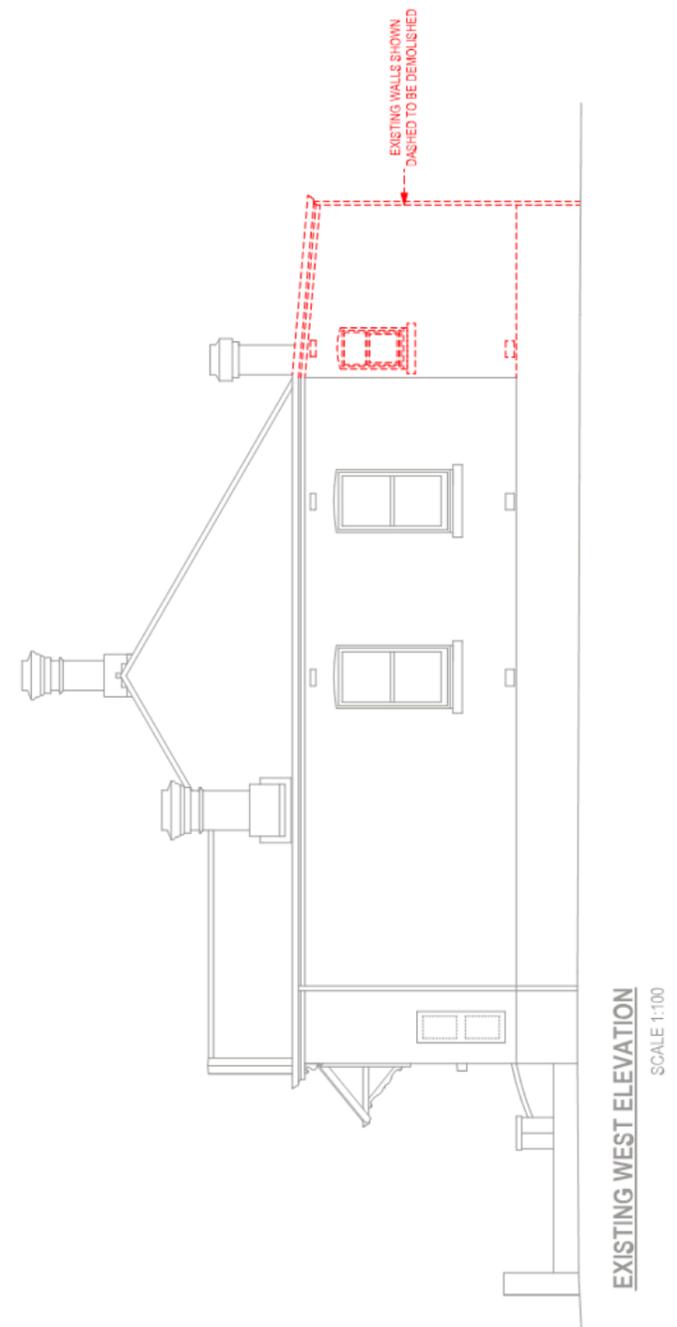
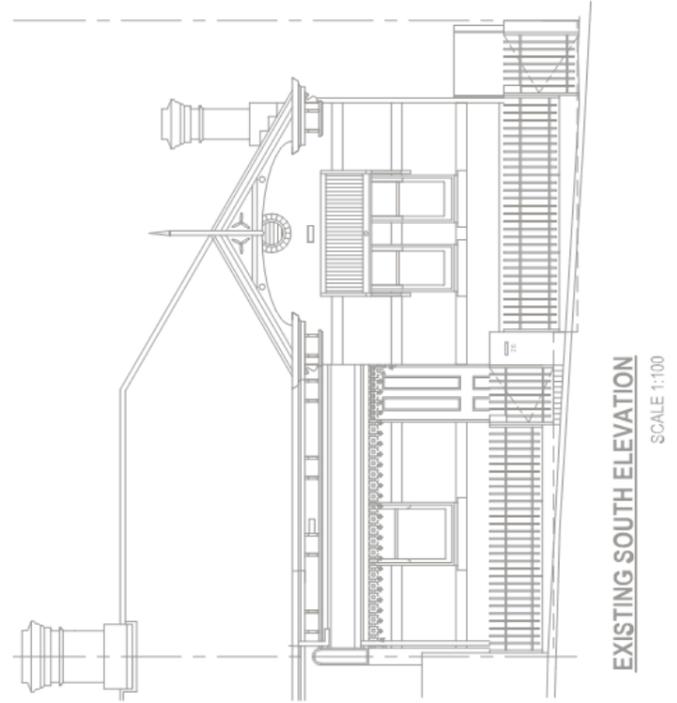
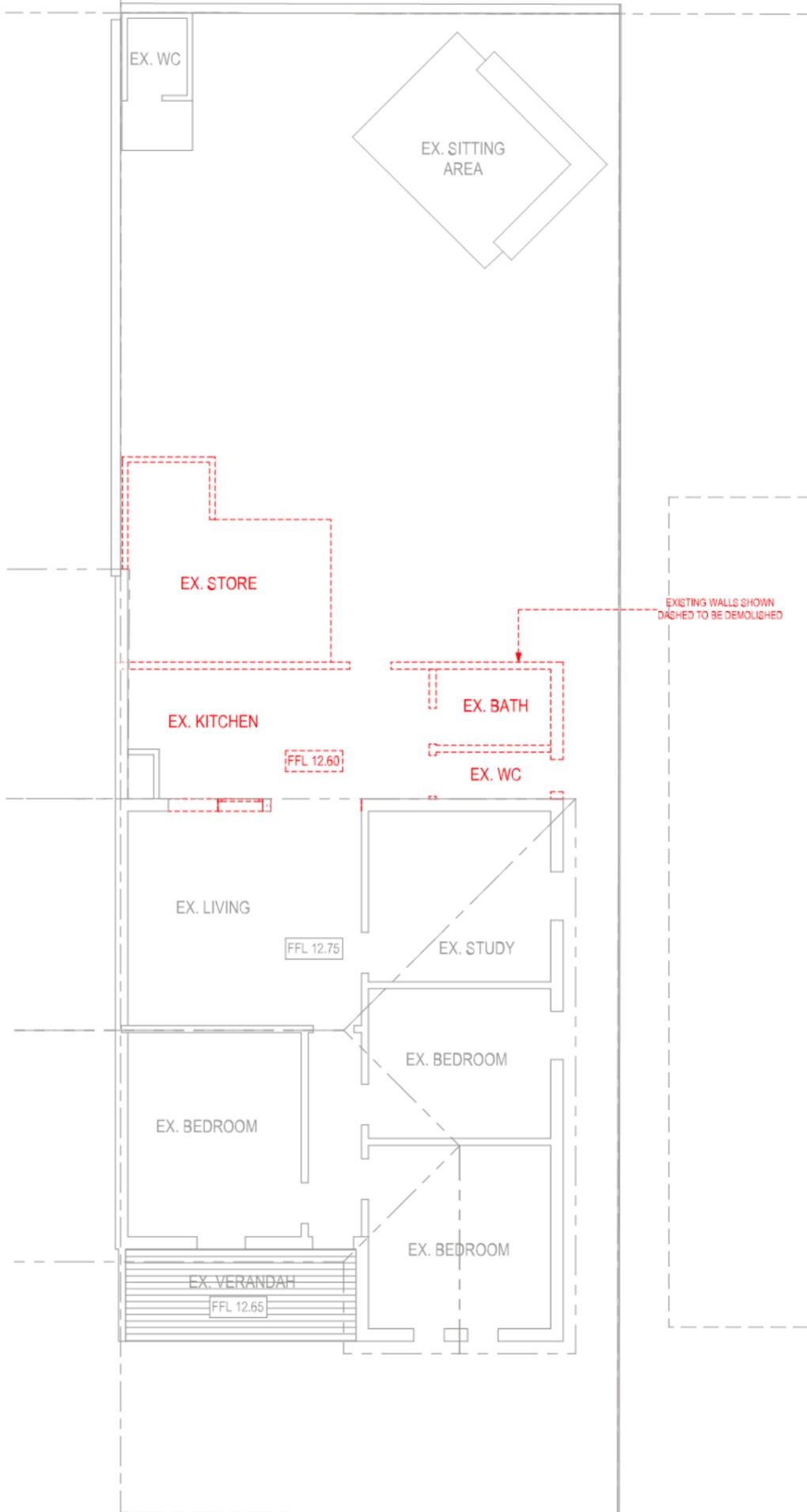
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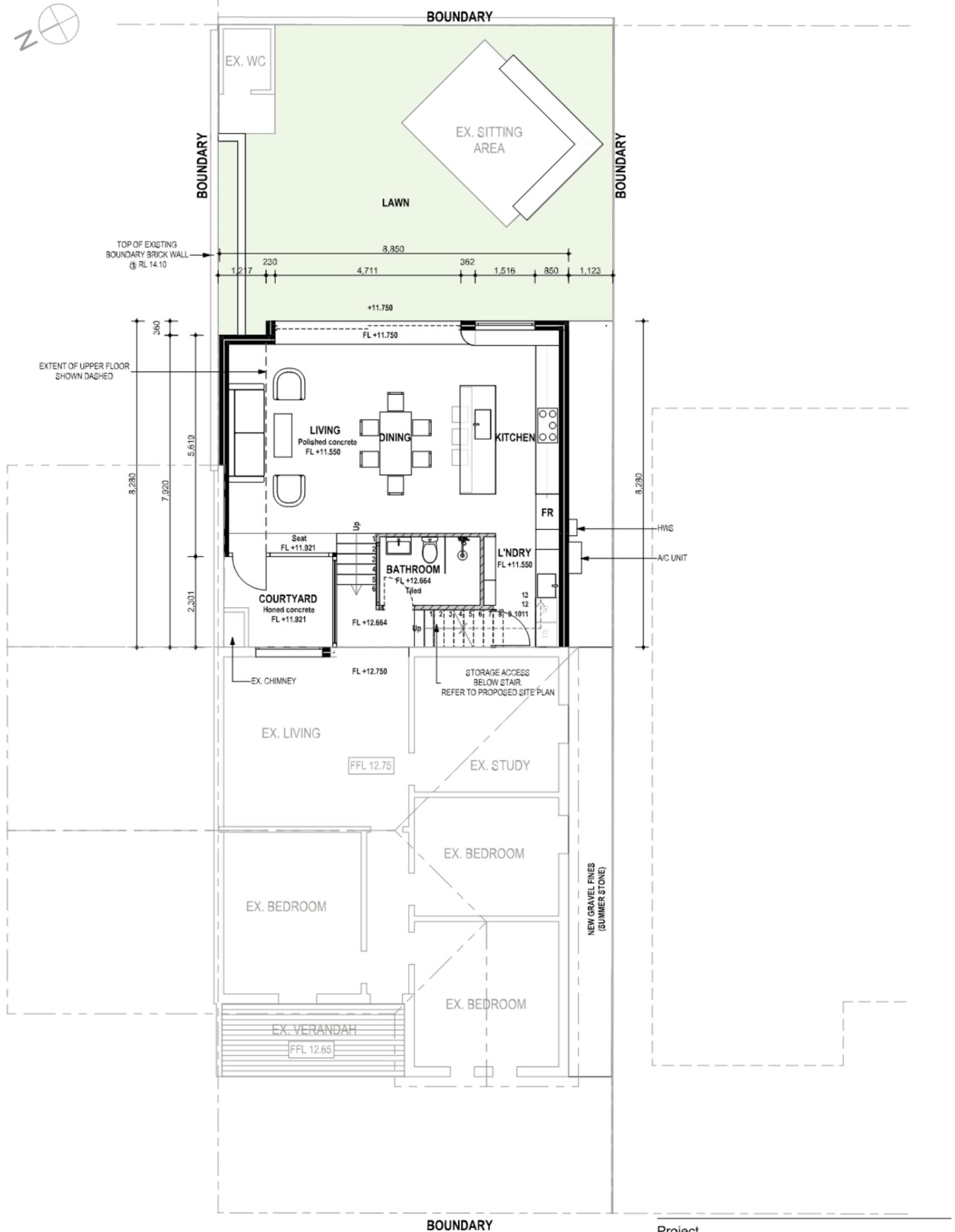
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Final Development Plans

AREAS:

STORE BELOW BATHR'M	= 9.43m ²
GROUND FLOOR	= 66.25m ²
UPPER FLOOR	= 51.42m ²
TOTAL	= 127.1m²

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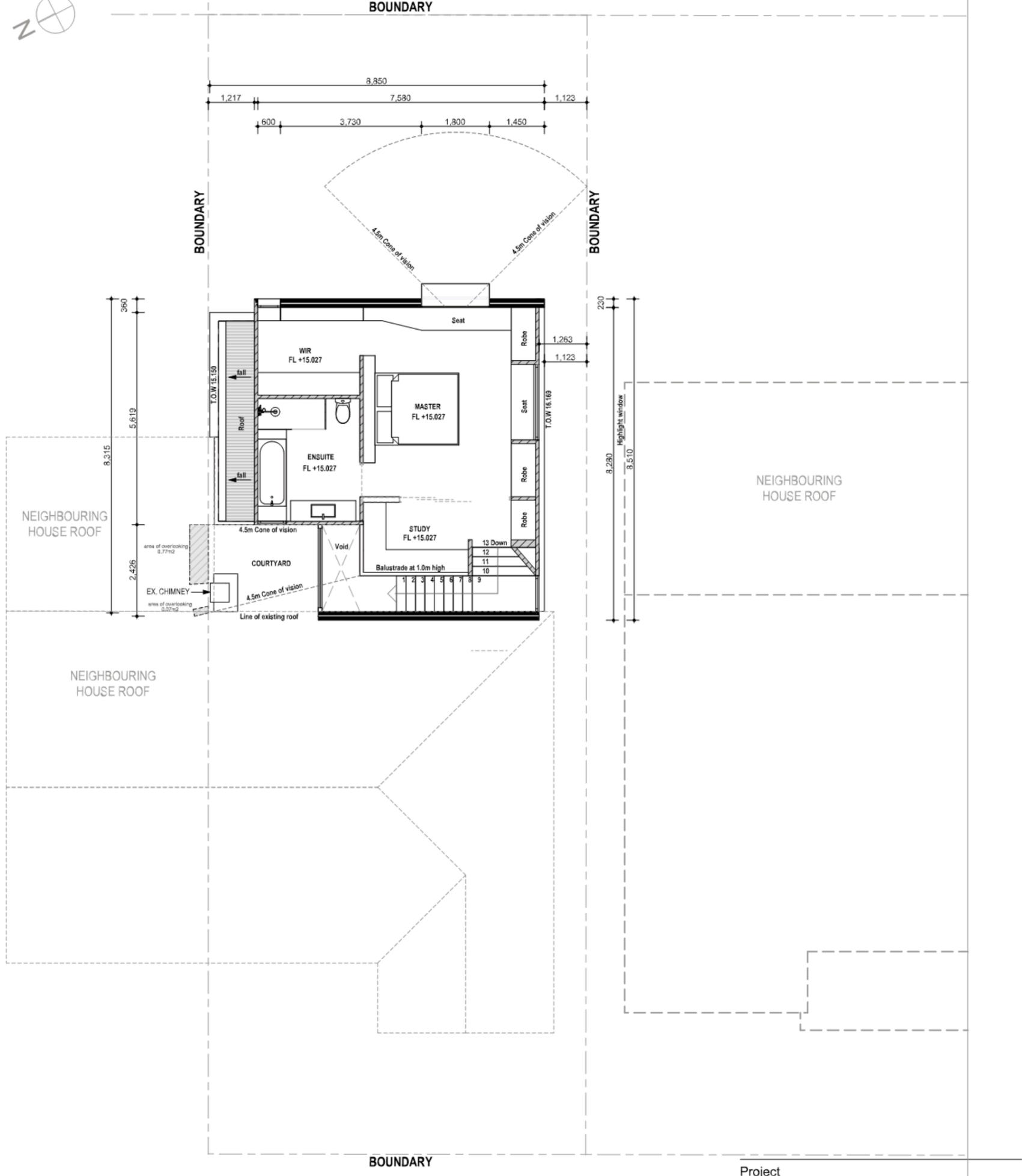
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Project LOT 29 (#26) MOIR STREET PERTH
 Job No. 1021
 Scale 1:100 @ A3 Drawn KY
 Status **Development Application** Approved BM
 Drawing PROPOSED UF PLAN
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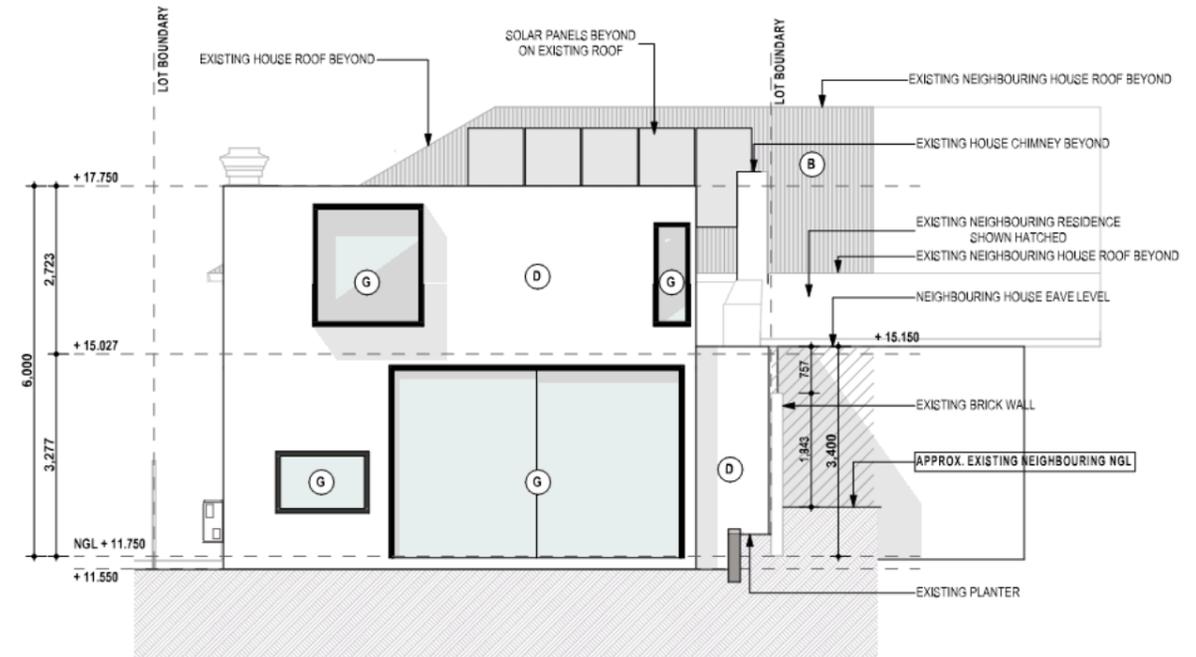
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FINISHES SCHEDULE:

- (A) - EXISTING 1c BRICKWORK
COLOUR: HERITAGE RED
- (B) - EXISTING CORRUGATED ROOF
COLOUR: LIGHT GREY
- (C) - EXISTING PAINTED RENDER
COLOUR: WHITE
- (D) - PROPOSED PAINTED RENDER
COLOUR: WHITE
- (E) - PROPOSED BRICKWORK
COLOUR: HERITAGE RED TO MATCH EXISTING
- (F) - CORRUGATED SHEET CLADDING
COLOUR: TO MATCH EXISTING CORRUGATED ROOF SHEET
- (G) - ALUMINIUM WINDOW FRAMES & DOORS
COLOUR: MATTE BLACK
- (H) - GUTTERS, DOWNPIPES & FLASHINGS
COLOUR: OFF WHITE

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EAST ELEVATION 1:100

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 Drawing No. Issue Issue Date
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- (A) - EXISTING 1c BRICKWORK
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COLOUR: LIGHT GREY
- (C) - EXISTING PAINTED RENDER
COLOUR: WHITE
- (D) - PROPOSED PAINTED RENDER
COLOUR: WHITE
- (E) - PROPOSED BRICKWORK
COLOUR: HERITAGE RED TO MATCH EXISTING
- (F) - CORRUGATED SHEET CLADDING
COLOUR: TO MATCH EXISTING CORRUGATED ROOF SHEET
- (G) - ALUMINIUM WINDOW FRAMES & DOORS
COLOUR: MATTE BLACK
- (H) - GUTTERS, DOWNPIPES & FLASHINGS
COLOUR: OFF WHITE

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SOUTH ELEVATION 1:100

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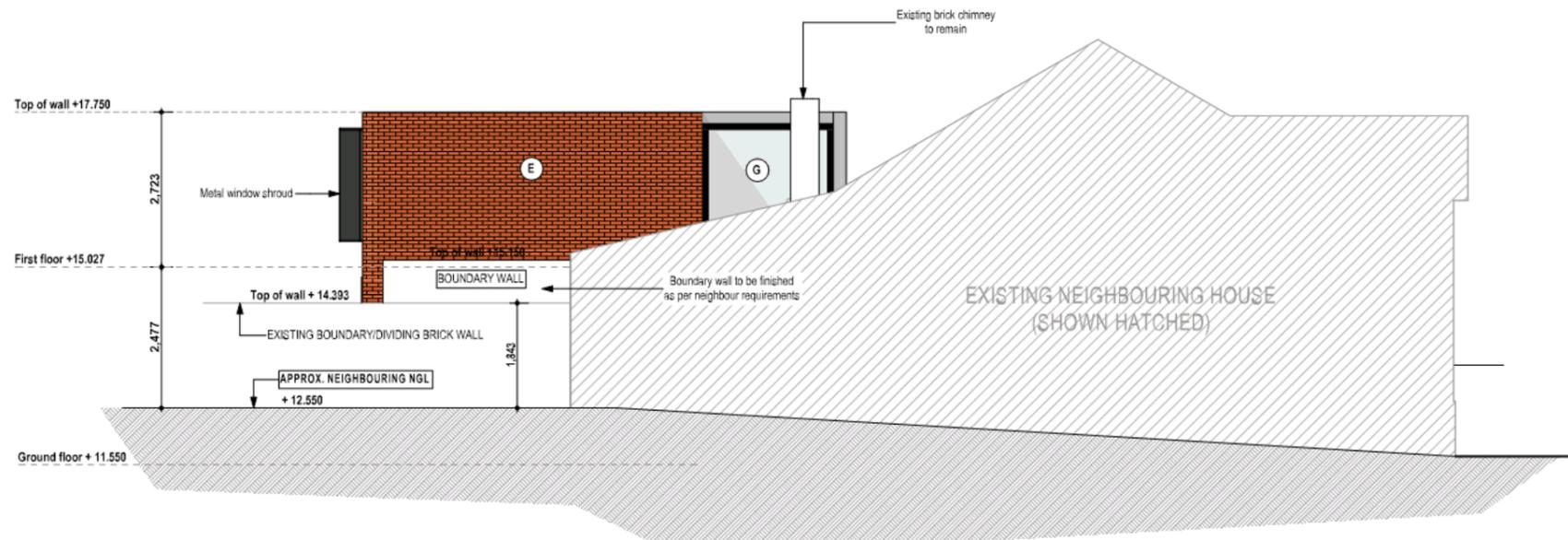
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- (A) - EXISTING 1c BRICKWORK
COLOUR: HERITAGE RED
- (B) - EXISTING CORRUGATED ROOF
COLOUR: LIGHT GREY
- (C) - EXISTING PAINTED RENDER
COLOUR: WHITE
- (D) - PROPOSED PAINTED RENDER
COLOUR: WHITE
- (E) - PROPOSED BRICKWORK
COLOUR: HERITAGE RED TO MATCH EXISTING
- (F) - CORRUGATED SHEET CLADDING
COLOUR: TO MATCH EXISTING CORRUGATED ROOF SHEET
- (G) - ALUMINIUM WINDOW FRAMES & DOORS
COLOUR: MATTE BLACK
- (H) - GUTTERS, DOWNPIPES & FLASHINGS
COLOUR: OFF WHITE

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NORTH ELEVATION 1:100

Project LOT 29 (#26) MOIR STREET PERTH
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 Drawing ELEVATIONS
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LEGEND

Trees & Shrubs Retained

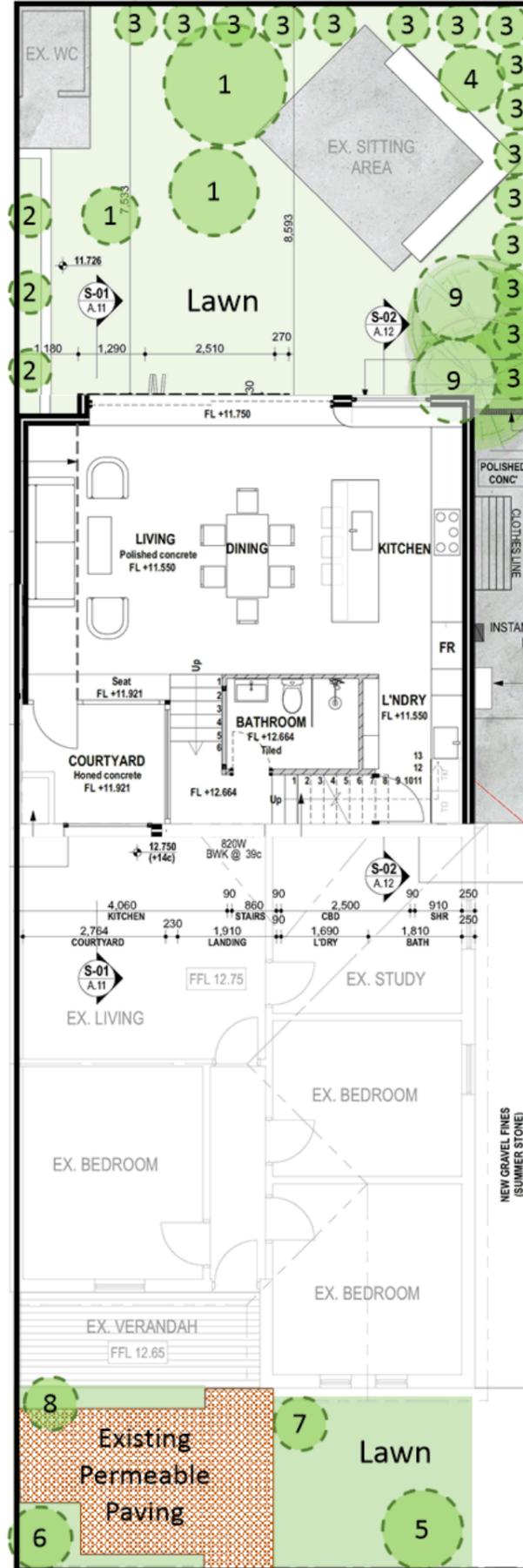
- Existing Frangipani (3)
- Existing Jasmine in Raised Planter (3)
- Existing Viburnum Hedge (16)
- Existing Magnolia Tree (1)
- Existing Crepe Myrtle Tree (1)
- Existing Grass Tree (1)
- Existing Lemon Tree (1)
- Existing Wisteria (1)

Trees Removed

- Pencil Pines (2)

Lawns
Existing lawn area at front to be retained.
Rear lawn to be reinstated following works

Irrigation
All areas are presently irrigated.
Reticulation to be retained and made good after completion of works.



LANDSCAPE PLAN

PROPOSED ADDITIONS TO SINGLE HOUSE
26 MOIR STREET
PERTH



HOCKING H+A

26 Moir Street, Perth

Heritage Impact Statement

September 2021

26 Moir Street, Perth
Heritage Impact Statement

Cover Image: 26 Moir Street, Perth
Courtesy A Stewart

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Revision Number	Author	Date	Reviewer	Date
A	Gemma Dewar	16 November 2020	A Stewart	17 November 2020
B	Gemma Dewar	17 November 2020		
C	Gemma Dewar	3 September 2021		

HHA Job No. 202066



26 Moir Street, Perth
Heritage Impact Statement

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2. Location	5
3. Heritage Listing	6
4. Statement of Significance	6
5. Proposed Development	8
6. Assessment of Impact	14



1. Introduction

The owners of no. 26 Moir Street, Perth are proposing to construct a two storey addition to the rear of the subject property. The place forms part of the State Registered Brookman and Moir Street Precinct which has been recognised for being a largely complete example of two 19th century streets of domestic scaled residences in the Federation Queen Anne style.

Moir Street, together with Brookman Street, are highly valued by the owners of the individual houses, demonstrated in their collective endeavours to restore the buildings, culminating in a Heritage Award in 2016. The houses are predominantly semi-detached houses, all demonstrating a high level of intactness which creates a strong sense of coherency along the two streets.

The owners of no. 26 Moir Street were one of the group of owners who have restored their property reinstating the original design intent of the place. They now seek to add a two storey contemporary addition to the rear which will require the demolition of the existing single storey skillion roof section of the house.

The place also forms part of the City of Vincent's heritage, being included in their adopted Heritage List. As such, the proposed development will also be subject to the provisions of Policy 7.6.1: Heritage Management - Development guidelines for heritage and adjacent properties.

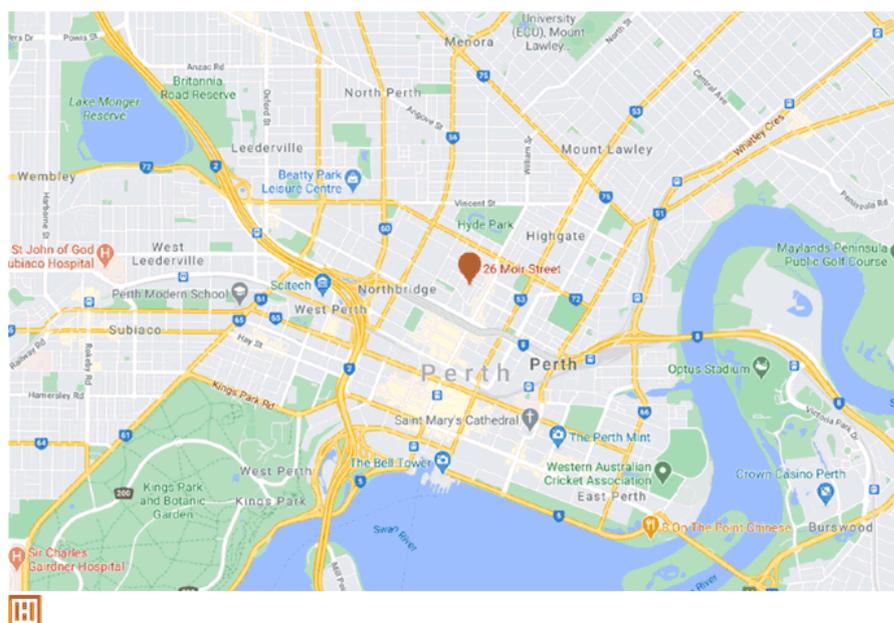
Development of heritage properties should safeguard the significance of these places and any adjacent heritage places. As a heritage precinct, the proposed development of no. 26 Moir Street should also take account of any impacts on the neighbouring properties and the streetscape as a whole.

This heritage impact statement has been prepared following the guidelines published by Department of Planning, Lands and Heritage.



2. Location

The subject property is located at Lot 29 on Plan 4576, known as no. 26 Moir Street, Perth. The property is located at the northern end of Moir Street, close to the intersection with Robinson Street.



3. Heritage Listing

House no. 26 Moir Street, Perth benefits from the following heritage listings:

Heritage Listing	Description	Status	Date
Register of Heritage Places	Interim Entry		20/06/2006
	Permanent Entry		08/05/2007
National Trust Classification	Classified		-----
Register of National Estate	Indicative		23/04/1991
City of Vincent	Municipal Heritage Inventory	Category A place	27/11/1995
City of Vincent	Heritage List	Adopted	-----

4. Statement of Significance

The following statement of significance has been taken from the Register Documentation for Brookman and Moir Street Precincts (Place No. 3992).

Bookman and Moir Streets Precinct, two streets in Perth comprising 58 semi-detached residences and one detached residence in two types of Federation Queen Anne style, constructed of limestone and brick with corrugated-iron roofs in 1897-98, and a shop at the corner of Moir Street and Forbes Road built in 1940, has cultural heritage significance for the following reasons:

- The historic precinct is an almost complete example of two late 19th century streets of modestly scaled residential buildings in the Federation Queen Anne style of architecture, built between 1897-98 in the wake of the rapid population expansion following the Western Australian gold boom;
- The historic precinct is a substantial section of the residential estate developed by the Colonial Finance Corporation in 1897-1898. This estate, comprising the historic precinct in Brookman and Moir Street, and Baker's Terrace in Lake Street, was the largest estate of its type developed in Western Australia;
- The historic precinct is rare in Western Australia as two street in which a single basic design was utilised for all the residences in a large estate, with the exception of Numbers 2 and 4 Brookman Street, which are grander variations of the same pattern used throughout the precinct, that is relatively intact;
- The buildings contained within the precinct are representative of what was considered to be working class rental accommodation from the late 19th and early 20th centuries;



26 Moir Street, Perth
Heritage Impact Statement

- The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the precinct give it a particular character and sense of enclosure;
- The homogeneity of the modestly-scaled, semi-detached residential buildings creates a visually striking precinct in an inner city residential area; and
- The historic precinct was developed under the Colonial Finance Corporation who named Brookman and Moir Streets after two of the principal investors in the company who were prominent in Western Australia.

Generally the boundary fences and plantings are of little significance as are recent additions and modifications. Parking areas in the front of houses and carports in the front setbacks are intrusive. A small number of high masonry fences in the precinct are intrusive.

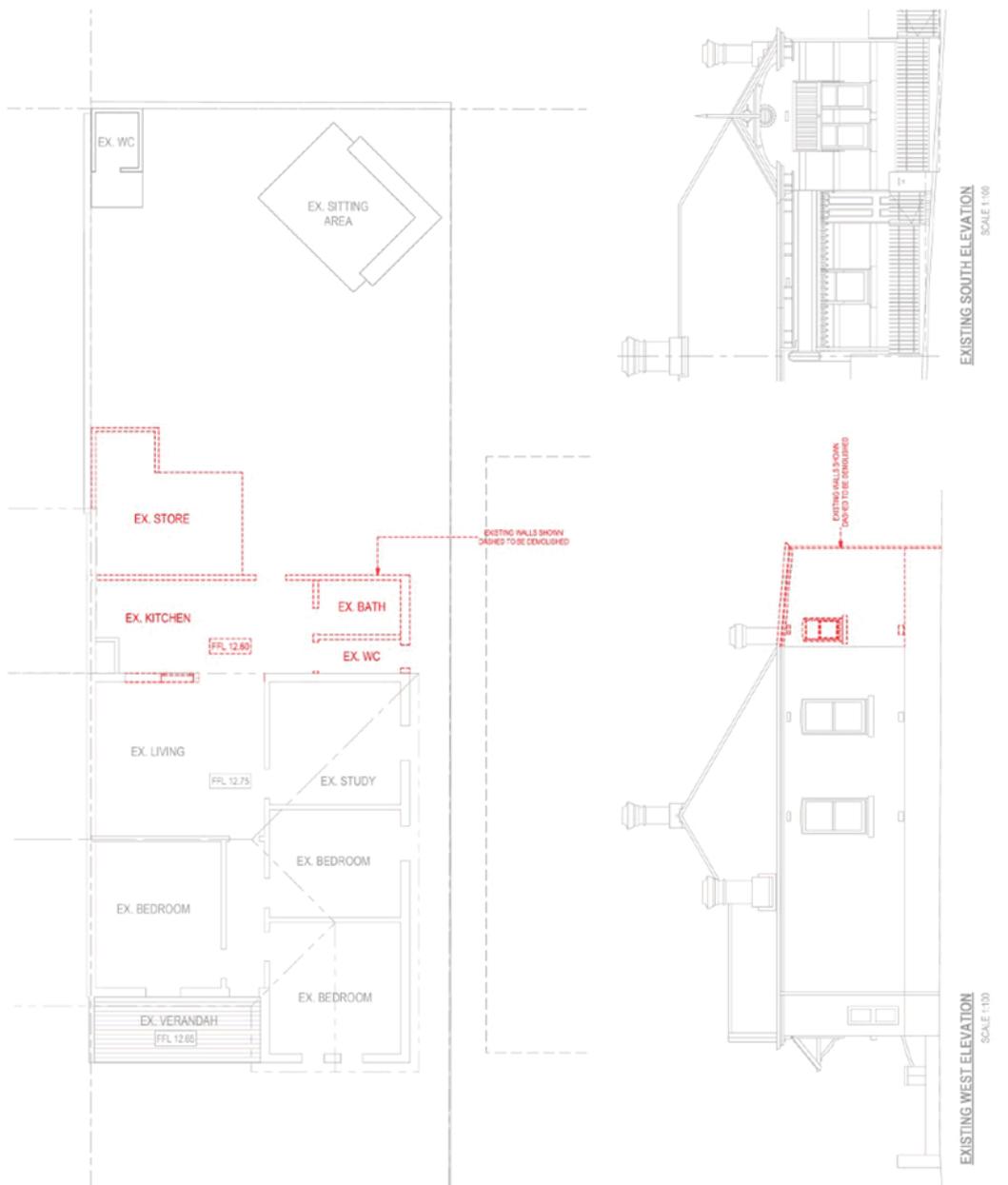


5. Proposed Development

The proposed development includes:



26 Moir Street, Perth
Heritage Impact Statement



Project
LOT 29 (#26) MOIR STREET PERTH
Job No. 1021
Scale 1:100 @ A3 Drawn KY
Status **Development Application** Approved BM
Drawing DEMO PLAN
Drawing No. Issue Issue Date
A.04 A 30/08/2021
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FIGURE 4: EXTENT OF DEMOLITION OF EXISTING HOUSE
Courtesy: Mountford Architects



26 Moir Street, Perth
Heritage Impact Statement

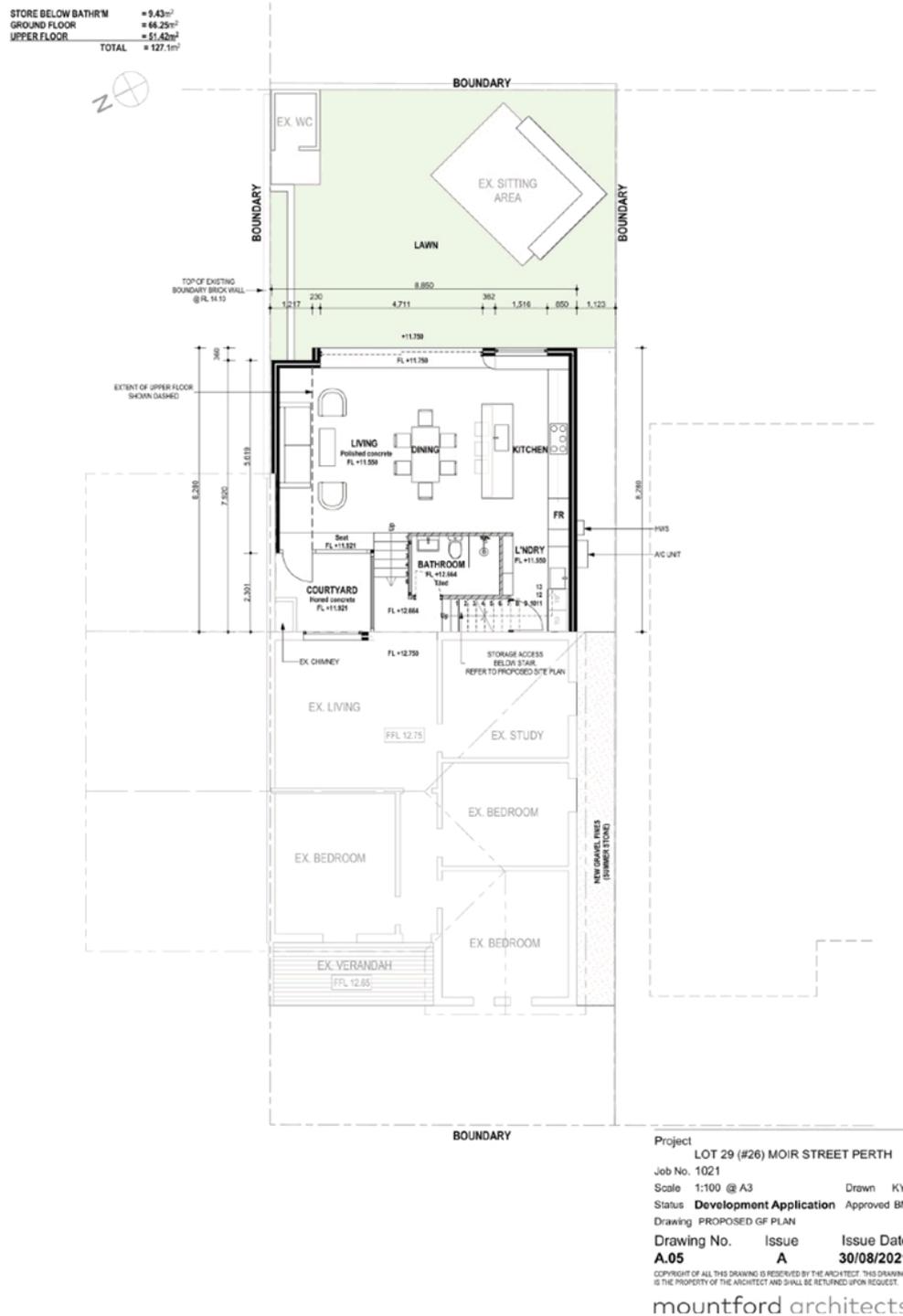


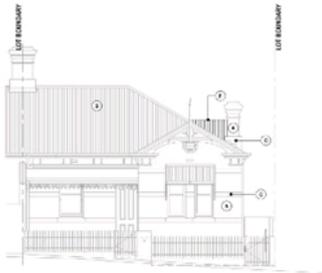
FIGURE 5: GROUND FLOOR PLAN OF PROPOSED TWO STOREY ADDITION
Courtesy: Mountford Architects



26 Moir Street, Perth
Heritage Impact Statement

FINISHES SCHEDULE

- CEILING 01 BRICKWORK
- CEILING 02 PAINTED
- ROOFING CORRUGATED IRON
- CEILING 03 PLASTER
- CEILING 04 VIBR TOILET
- CEILING 05 GYP
- WALLS 01 BRICKWORK
- WALLS 02 PAINTED
- WALLS 03 BRICKWORK
- WALLS 04 CORRUGATED IRON
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EAST ELEVATION 1:100

**FIGURE 6:
REAR ELEVATION
AND STREET VIEW**
Courtesy:
Mountford
Architects

Project LOT 29 (406) MOIR STREET PI
Job No. 220-03
Scale as shown @ A3 Dia
Status Design Development App
Drawing ELEVATIONS
Drawing No. Issue Issn
A.07 A 30N
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100 Stirling Street Perth WA 6000
Ph: 08 9442 1111 Fax: 08 9442 1112
www.mountfordarchitects.com.au

FINISHES SCHEDULE

- CEILING 01 BRICKWORK
- CEILING 02 PAINTED
- ROOFING CORRUGATED IRON
- CEILING 03 PLASTER
- CEILING 04 VIBR TOILET
- CEILING 05 GYP
- WALLS 01 BRICKWORK
- WALLS 02 PAINTED
- WALLS 03 BRICKWORK
- WALLS 04 CORRUGATED IRON
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OUTH ELEVATION 1:100

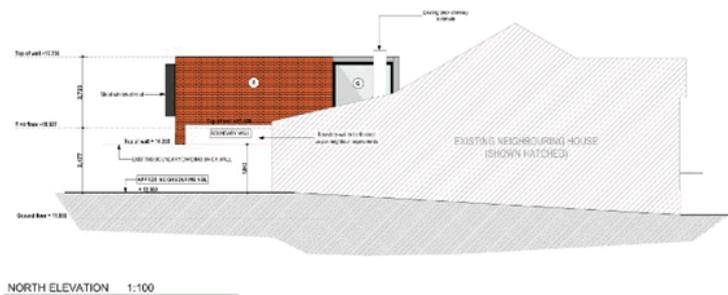
**FIGURE 7:
SIGHTLINE
DRAWINGS**
Courtesy:
Mountford
Architects

Project LOT 29 (406) MOIR STREET PI
Job No. 220-03
Scale as shown @ A3 Dia
Status Design Development App
Drawing ELEVATIONS
Drawing No. Issue Issn
A.08 A 30N
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26 Moir Street, Perth
Heritage Impact Statement

- FINISHES SCHEDULE:**
- ① ASBESTOS FREE GYPSUM COLLECTOR WALL
 - ② COAT AND CONTRAST COAT COLLECTOR WALL
 - ③ COAT AND CONTRAST COAT COLLECTOR WALL
 - ④ POLISHED CONCRETE COLLECTOR WALL
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 - ⑳ POLISHED CONCRETE COLLECTOR WALL



Project: LOT 29 (P26) MOIR STREET PERTH
 Job No: J20-03
 Scale: as shown @ A3
 Status: Design Development
 Drawing: ELEVATIONS
 Drawing No: A.09
 Issue: A
 Issue Date: 30/08/2021
 Drawn: BM
 Approved: BM
 moutford architects
 Perth, 100 South Street, Perth, WA 6000
 Tel: 08 9442 1000
 Fax: 08 9442 1001
 Email: info@moutfordarchitects.com.au

FIGURE 8: PROPOSED NORTH ELEVATION
 Courtesy: Moutford Architects



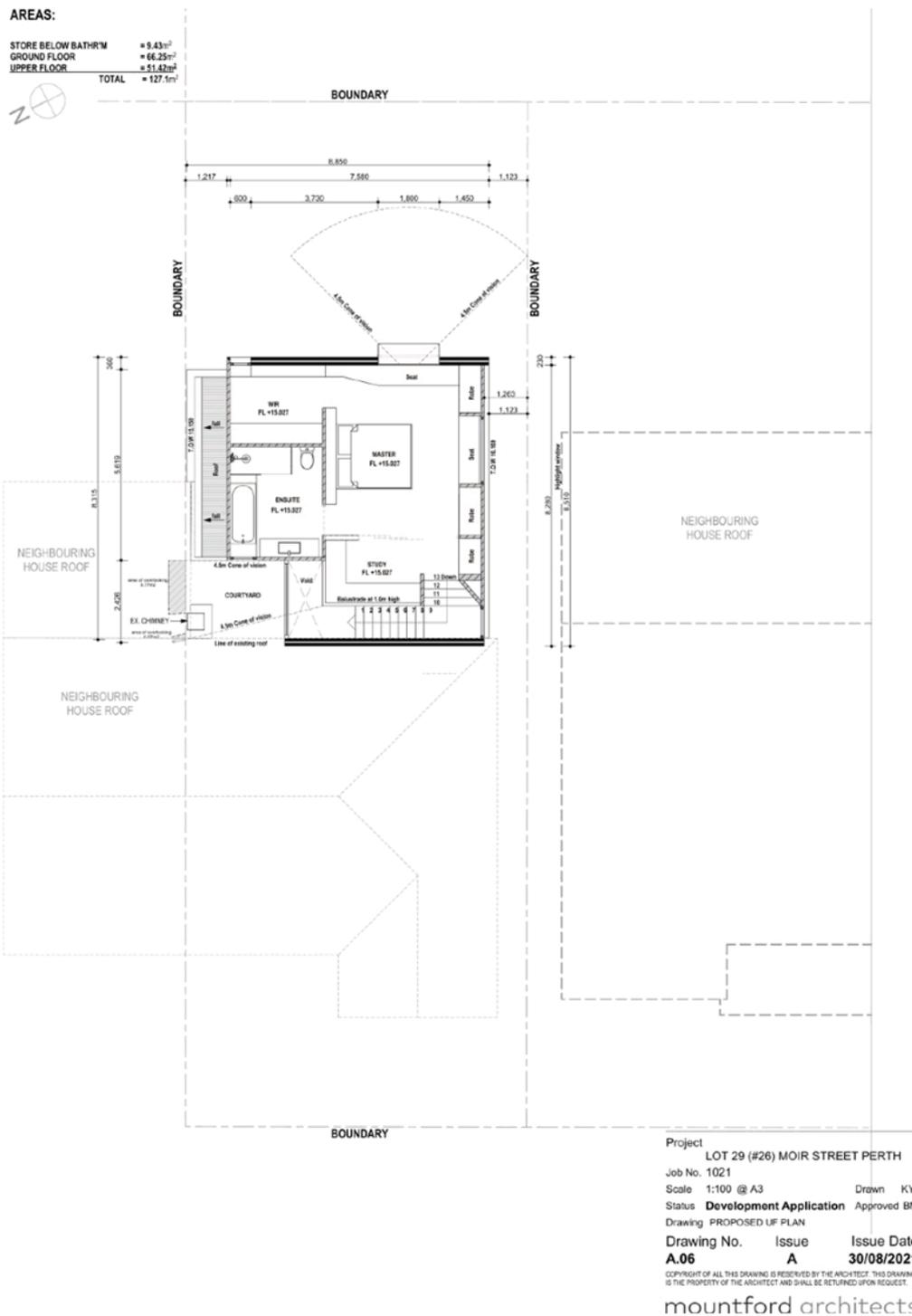


FIGURE 9: PROPOSED UPPER FLOOR PLAN
Courtesy: Mountford Architects



6. Assessment of Impact

The proposed two storey development at no. 26 Moir Street, Perth does not harm the heritage significance of the individual property or the special qualities of the heritage precinct.

Moir Street is an intimate street of small scale semi-detached cottages that present in a highly cohesive form. Following the recent restorations of a number of the houses, the street presents with a more highly intact aesthetic. Any alterations/additions to these properties should not erode the intactness of the streetscape or the significance of the properties either as an individual or a collective.



FIGURE 10: VIEW NORTH EAST ALONG MOIR STREET
Courtesy: Google Maps



FIGURE 11: VIEW SOUTH WEST ALONG MOIR STREET
Courtesy: Google Maps



26 Moir Street, Perth
Heritage Impact Statement

City of Vincent Policy 7.6.1 Heritage Management - Development Guidelines for Heritage and Adjacent Properties

No. 26 Moir Street is subject to the provisions of City of Vincent's heritage policy which seeks to:

- 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.
- 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.
- Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
- 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.
- Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated policies.

The policy establishes performance criteria for development to heritage places to ensure the heritage significance of a place is not harmed by inappropriate works. The following is a précis of the performance criteria and how the proposed development accords with the requirements.



	Performance Criteria and Acceptable Development	Proposed Development
P1	<p>Development should comply with the statement of significance and zones of significance identified in heritage assessments and report.</p> <p>Significant fabric should be conserved and adapted in a manner that protects the significant values.</p>	<p>The proposed development recognises that the individual house and the precinct as a whole is of identified heritage significance and seeks to retain the original house and significant fabric and spaces.</p> <p>The statement of significance recognises the integrity of the group of semi-detached residences along Moir and Brookman Streets, the modest scale of the houses and the homogeneity of the development.</p> <p>The proposed rear two storey addition does not impact on any of the value statements and retains the heritage significance of the individual house and the precinct as a whole.</p> <p>The original house is of primary significance which is recognised in the proposal as only minimal changes to the rear of the original house are being proposed to accommodate the new addition.</p> <p>The proposed addition does not harm the homogeneity of the street or precinct.</p>



	Performance Criteria and Acceptable Development	Proposed Development
P2	<p>Alterations and additions to places of heritage value should be respectful and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.</p> <p>Additions should:</p> <ul style="list-style-type: none"> • Not alter the original facade or roof pitch • Are clearly distinguishable from the original part of the heritage place • Are based on research that can identify the elements, detailing and finishes already used • Do not obscure an elements that contributes to significance • Maintain an existing vista or view lines to the principal facades of the heritage place • Are positioned and sized to ensure that the prominence of the significant elements are retained • An upper storey is sited and massed behind the main facade so that it is not visible from the street particularly in intact or consistent streetscapes • Openings in the principal facade of the addition should not be seen from the street or should be proportionally related to those in the heritage building. 	<p>The proposed development complies with these requirements.</p> <p>The original house is being retained, removing only the skillion roofed section at the rear containing the kitchen, bathroom and store. All the main rooms and internal planning of the original house will remain extant.</p> <p>The proposed development does not involve any alteration to any of the key elements of the house, the facade will not be altered and the roof line to the original house will remain intact.</p> <p>The proposal is for a two storey addition which is located to the rear of the house well set back from Moir Street. As a result only glimpsed views of the new addition will be available from the street which will not harm the significance of the streetscape or the collective value of the houses. The height of the addition is appropriate and reflects the scale of the existing house. The addition will be located below the height of the existing ridgeline of the house thereby minimising any impact of increased development.</p> <p>The proposed addition incorporates a flat mansard style roof which reduces the massing of the addition and does not compete with the traditional scale and form of the original house. Although the flat roof form is not a predominant roof form within the precinct, the alternative form provides a positive contrast and does not harm any of the documented heritage values of the precinct. The roof form also does not have an adverse impact on the significance of the original house.</p> <p>When viewed from the street, only a glimpse of the proposed south elevation of the new addition will be seen towards the rear of the original house. This glimpsed view will project slightly above the sloping plane of the south side of the original roof. The glimpsed view of the new south elevation does not impact on views of the original house or in anyway over dominate the existing house.</p>



	Performance Criteria and Acceptable Development	Proposed Development
	<p>Walls, roof and fences are complimentary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to the architectural style.</p>	<p>The original house is of traditional red brick construction with rendered bands and corrugated metal roof. These materials are an essential aspect of the Federation era architecture and should be used to inform the material choice of any additional development.</p> <p>The proposed addition seeks to utilise a complementary palette of materials which has been informed by the original palette.</p> <p>The materials include:</p> <ul style="list-style-type: none"> • Aluminium framed windows and doors in matte black • Heritage red face bricks • Corrugated metal sheet cladding to match colour of existing roof • White render <p>The design of the addition is contemporary and makes a positive contrast between new and old. The material palette creates a seamless interface between the new addition and the original house whilst the contemporary form of the new allows for the work to be clearly read as new albeit being sympathetic to the old.</p>
	<p>Internal alterations</p>	<p>Alterations to the existing planform of the original house are not being proposed.</p> <p>The window to the existing living room will be retained and will look out into a new private courtyard and the existing doorway from the living area into the existing kitchen will be retained as the new connection between the existing house and the new addition.</p>



26 Moir Street, Perth
Heritage Impact Statement

	Performance Criteria and Acceptable Development	Proposed Development
P3	<p>Demolition of a whole building of heritage significance, with Management Category A will not be supported.</p> <p>Partial demolition contained to parts that do not contribute to the heritage significance of the place may be supported if the demolition does not have a negative impact on the significant fabric of the place. Sufficient fabric is retained to ensure structural integrity during and after the development.</p>	<p>Only the skillion roofed rear section of the property is proposed for demolition. The demolition of this section of the house will have no adverse impact on the significance of the house or the precinct as a whole. The original design intent of the house will be clearly discernible and the majority of original significant fabric will be retained as part of the proposal.</p>

The proposed development is in keeping with the above heritage policy adopted by City of Vincent. The proposed development also does not impact adversely on any of the value statements that form the adopted statement of significance associated with the entry of the precinct onto the State Register of Heritage Places.

The proposed development seeks to retain a significant house in a significant streetscape and precinct whilst allowing the owners to live a contemporary lifestyle. The way of life has changed since these houses were constructed at the end of the 19th century however these houses still make a valuable contribution to the current way of life.

The addition to 26 Moir Street is of a complementary contemporary style that has taken some design influence from the original house in terms of material palette and colours. The addition is of appropriate scale and massing and will not dominate the original house or have an adverse impact on the significance of the area. The addition will not be clearly seen from key views along Moir Street with only glimpses of the south elevation being seen above the existing roof.

The architectural expression of the new addition is refined and simple and does not seek to mimic any of the essential design characteristics of the original house. Whereas the original part of the house is a reflection of traditional architectural styles demonstrating a more simple way of life around the turn of the century, the addition is a reflection of modern architectural standards and clearly demonstrates how the new can sit comfortably with the old.

The significance of the precinct is undeniable. The sense of enclosure and intimacy created by the small scale developments lining a narrow road with pockets of green space to the front of the houses to soften the urban built form, and the strong sense of coherency and uniformity in the housing style and presentation is key to the essence of Moir Street and the precinct as a whole. The proposed two storey development does not impact on these qualities. The addition does not loom over the original part of the house. Apart from a glimpse of the south elevation, the new addition cannot be seen in views from the street, being tucked behind the original house. Glimpses of the rear elevation may be seen in views along Robinson Street but these will not harm the homogeneity of the precinct.

The proposed addition is located to the rear of the original house thereby retaining the majority of the footprint of the original house and the original roof form. The new roof abuts the existing roof in a vertical manner clearly demarcating the original roof form from the new work. Although the roof will present in two sections, the two contrasting roof forms will be tied together through use of the same



26 Moir Street, Perth
Heritage Impact Statement

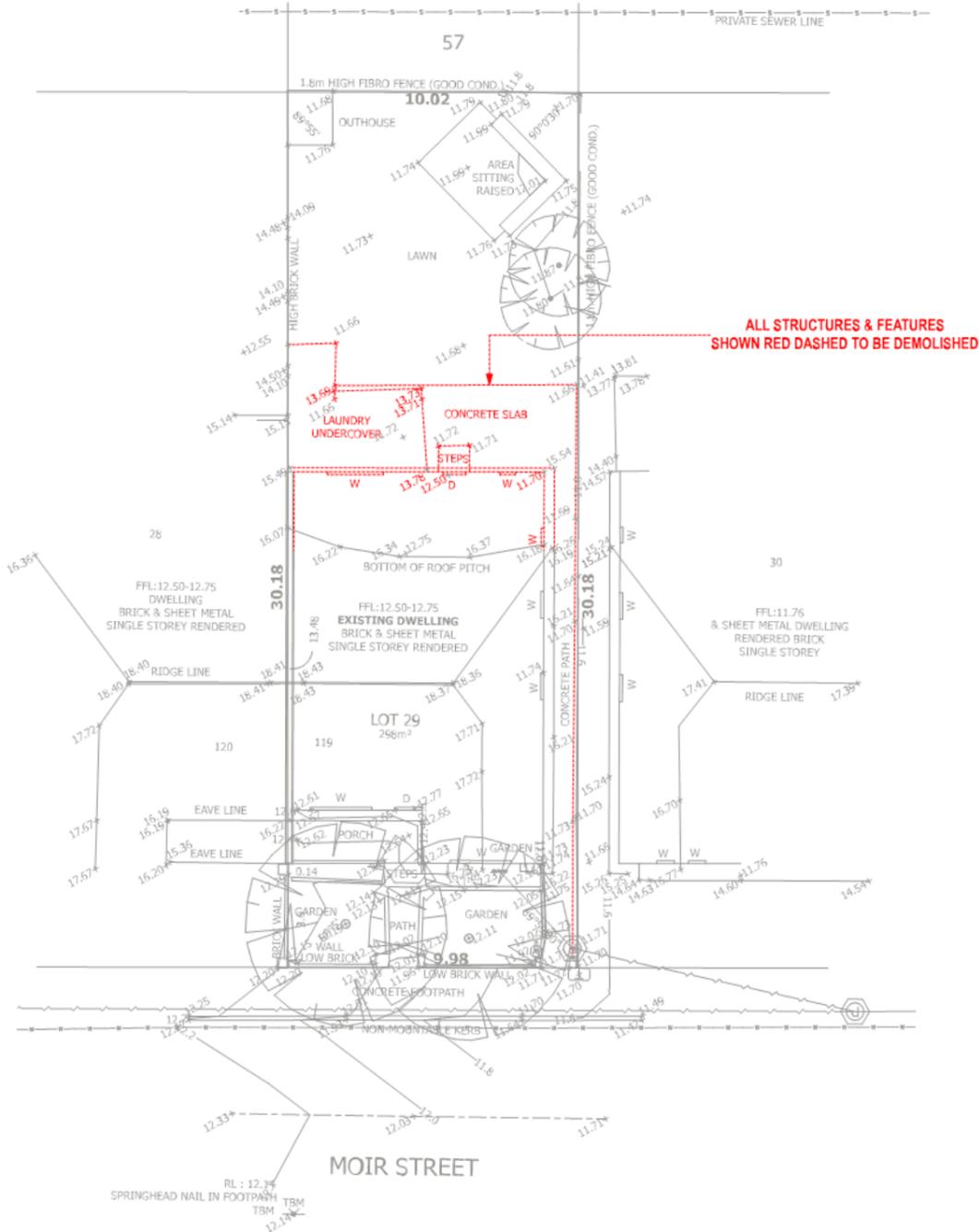
materials. The mansard section of the new roof will be clad in corrugated metal sheeting to match the roof of the existing house.

The form of the addition changes the presentation of the house at the rear however this change does not impact on the streetscape character and presentation. The addition does not over-dominate the subject house or neighbouring properties.

The assessment documentation prepared by Heritage Council in 2007 as part of the precinct's entry onto the state register determines that the identified cultural heritage values of the precinct are 'sustainable in the indefinite long-term, providing continued protection of the basic structures through planning controls and basic care and conservation are maintained'. The owners of the property have already demonstrated their commitment to conservation of the house by way of its recent restoration as part of the Moir Street project.

The assessment documentation also recognises that although some of the houses have been altered, they remain modest residences with the original design intent of the buildings remaining clearly evident. The current proposal for the rear addition does not change this. The design intent of the original house remains clearly evident. The base plan, as described in the assessment documentation, has been retained and will not be altered as a result of this proposal. The rear skillion section will be removed and whilst this reflected the original design of the building the loss of this section does not adversely harm the integrity of the building as a whole. The loss of a small section of the original house and an appropriately designed new addition enables the house to continuing functioning as a family home long into the future.





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REV	REVISION	DATE	TITLE	JOB No.
A	CONCEPT DESIGN	28/02/2020	DEMO SITE PLAN	J20-03
B	REVISED CONCEPT DESIGN	21/04/2020	CLIENT	
C	REVISED CONCEPT DESIGN	20/06/2020	A. STEWART	SIZE ISO A3
D	REVISED CONCEPT DESIGN	02/07/2020	ADDRESS	SCALE 1:100
E-G	ISSUED FOR DEVELOPMENT APPLICATION	03/11/2020	LOT 29 (#26) MOIR STREET PERTH	SHEET REV.
H	AMENDED DRAWINGS	19/02/2021	CITY OF VINCENT	A.01 H

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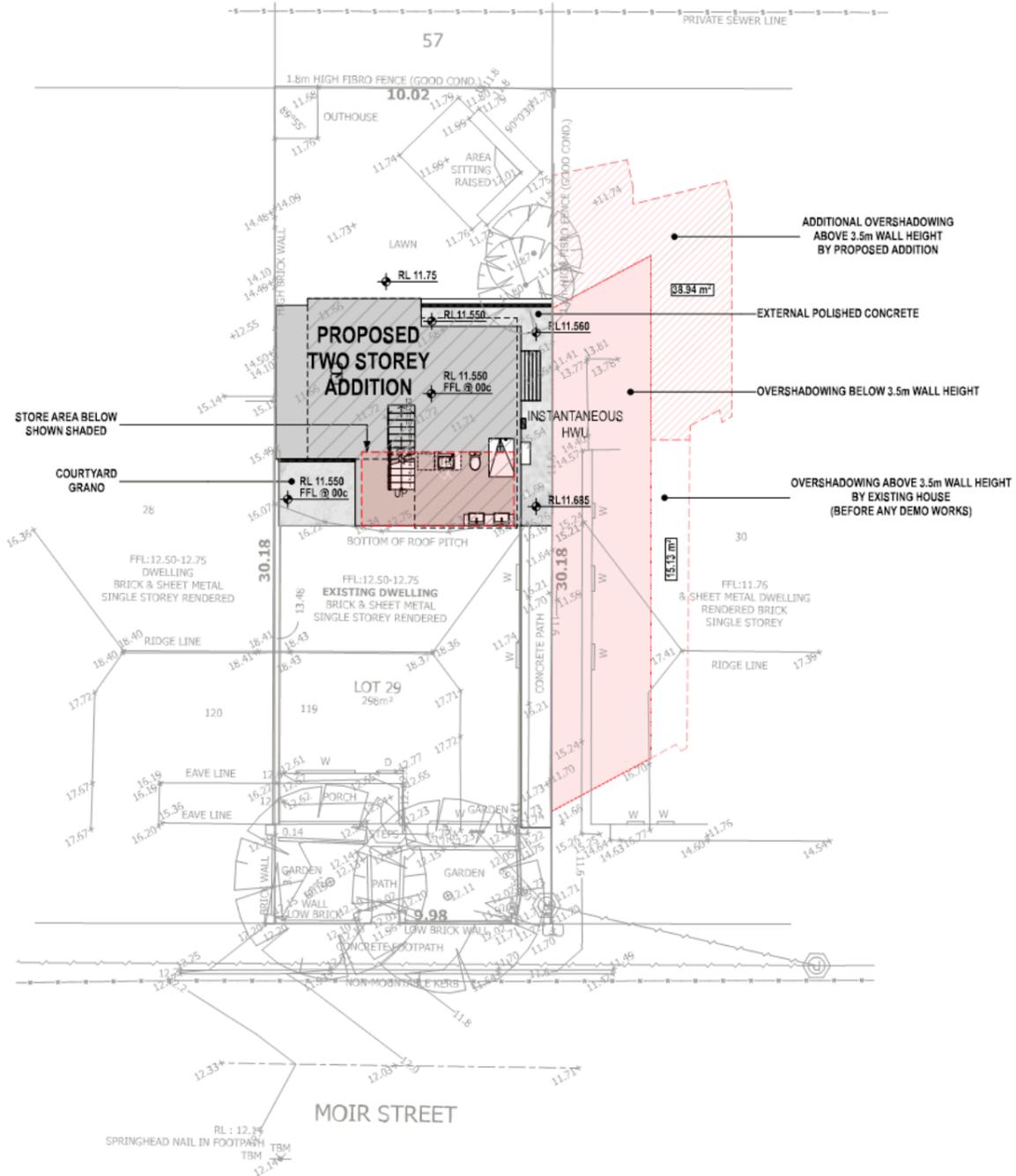
AREAS:

BASEMENT = 17.91m²
GROUND FLOOR = 61.81m²
UPPER FLOOR = 50.64m²
TOTAL = 130.36m²

OVERSHADOWING CALCULATIONS:

(MIDDAY 21st JUNE)
 SOUTH-WEST NEIGHBOURING LOT No. = 30
 SOUTH-WEST NEIGHBOURING LOT AREA = 305m²
 SHADOW CAST AREA = 54.07m²
 SHADOW CAST PERCENTAGE = 17.73%

OVERSHADOWING NOTES:
 - MAJORITY OF EXISTING AND ADDITIONAL OVERSHADOWING IS CAST OVER THE NEIGHBOURING EXISTING DWELLING ROOF.



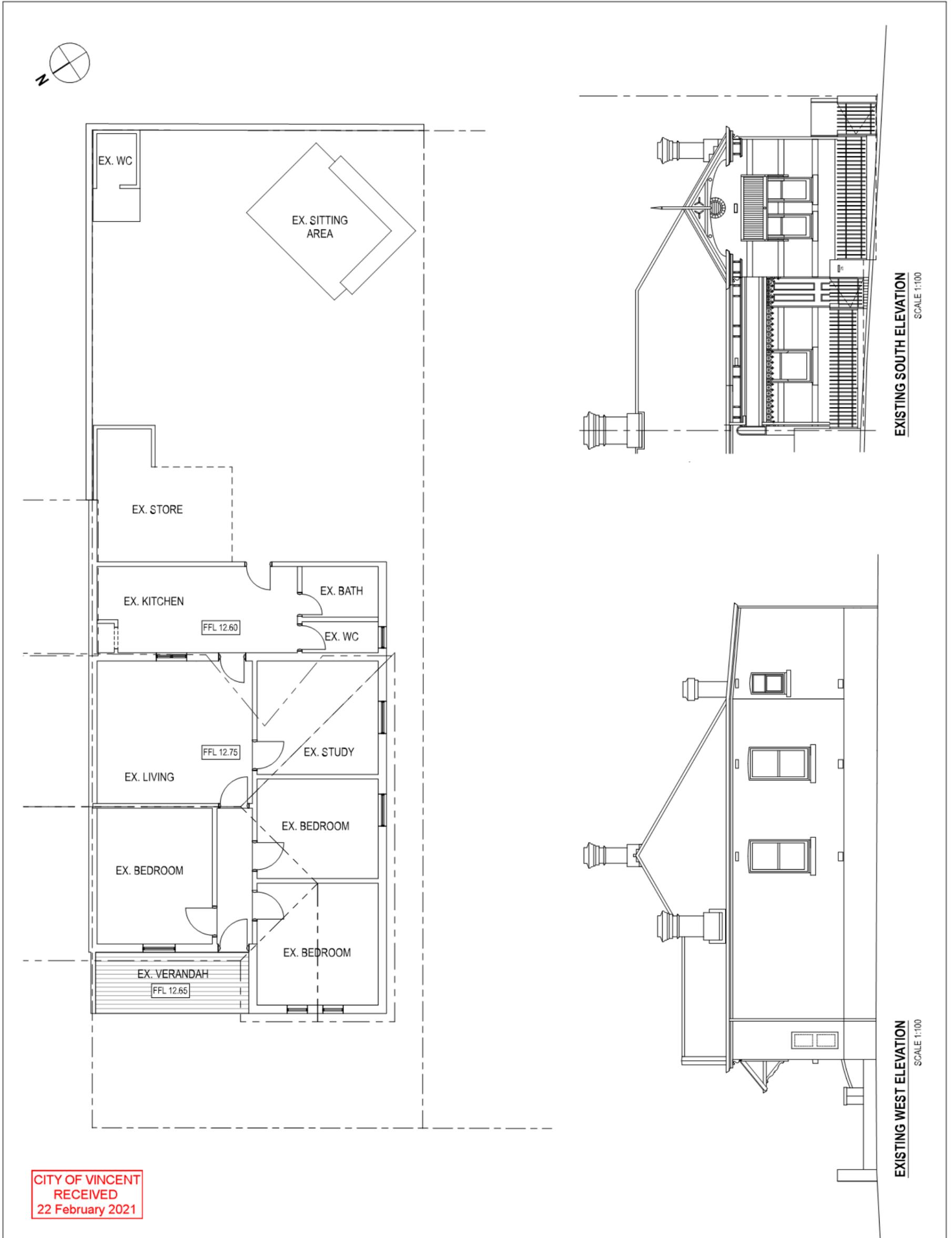
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H	AMENDED DRAWINGS	19/02/2021	CITY OF VINCENT	A.02 H

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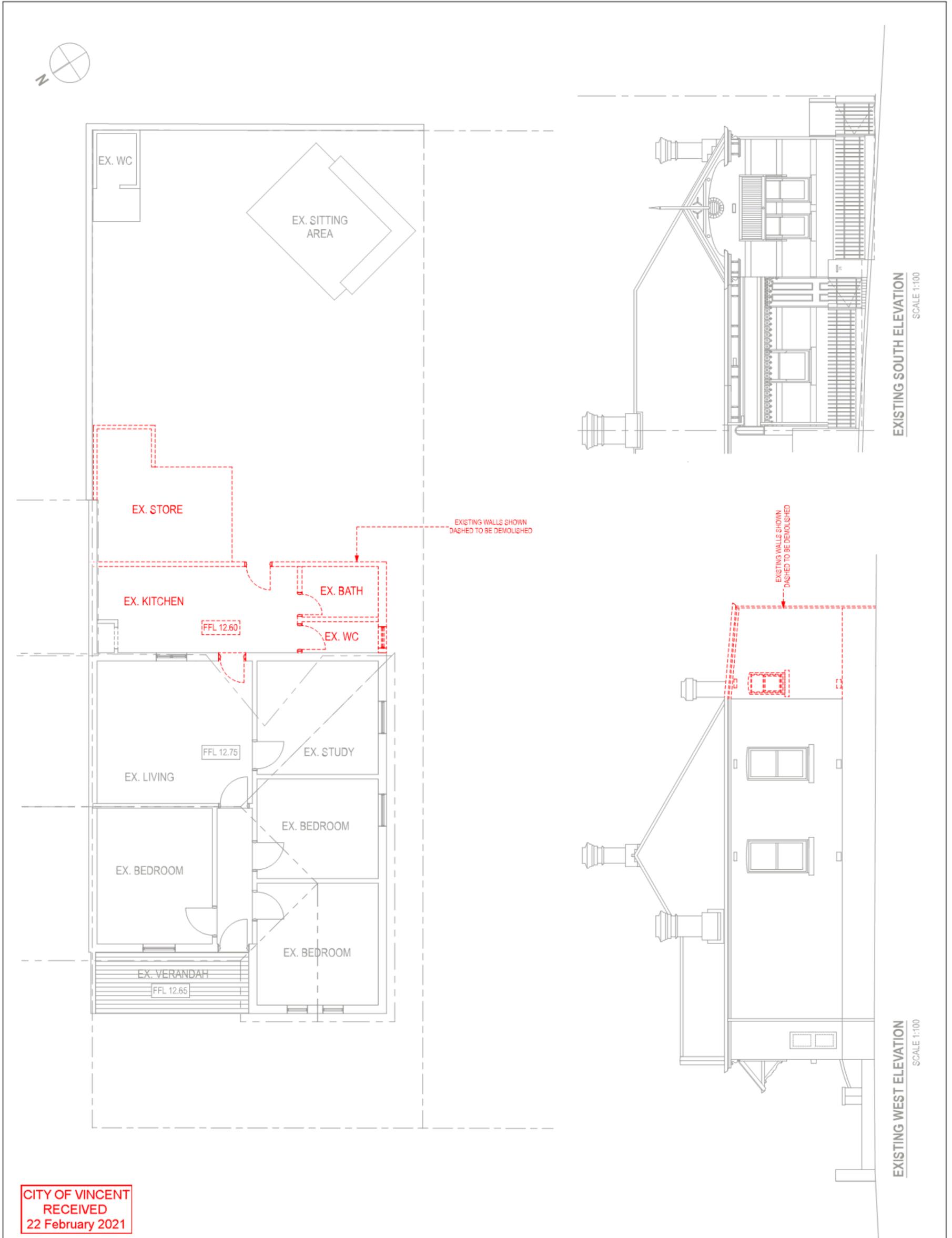
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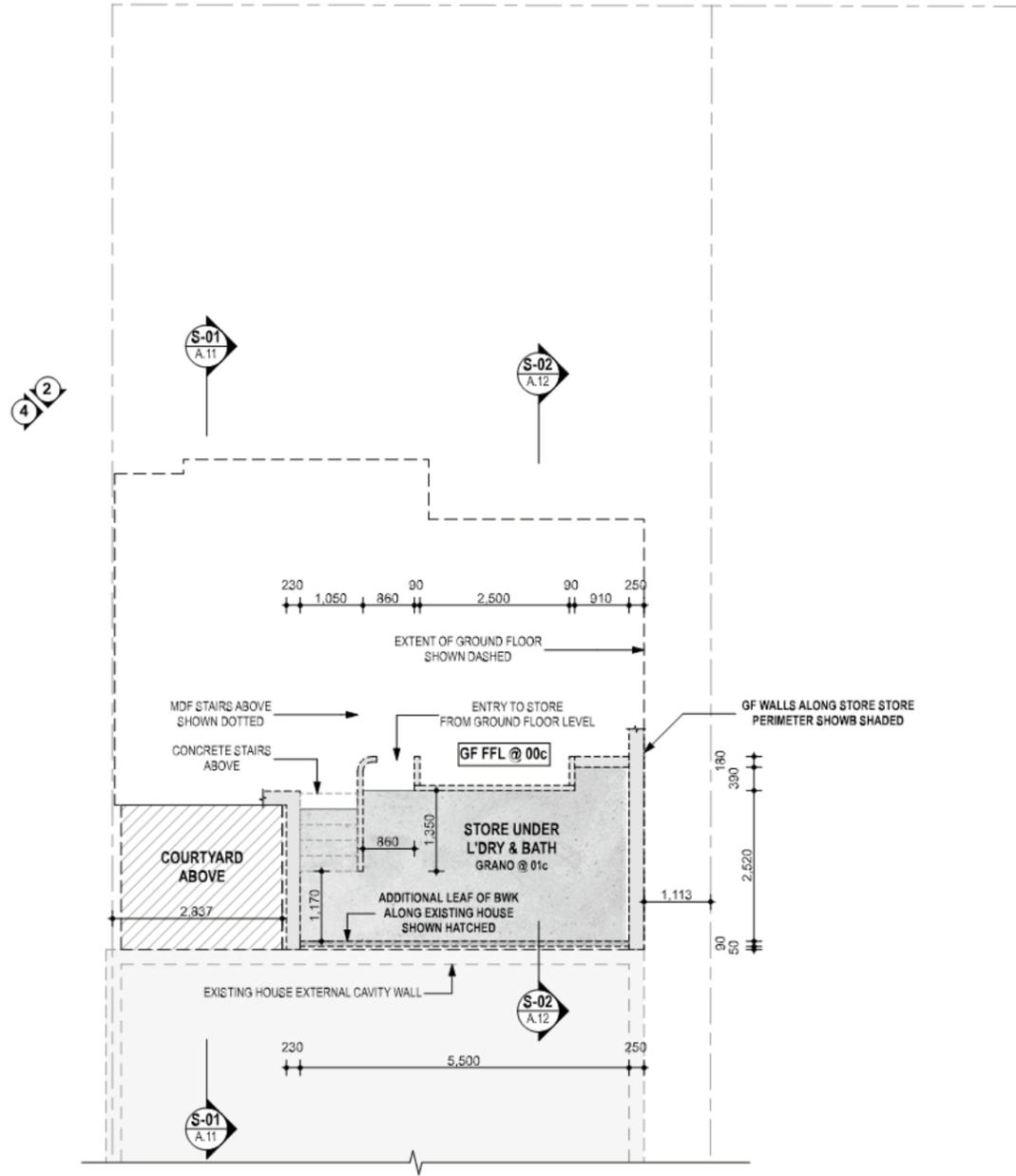
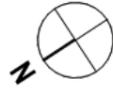
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AREAS:

BASEMENT = 17.91m²
 GROUND FLOOR = 61.81m²
 UPPER FLOOR = 50.64m²
 TOTAL = 130.36m²



CITY OF VINCENT
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 22 February 2021



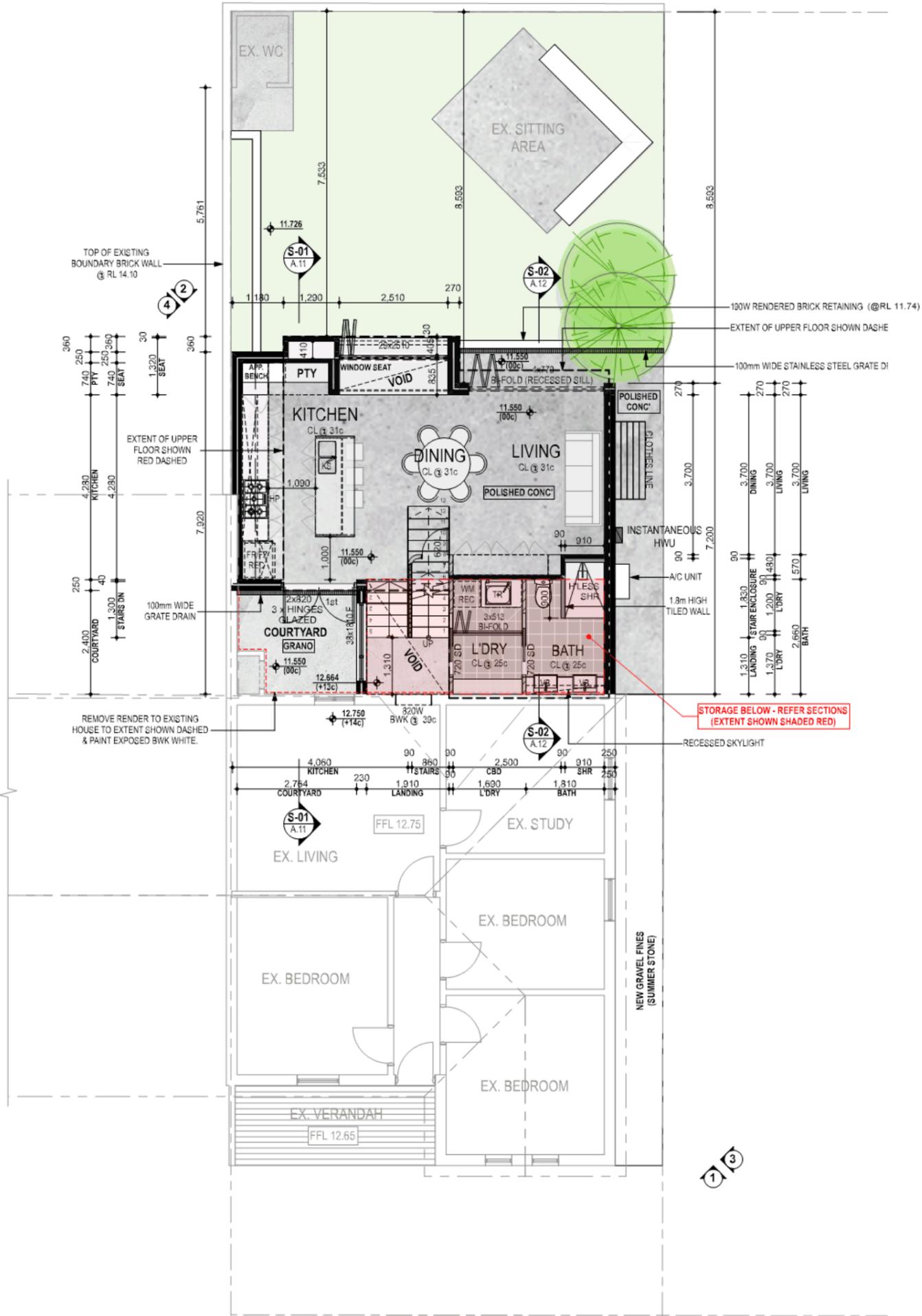
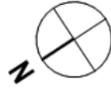
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C	REVISED CONCEPT DESIGN	20/06/2020	A. STEWART	SIZE ISO A3
D	REVISED CONCEPT DESIGN	02/07/2020	ADDRESS	SCALE 1:100
E-G	ISSUED FOR DEVELOPMENT APPLICATION	03/11/2020	LOT 29 (#26) MOIR STREET PERTH	SHEET REV.
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AREAS:

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 TOTAL = 130.36m²



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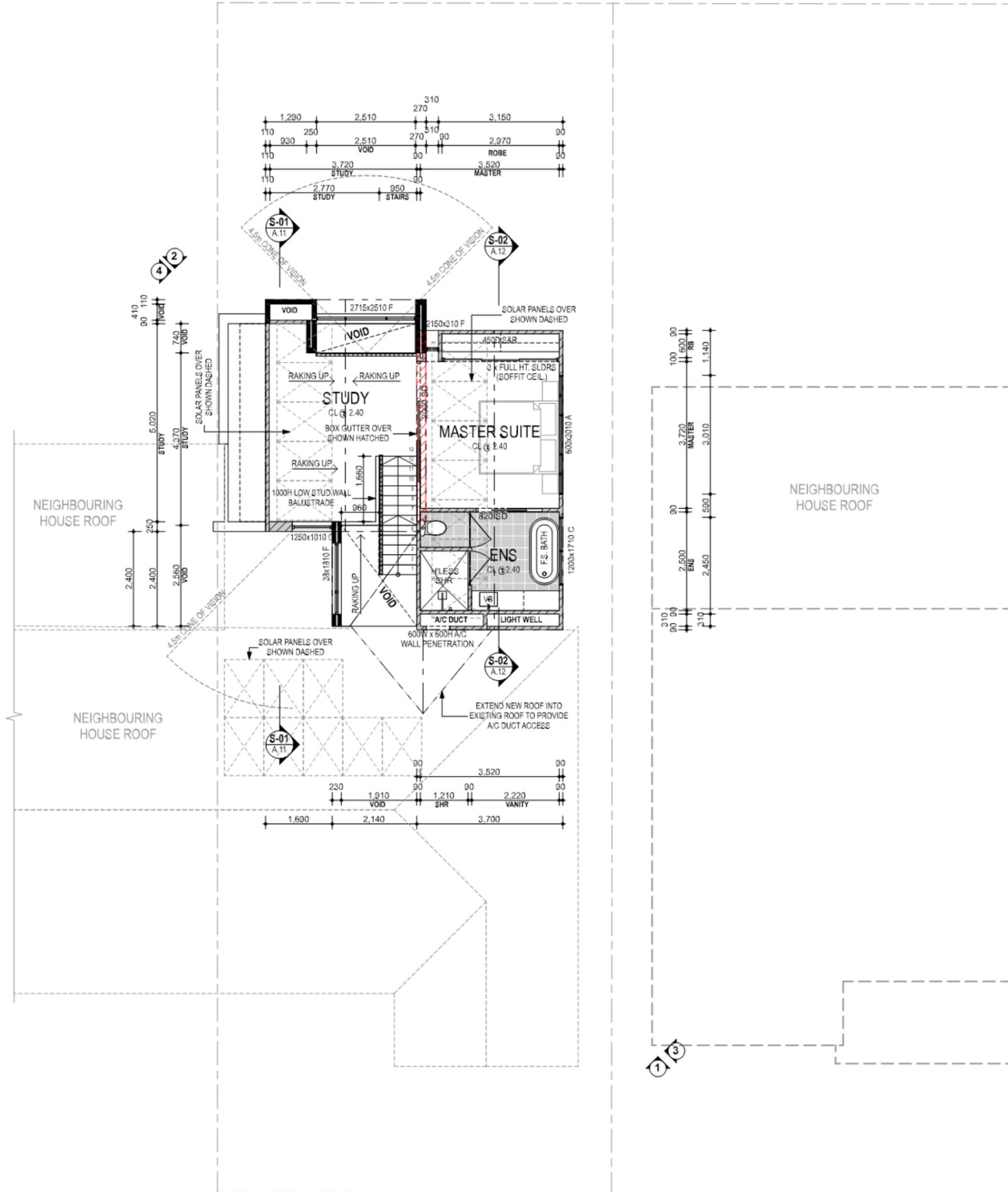
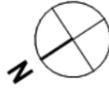
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A	CONCEPT DESIGN	28/02/2020	PROPOSED GF PLAN	J20-03
B	REVISED CONCEPT DESIGN	21/04/2020	CLIENT	
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D	REVISED CONCEPT DESIGN	02/07/2020	ADDRESS	SCALE 1:100
E-G	ISSUED FOR DEVELOPMENT APPLICATION	03/11/2020	LOT 29 (#26) MOIR STREET PERTH	SHEET REV.
H	AMENDED DRAWINGS	19/02/2021	CITY OF VINCENT	A.06 H

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AREAS:

BASEMENT = 17.91m²
 GROUND FLOOR = 61.81m²
 UPPER FLOOR = 50.64m²
 TOTAL = 130.36m²



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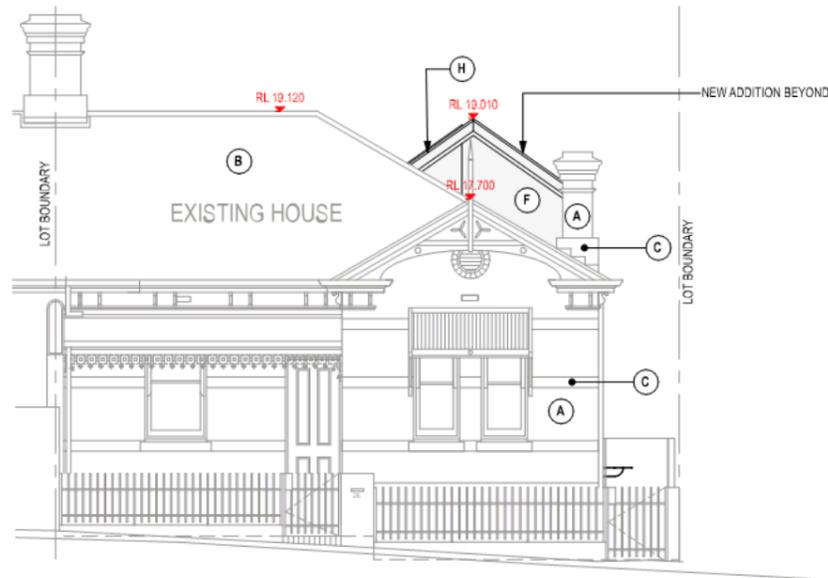
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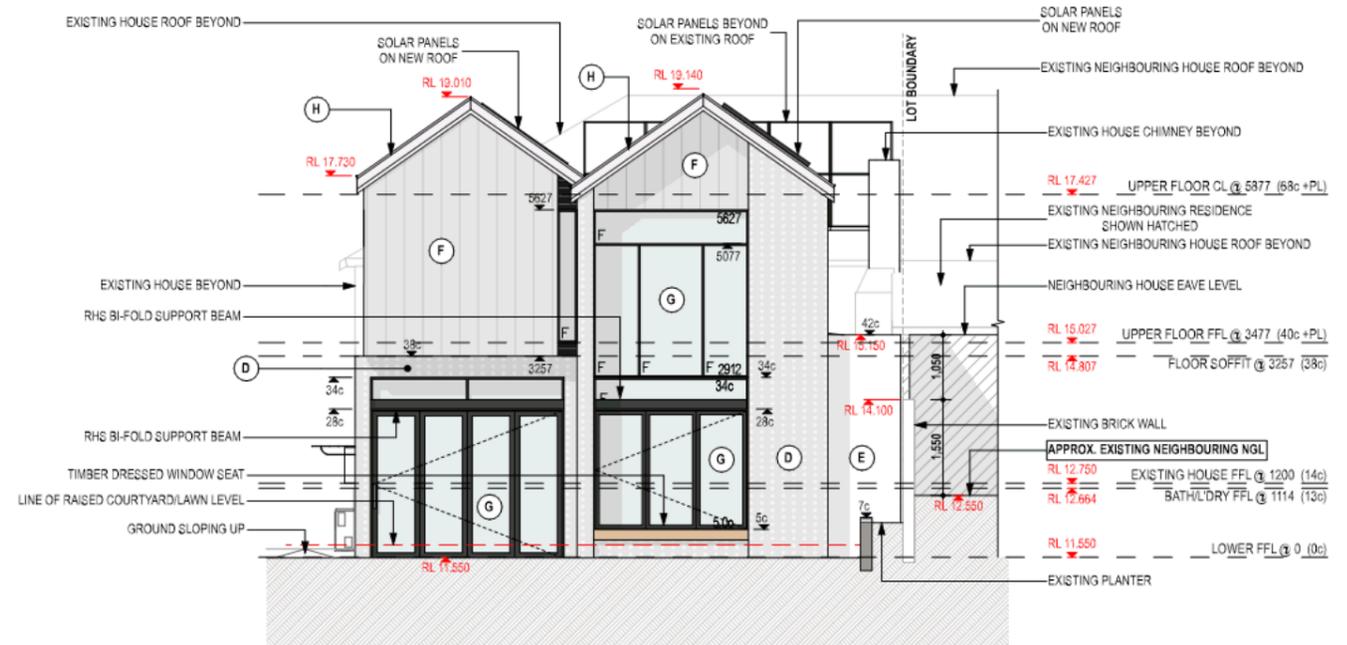
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FINISHES SCHEDULE:

- (A) - EXISTING 1c BRICKWORK
COLOUR: HERITAGE RED
- (B) - EXISTING CORRUGATED ROOF
COLOUR: LIGHT GREY
- (C) - EXISTING PAINTED RENDER
COLOUR: WHITE
- (D) - 1c BRICKWORK
COLOUR: WHITE WITH WHITE MORTAR JOINS
- (E) - 1c BRICKWORK
COLOUR: RED TUMBLED EDGE BRICKS WITH WHITE WASH
- (F) - CFC VERTICAL 400 WIDE AXON CLADDING
COLOUR: OFF WHITE
- (G) - ALUMINIUM WINDOW FRAMES & DOORS
COLOUR: MATTE BLACK
- (H) - GUTTERS, DOWNPIPES & FLASHINGS
COLOUR: OFF WHITE
- (I) - COLORBOND ROOF COVER
COLOUR: OFF WHITE



1 ELEVATION
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2 ELEVATION
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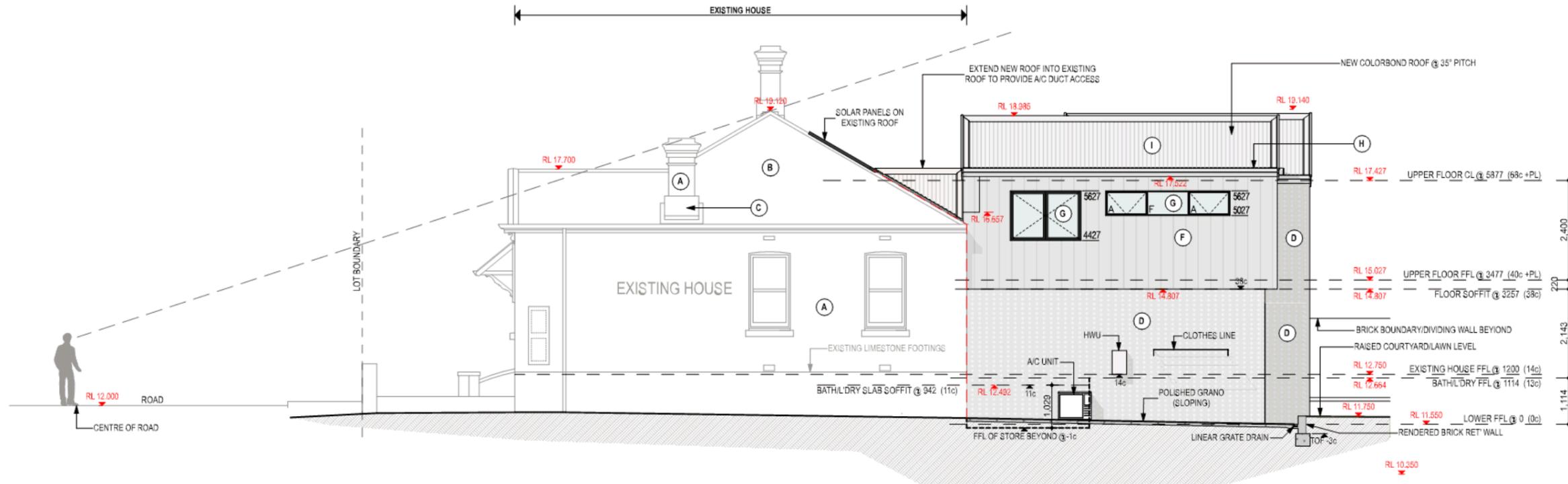
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COLOUR: OFF WHITE
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COLOUR: OFF WHITE



3 ELEVATION
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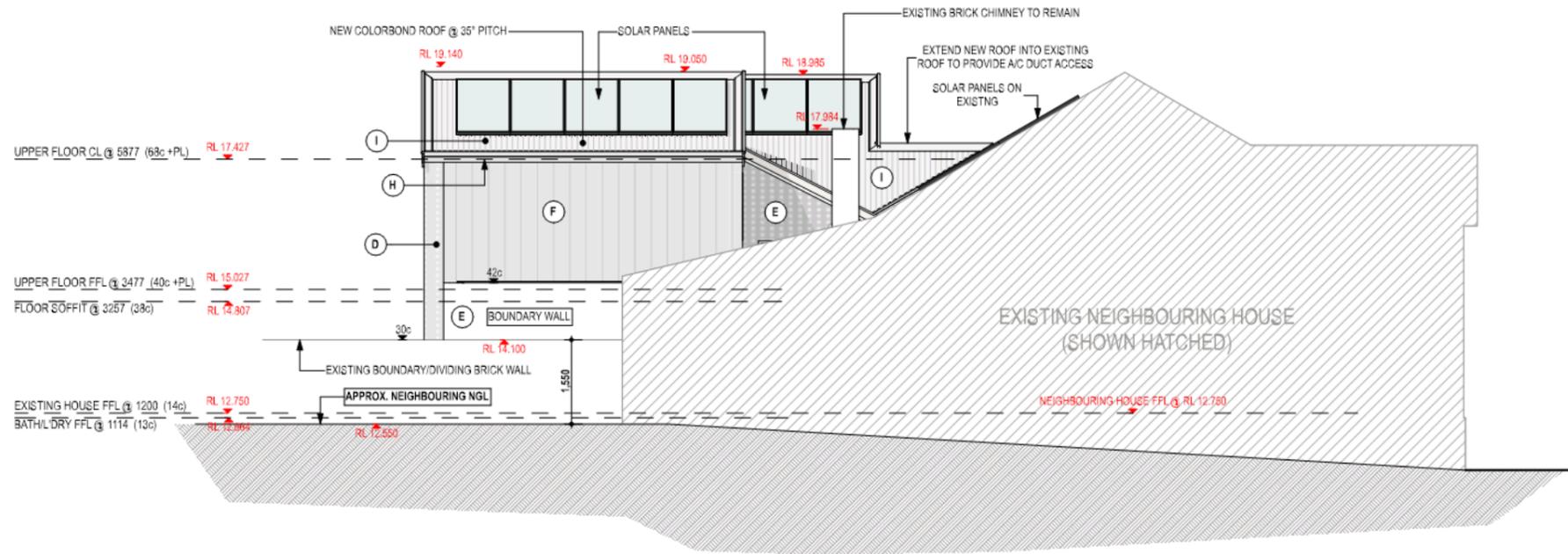
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COLOUR: LIGHT GREY
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COLOUR: WHITE
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COLOUR: WHITE WITH WHITE MORTAR JOINTS
- (E) - 1c BRICKWORK
COLOUR: RED TUMBLED EDGE BRICKS WITH WHITE WASH
- (F) - CFC VERTICAL 400 WIDE AXON CLADDING
COLOUR: OFF WHITE
- (G) - ALUMINIUM WINDOW FRAMES & DOORS
COLOUR: MATTE BLACK
- (H) - GUTTERS, DOWNPIPES & FLASHINGS
COLOUR: OFF WHITE
- (I) - COLORBOND ROOF COVER
COLOUR: OFF WHITE



4 ELEVATION
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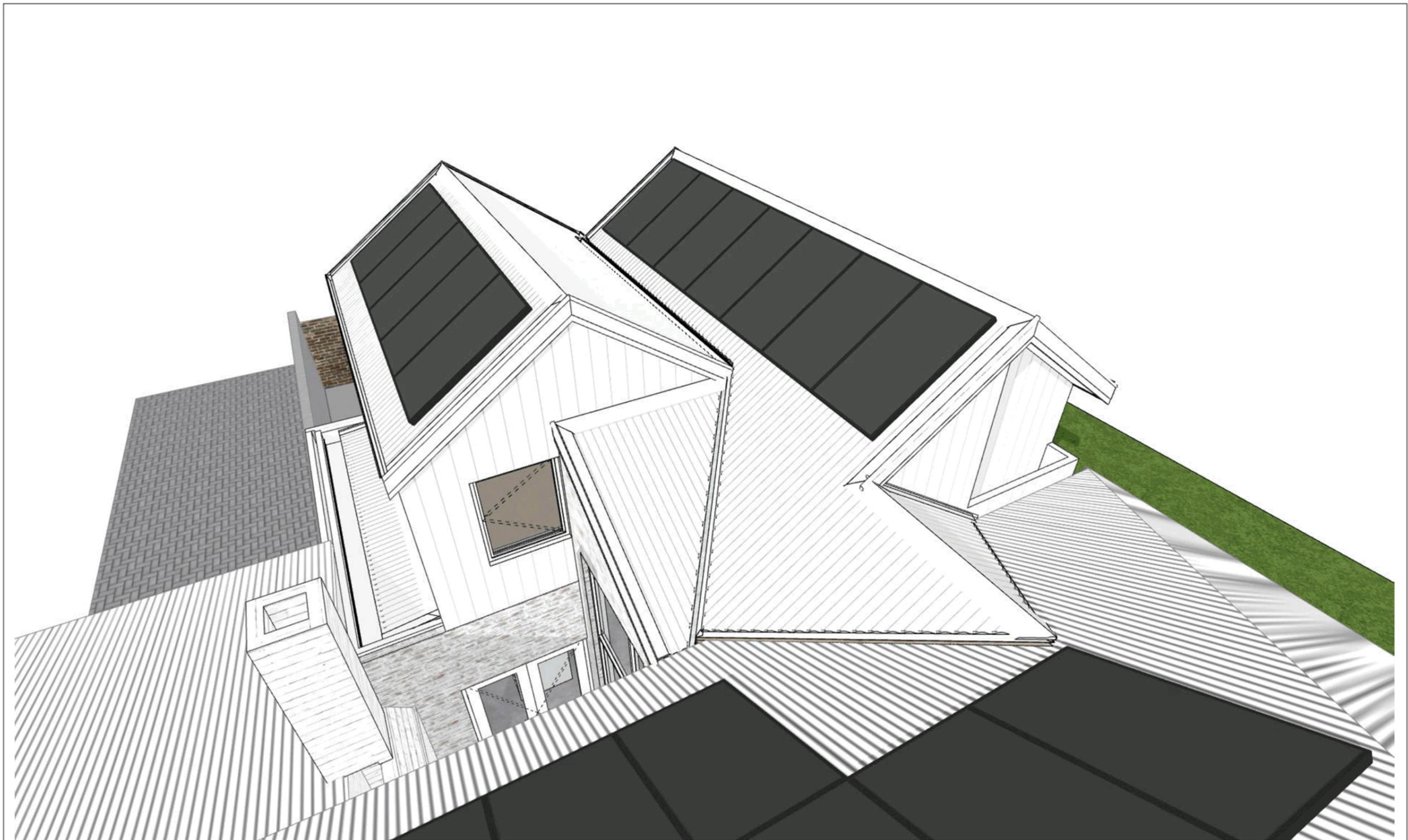
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LEGEND

Trees & Shrubs Retained

- 1. Existing Frangipani (3)
- 2. Existing Jasmine in Raised Planter (3)
- 3. Existing Viburnum Hedge (16)
- 4. Existing Magnolia Tree (1)
- 5. Existing Crepe Myrtle Tree (1)
- 6. Existing Grass Tree (1)
- 7. Existing Lemon Tree (1)
- 8. Existing Wisteria (1)

Trees Removed

- 9. Pencil Pines (2)

Lawns

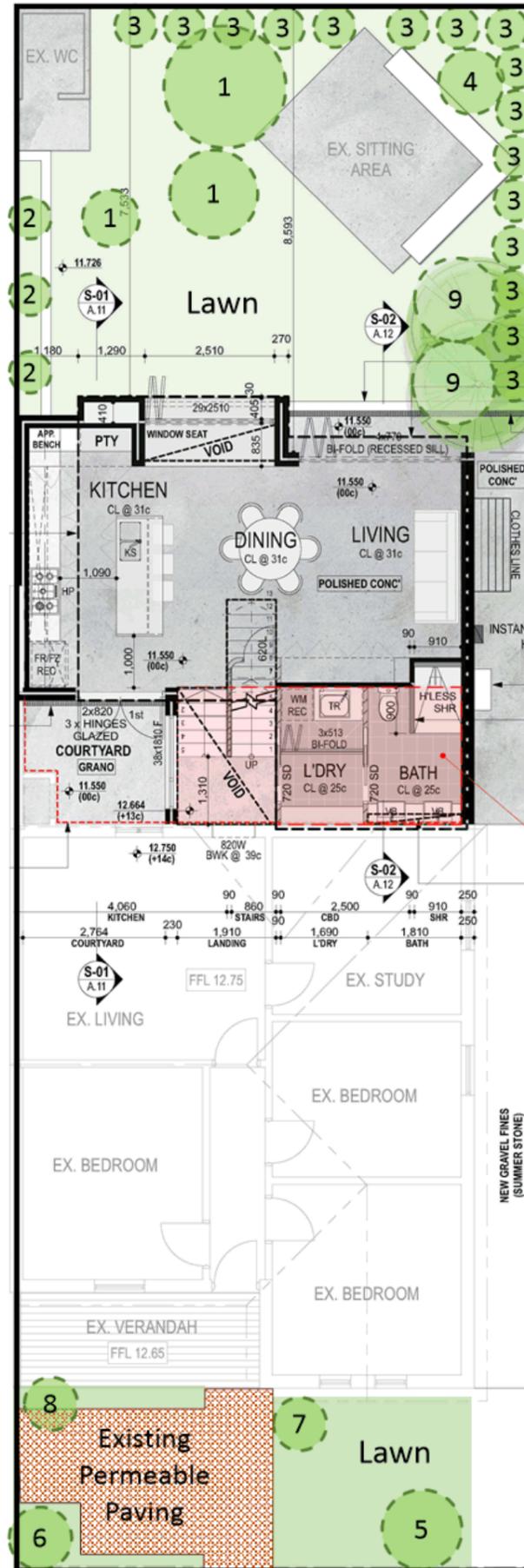
Existing lawn area at front to be retained.
Rear lawn to be reinstated following works

Irrigation

All areas are presently irrigated.
Reticulation to be retained and made good after completion of works.

LANDSCAPE PLAN

PROPOSED ADDITIONS TO SINGLE HOUSE
26 MOIR STREET
PERTH



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Information for Design Review

Additions to Single House

Lot 29 (No.26) Moir Street, Perth

prepared by



STEWART URBAN PLANNING

17 September 2021



Brookman and Moir Streets Development Guidelines

Intent of the Guidelines

The Guidelines seek to achieve a balance between development and conservation.

Aims of the Guidelines

*The aim of these Guidelines is to retain and enhance the significant and distinctive qualities and unified character of the Brookman and Moir Streets area. **It is also intended that these Guidelines will assist owners who wish to upgrade their residences to accommodate modern living requirements, to extend them when required and to effectively conserve them.***

*The streetscape reflects over one hundred years of history. **However, these Guidelines are not intended to encourage reproduction of style of streetscape, but rather, to manage change so that its significant qualities endure.***

It is intended that all dwellings in the Brookman and Moir Streets area be retained and that remaining original planning and features be retained and conserved. Alterations and extensions to places will retain these features and qualities.

The bold text above demonstrates the intent of the Guidelines is not to preclude development, but to ensure it achieves a balance with heritage conservation.

In this regard, one of the Objectives of the Guidelines states:

*To allow alterations and additions to interpret the heritage significance of the dwellings in a **contemporary design approach**, ensuring consideration is given to the existing built form, context of the streetscape, roof form, and public domain and building proportion in the new building design*

Criteria

The Guidelines contain the following types of controls:

Essential Controls: are aimed at preserving the Brookman and Moir Streets area, as a whole and ensuring its integrity and these controls are not flexible.

Discretionary Controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.

Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area as a whole.

Advice: is offered as to the manner in which improvements can be made.

3

Conservation Works

Overview

Extensive conservation works to the front of the dwelling were undertaken in 2018, with the assistance of match funding from the State Heritage Office.

Removal of render from the front and side facades, restoration of brickwork and limestone footings, reinstatement of timber windows and awning, replacement of the concrete verandah with timber boards, reinstatement of decorative features to gable and verandah, reinstatement of front door and hopper window, new roof sheeting to verandah, and restoration of rear outbuilding.

The works were carried out by specialist heritage builders in accordance with plans and specifications prepared by a heritage architect. The conservation works were undertaken in accordance with the Brookman and Moir Street Design Guidelines, with match-funding provided by the State Heritage Office and City of Vincent.

Photographs



26 Moir Street Conservation Works (before)



26 Moir Street Conservation Works (removal of obtrusive elements)

26 Moir St Information for Design Review Revised.docx

Page 3

3



26 Moir Street Conservation Works (reinstatement of original features)



26 Moir Street Conservation Works (completion)



Guidelines Assessment - Conservation Works

The completed Conservation Works satisfy all relevant Essential Controls under the Guidelines, as summarised below.

ITEM	ESSENTIAL CONTROLS	ENCOURAGED
Roofs ✓	Roof Pitches visible from the street must match the existing roof pitches	The reconstruction of missing gable fretwork, finials and other details to match authentic existing examples. Western Red Cedar is the best timber for this work.
External Walls ✓	Remaining original features must be retained and conserved.	Removal of rendered walls.
Front Verandah ✓	The open verandahs and decorative features must be retained and conserved in their original form where they still exist.	The reinstatement of timber floors, the reduction of garden levels and reinstatement of steps is encouraged
Windows ✓	The retention of all original timber window features, including single-pane double hung sashes and sun hoods must be retained.	Where window openings have been enlarged or made smaller, the reinstatement of the original openings and opening treatments is encouraged.
Front Door & Hopper ✓	All original four-panel timber doors must be retained. Hopper lights shall not be removed.	Where doors have been removed and replaced, the reinstatement of a door, to match the original design, is encouraged.
Chimneys ✓	All original brick chimneys must be retained.	
External Decorative Details ✓	All original decorative details must be retained.	Where decorative details have been completely altered or removed, their reinstatement to the original detail is encouraged.
Front Fences ✓	Brick fences above 750 millimetres will not be permitted. Open fences will not be permitted above 1.2 metres.	Open fences are desirable and, while traditional patterns are encouraged, other open picket and palisade fences may be acceptable
Front Gardens ✓		Traditional lawn, flowerbed and shrub or cottage gardens are encouraged.
Car Parking ✓	Garages and carports will not be permitted within the front setback of the area. On-site vehicle parking in the front setback is prohibited.	
Rear Water Closets ✓	Rear water closets must be conserved and permission to demolish will only be given in exceptional circumstances.	



Guidelines Assessment - Internal Planning

The Guidelines state:

*The original house plan has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. Many houses retain the essential elements of this plan and many of the features. **The five front rooms and corridor of the house are an integral historical form under the original pitched roof.***

Section 3 of the Guidelines indicates that the “remaining original planning and fabric of these [front] rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.”

The Guidelines do not contain any Essential Controls for the Internal Planning of the original house, only Discretionary Controls and Encouragement, as follows:

ITEM	DISCRETIONARY	ENCOURAGED
Internal Planning ✓	The original five front rooms and corridor of the plan form should be retained as well as any original features, such as fireplaces and doors. Where change has already occurred, there will be no requirement to reinstate the plan form.	Reinstatement of missing walls, fireplaces and the like is encouraged, where the evidence for reinstatement will allow this to occur in the proper manner.

Many of the houses have been modified by removing internal walls to create larger living spaces or a bathroom / en-suite to meet modern day living needs. Where this has occurred, it reduces the need to build an addition to accommodate (for example) modern bathroom facilities or open-planned living spaces reflective of contemporary lifestyles (i.e. combined kitchen / living area with direct access to an outdoor area).

In the case of 26 Moir Street, all five of the original rooms remain intact with no internal walls having been removed. Original floors and internal doors also remain. This results in five independent rooms that can be used for a limited range of purposes such as bedrooms, study, play room or a small living area separate to the kitchen.

Whilst there are no Essential Controls, and whilst tempting to remove internal walls to achieve more functional spaces and amenities, we wish to fulfil the intent of the Guidelines and retain the original five rooms intact.

This necessitates the construction of a rear addition to create a contemporary living environment suitable for a small family, such as an open-planned kitchen / living space that is connected to the rear garden (noting also that the existing finished floor level of the dwelling is 1 metre higher than the rear garden).

Accordingly, there is a nexus between the internal planning of the original dwelling and the proposed additions.

3

Guidelines Assessment – Demolition

The Guidelines state:

The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.

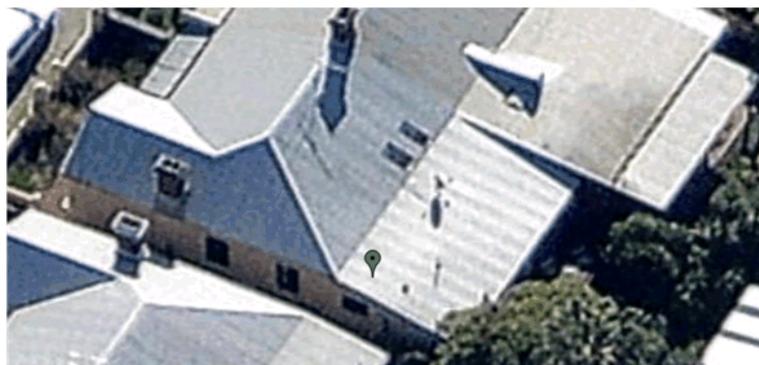
The Guidelines contain the following Essential and Discretionary Controls.

ITEM	ESSENTIAL	DISCRETIONARY
Demolition ✓	Entire demolition of dwellings will not be permitted.	Partial demolition of dwelling will only be considered in exceptional circumstances.

The Guidelines do not contain any Essential Controls mandating the retention of the rear skillion, including the wash-house and store. Section 3 of the Guidelines states:

*Original external features within the 'additions zone' (refer to Figure 3), such as the rear skillion additions are **not** intended to be retained or conserved.*

Figure 3 encourages (but does not mandate) retention of the wash-house and store if intact. By way of example, a recent addition to No.18 Moir Street (2017) involved the demolition of the entire rear skillion and replacement with a new addition.



No.18 Moir Street Prior to Demolition of Rear Skillion (June 2017)



No.18 Moir Street After Demolition of Rear Skillion (August 2017)

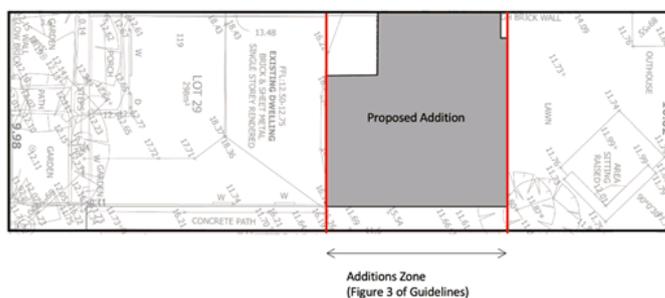


Guidelines Assessment – Additions Zone

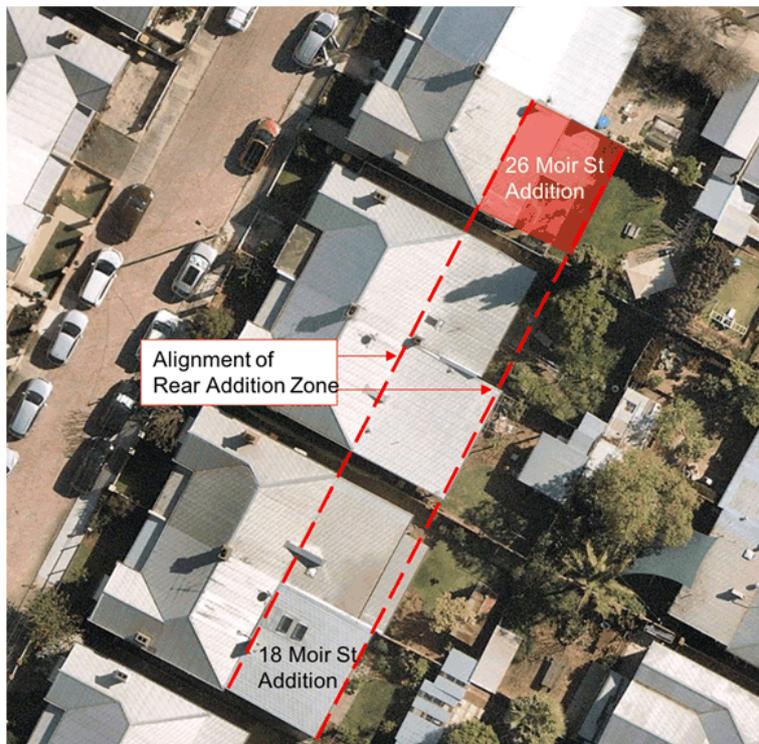
The proposed addition to 26 Moir Street is aligned with the Additions Zone to the rear of the original house, with the southern wall of the addition aligned with the southern wall of the existing house.

This approach is consistent with other rear additions in the area, including the recently constructed addition at No.18 Moir Street. Numerous other examples can be found, of varying scales and designs, including:

- 15 and 21 Moir Street;
- 5, 7, 13, 15, 17, 21 and 23 Brookman Street;
- 4, 6, 8, 12, 24 and 26 Brookman Street.



Location of Proposed Addition



Alignment of Rear Addition Zone – Comparison with No.18 Moir Street



Guidelines Assessment – Visual Impact

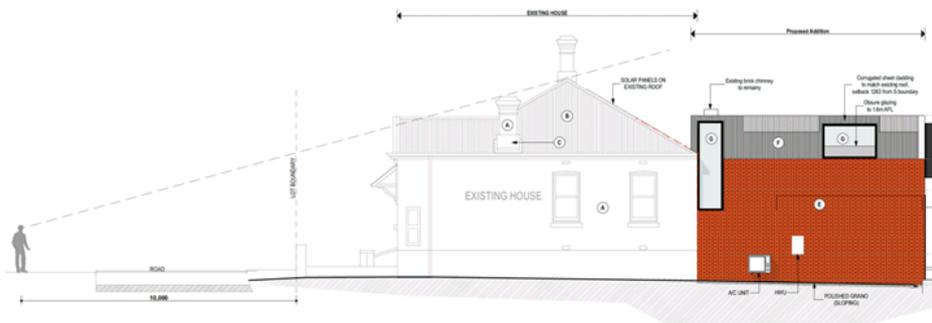
Section 3 of the Guidelines includes the following text describing how the streetscape impact of any proposed rear additions is to be assessed:

*Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained. To ensure these qualities are maintained, no construction will be permitted within the front setback and **no additions will be permitted that would be visible from within the public domain over the existing roofline.** Public domain is taken to mean Brookman Street, Moir Street and Forbes Street, together with Robinson Avenue. The rear right of way and Wellman Street are not included in this requirement.*

*The public domain view is to be taken from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement. In terms of drawn elevations this should be the line extended through the existing ridge height. **New additions should not be visible through the use of this criterion.***

As evident from the submitted drawings (refer figure below), the proposed addition is not visible from the property line on the opposite (west) side of Moir Street over the existing roofline of the dwelling.

The addition will be visible from other locations, such as from certain viewing points on Robinson Avenue or from Moir Street via the side setback between Nos.24 and 26, however, this is not the criterion to be used to assess the visibility of additions from the public realm.



Assessment of Public Domain View

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 Support:	Administration Comment:
<p><u>Adaptive Works</u></p> <ul style="list-style-type: none"> • Proposal provides a great example of how the houses in the Moir/Brookman Heritage Precinct can be adapted to suit modern families. • Retention of the street-scape and front 5 rooms is excellent retention of the built heritage. • Design supports a modern family, with family occupancy a key component of the precincts cultural heritage. Need to avoid demolition via dereliction and Airbnb's, so should be promoting family occupancy and proposals such as this 	<p>Noted</p>
<p><u>Privacy</u></p> <ul style="list-style-type: none"> • Privacy respected to southern aspect of proposed extension. 	<p>Noted</p>
Comments Received in Objection:	Administration Comment:
<p><u>Solar Access</u></p> <ul style="list-style-type: none"> • The height and bulk would impact the solar access and sky view from the backyards of adjoining properties. • Overshadowing contravenes Design Principle P5.3.4 "<i>Design which minimises overlooking and overshadowing</i>". Such a significant increase in overshadowing is not minimising overshadowing. • The impact of the grossly excessive overshadowing is particularly egregious, given that these are narrow frontage semi-detached lots with less capacity to tolerate such excessive overshadowing. 	<p>The additional overshadowing falls to the rear of the No. 24 Moir Street which comprises of established landscaping, covered verandah and clothes drying area. The additional shadow generated will not be at the detriment of the use of the covered porch space which is already shadowed by the existing development. The additional overshadowing does not fall to or impact solar collectors on the roof of the neighbouring property.</p>
<p><u>Privacy</u></p> <p>The proposal causes overlooking problems for neighbours and overdevelops the site.</p>	<p>The visual privacy departure falls to the roofline and chimney of the neighbouring property. The cone of vision does not provide a line of sight to habitable rooms or active habitable spaces, and ensures the residential amenity and privacy if the occupants is maintained.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Streetscape, Heritage Guidelines</u></p> <ul style="list-style-type: none"> • Extension will be visible from the street and will make the semi-detached pair look unbalanced. • Two storey developments are not appropriate and detracts from the authenticity of the precinct as a whole. • Would prefer single storey dwelling. • The current proposal does not in any way reflect the situation anticipated, where <i>"overdevelopment facilitates conservation of original fabric"</i>, as there is no nexus between this proposed overdevelopment and the conservation of any original fabric. • Proposed building height contravenes Design Principle P5.3.1, 5.3.2, 5.3.4, 5.3.5. The proposed two storey development in a streetscape entirely of uniform, single-storey, modest, heritage listed housing is not complementary to existing development. • Proposal inconsistent with the Statement of Significance and heritage listings of the Precinct. The heritage "feel" is not confined to the streetscape, but also the back part of the blocks and this proposal will see an addition that will dominate, particularly as the block is at the high end of the street. • The precinct received a WA Heritage Award and received an international UNESCO World Heritage Award of Distinction. Its rarity and intactness make it a unique and valuable precinct. • City of Vincent Brookman and Moir Street Development Guidelines, P 4, state that <i>"no additions will be permitted that would be visible from within the public domain over the existing roofline. Public domain is taken to mean Brookman Street, Moir Street and Forbes Street, together with Robinson Avenue"</i>. The proposal contravenes that requirement. • The proposal contravenes the City of Vincent's Brookman and Moir Street Development Guidelines, which refer to the importance of the precinct's: <ul style="list-style-type: none"> ○ <i>"streetscapes of modestly scaled buildings"</i> ○ <i>"visual cohesion"</i> ○ <i>"the repetitive scale, form and rhythm of the semi-detached dwellings"</i> ○ <i>"original structural uniformity of the streetscape remains apparent, and as such, the Brookman and Moir Street area is a significantly intact example of a late 19th Century housing estate"</i>. ○ <i>"Due to its homogeneity of design...the considerable size of the estate and its relative intactness, it is unique in WA"</i> ○ <i>The buildings as "representatives of working class rental accommodation from the late 19th Century."</i> 	<p>The application proposes additions which provide increased living spaces to adapt and respond to the growing needs of the dwelling and broader community. The additions will provide managed development in a way that recognises the needs of innovative design and contemporary lifestyles as well as range of housing and residential densities to meet the needs of the community. The internal features and the dwellings within the precinct have been altered and extended under the skillions roof additions to improve the basic amenity and living standards for the occupants, which is to be removed at the rear. Minor demolition works to the rear will not impact the cultural significance and character of the dwelling in anyway as these are obscured from the primary street.</p> <p>Modulation of wall heights and lengths behind the existing dwelling do not compromise the significance of the dwelling, immediate properties and broader Brookman and Moir Precincts. Colours and materials are proposed to the side and rear elevations addressing Robinson Avenue and Brookman Street to reference the traditional built form vernacular. The combination of these elements drives a successful outcome and integration back of new infill projects into the traditional context of the Brookman and Moir Precinct. The massing of the development is stepped from the side and rear boundaries preserving the residential amenity, privacy and of the occupants and neighbouring dwellings</p> <p>As per the Burra Charter, the additions do not try to mimic or create faux heritage by replicating the scale and design features of the existing dwelling and neighbouring Moir Street dwellings. Instead, the alterations do have a level of distinction from the existing heritage dwelling while also respecting the style, size and scale of the retained house;</p> <p>The proposal was referred to State Heritage Council as well as the City's Design Review Panel member for review and consideration. Both have affirmed their support for the proposed additions.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Construction Noise</u></p> <p>Adverse impacts from the constant noise of the building site.</p>	<p>Building works are to be undertaken during the allowable constructions times (7.00am to 7.00pm) as per the <i>Environmental Protection (Noise) Regulations 1987</i>.</p>
<p><u>Lot Boundary Setbacks and Walls</u></p> <ul style="list-style-type: none"> Concerns with the finish of walls and consultation with affected properties Proposed reduction of setback from the DTC 3.8 m to 1.1m is a significant reduction, not a minor variation. Proposed significant reduction of setbacks contravenes Design Principle P3.1 “so as to reduce impacts of building on adjoining properties; provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties”. 	<p>The applicant has acknowledged boundary walls to the north are to be as per neighbours requirements, which is to be face brick, render or otherwise agreed. The application has been conditioned accordingly.</p> <p>The applicant has revised the proposal to remove the major opening to the upper floor wall, revising the required setback from 3.8 metres to 1.2 metres. The 0.1m departure to the lot boundary setback is minor in nature and is not deemed to have an actual or perceived bulk and scale impact on the neighbouring southern property.</p>
<p><u>Demolition</u></p> <p>Proposes to demolish the intact original wash-house and store, an area which the guidelines recommend retaining if intact, which it is in this case</p>	<p>The proposed demolition applies to a 37 square metre area at the rear of the site. The wash room, kitchen area and store do not form part of the dwellings significance, and are in the ‘additions’ zone. The rear portion of the lot is permitted to be demolished.</p>
<p><u>Overdevelopment Concerns</u></p> <ul style="list-style-type: none"> These single-storey cottages on modest 10m frontage lots are not suitable for households with expectations of large 5-bedroom homes. The significance of the Precinct should preclude it from being assessed against the same minimum standards as non-listed properties within the City of Vincent. Buildings will easily accommodate a 4-bedroom family dwelling, as many in the precinct already are, without requiring a substantial and non-conforming 2-storey extension. There is ample evidence within the existing dwellings in the area. 	<p>The City’s Policy No. 7.6.1 – Heritage Management and Appendix 6 – Brookman and Moir Guidelines provide additional heritage and built form provisions to address the significance of the place.</p>
<p><u>Colours and Materials</u></p> <p>Addition could be more subdued by use of darker colour than white for cladding, maybe use black.</p>	<p>The application has been referred to both the City’s Design Review Panel (DRP) member and State Heritage Council for review. The colours and materials selected such as painted render, red face brick and corrugated sheet cladding are acceptable and tie in with the existing dwelling.</p>
<p><u>Dewatering</u></p> <p>Concerns regarding dewatering and impact to neighbouring properties and sustaining damage due to subsidence and contraction of the peat bed.</p>	<p>The proposed works follow a similar building footprint to the existing skillion additions at the rear of the site. Works are to be contained within the site and undertaken so as to preserve the integrity of neighbouring properties.</p>

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

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Issue: <u>Solar Access</u></p> <ul style="list-style-type: none"> The height and bulk of the addition would impact the solar access and sky view from the backyards of adjoining properties Overshadowing contravenes Design Principle P5.3.4 <i>“Design which minimises overlooking and overshadowing”</i>. The impact of the grossly excessive overshadowing is particularly egregious, given that these are narrow frontage semi-detached lots with less capacity to tolerate such excessive overshadowing. 	<ul style="list-style-type: none"> We have previously provided justification for the proposed variation to the deemed-to-comply overshadowing provision. We do not believe the owner of the site to the south has objected to the proposal, suggesting that the extent of overshadowing will not adversely affect the amenity of their property, noting the majority of the shadow is from the existing house and falls upon the roof of the existing adjoining house. We would not say that the extent of overshadowing is 'egregious'. For example, if the density coding of the area were R30 instead of R25, the amount of overshadowing would effectively satisfy the deemed-to-comply requirement. The amended design, with the revised roof design, has assisted in further reducing the extent of overshadowing.
<p>Issue: <u>Privacy</u></p> <ul style="list-style-type: none"> The proposal causes overlooking problems for neighbours and overdevelops the site. 	<ul style="list-style-type: none"> The proposed addition does not cause 'overlooking problems.' The bedroom window on the rear elevation satisfies the deemed-to-comply visual privacy cone of vision setback of 4.5 metres. Despite this, and as previously advised, we would consider obscure glass to this window. The bedroom window to the side (south) elevation has a sill height of 1.6m and for this reason is not defined as a 'major opening', meaning it satisfies the visual privacy setbacks. The window to the stairs and robe are not 'major openings' to habitable rooms and satisfy the visual privacy setbacks. A minor variation to the visual privacy setback for the north facing window to the study is proposed, with a very small portion of the cone of vision falling upon the roof of the adjoining dwelling, with no overlooking impact.
<p>Issue: <u>Building Height</u></p> <ul style="list-style-type: none"> Extension will be visible from the street. This can make the semi-detached pair look unbalanced. Allowing any changes will set a precedence for the future detrimentally change the look of the Moir Brookman Heritage Precinct. Two storey developments are not appropriate and detracts from the authenticity of the precinct as a whole. Would prefer single storey dwelling The current proposal does not in any way reflect the situation anticipated, where <i>“overdevelopment facilitates conservation of original fabric”</i>, as there is no nexus between this proposed overdevelopment and the conservation of any original fabric. 	<ul style="list-style-type: none"> The extent to which the addition is visible from Moir St is negligible, being visible only along the side setback between No.24 & No.26. When viewed from this point, the side wall reads as an extension of the existing house with only a very small part of the roof visible. Other additions achieve similar outcome, confirming such additions are contemplated. Addition not visible over existing house ridge line as per the required method of calculation under the Brookman and Moir Streets Development Guidelines. The addition will not have a significant impact (if any) on the streetscape, and represents a considerable improvement on our original proposal which was more visually prominent.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> Proposed building height contravenes Design Principle P5.3.1 <i>“Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development”</i>. The proposal would <i>“overwhelm and dominate”</i> the existing streetscape, contravening Design Principle P5.3.1 The proposal contravenes Design Principle P5.3.2 <i>“Design which is complementary to existing developments”</i>. The proposed 2 storey development in a streetscape entirely of uniform, single-storey, modest, heritage listed housing is not complementary to existing development. It would stand out and overwhelm the other modest-scaled housing; and destroy the uniformity of the streetscape that is one of its most significant heritage characteristics. The proposal is inconsistent with Design Principle P5.3.4 <i>“Design which minimises overlooking and overshadowing”</i> The proposal contravenes design principle P5.3.5 <i>“Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale”</i>. The bulk and scale of the proposed development is inconsistent with the modest, single-storey housing in the rest of the street and precinct 	<ul style="list-style-type: none"> The existing elevated position of the house is unique (perhaps the only one in the Precinct) and this allows for a split level to the rear that essentially reads as one storey when viewed along the side setback from Moir Street. Wall height follows the height of the existing house wall height on south elevation which is what would occur even if single storey – it is only the roof form that changes to accommodate part of the upper floor volume, but roof is not visible from Moir Street. We would suggest that there is a nexus between the proposed addition and the conservation of the existing dwelling, given that all five rooms in the main part of the existing house are intact and we are preserving this fabric in its original configuration, rather than (for example) converting a room to a bathroom, or knocking out walls to create contemporary living spaces, as has occurred in some of the other houses. This is elaborated upon in our Design Review Submission, which we have updated to reflect the revised design (attached). We do not consider the addition overwhelms or dominates the streetscape given the wall height follows the wall height of the existing house and the addition is behind the retained dwelling with a very low level of visibility (from the side setback only). Even as a single storey addition, the southern side wall height (being the wall visible from Moir St) would remain the same. The reference to Design Principles P5.3.1 to P5.3.5 appear to be references to the Local Housing Objectives in Clause 5.3 Building Height in Part 2, Volume 1, Section 5 of the City’s Built Form Policy. The Local Housing Objectives are only relevant if a proposal does not meet the deemed-to-comply building height requirement. The addition satisfies the deemed-to-comply building height and therefore an assessment against the Local Housing Objectives is not relevant or applicable.
<p>Issue: <u>Heritage Precinct</u></p> <ul style="list-style-type: none"> The heritage nature of the precinct will be compromised by the proposal Proposal inconsistent with the Statement of Significance and heritage listings of the Precinct. The heritage “feel” is not confined to the streetscape, but also the back part of the blocks and this proposal will see an addition that will dominate, particularly as the block is at the high end of the street. The precinct received a WA Heritage Award and received an international UNESCO World Heritage Award of Distinction. Its rarity and intactness make it a unique and valuable precinct The proposed development contravenes City of Vincent Policy Heritage, 7.6.1, Heritage Management Development Guidelines for 	<p>The proposed addition has been supported by the State Heritage Office and the City’s independent heritage design expert.</p> <p>We disagree with this interpretation of the Guidelines, and refer you to our updated Design Review Submission that demonstrates the Guidelines allow for contemporary additions at the rear of the existing dwellings.</p> <p>The addition will not be visible from Moir St over the existing house, with only a low level of visibility when viewed along the side setback.</p> <p>The existing house has been conserved and all five original rooms remain intact and will continue to do so.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Heritage and Adjacent Properties A.2.2 as the 2 storey development will be visible from the street, within a heritage protected precinct that is an "intact" and "consistent streetscape"</p> <ul style="list-style-type: none"> • The proposal contravenes the City of Vincent's Brookman and Moir Street Development Guidelines, which refer to the importance of the precinct's: <ul style="list-style-type: none"> ○ "streetscapes of modestly scaled buildings" ○ "visual cohesion" ○ "the repetitive scale, form and rhythm of the semi-detached dwellings" ○ "original structural uniformity of the streetscape remains apparent, and as such, the Brookman and Moir Street area is a significantly intact example of a late 19th Century housing estate". ○ "Due to its homogeneity of design...the considerable size of the estate and its relative intactness, it is unique in WA" ○ The buildings as "representatives of working class rental accommodation from the late 19th Century" 	<p>A.2.2 in Local Planning Policy 7.6.1 reads:</p> <p style="text-align: center;"><i>An upper storey is sited and massed behind the principal facade(s) so that it is not visible from the street, particularly in intact or consistent streetscapes.</i></p> <p>The proposed addition is sited behind the entire original dwelling and is not visible from the street over the roof of the dwelling. The level of visibility from the side setback is negligible and will have little to no streetscape impact.</p> <p>We disagree the proposal contravenes the City of Vincent's Brookman and Moir Street Development Guidelines. The streetscape will remain intact, including its visual cohesion, scale and form, and structural uniformity.</p>
<p>Issue: <u>Brookman and Moir Guidelines</u></p> <ul style="list-style-type: none"> • The current proposal will damage the important structural uniformity, homogeneity of the design of the residences, significance • If the development were to proceed, the heritage listed precinct would no longer retain its "homogeneity of design". • City of Vincent Brookman and Moir Street Development Guidelines, P 4, state that "no additions will be permitted that would be visible from within the public domain over the existing roofline. Public domain is taken to mean Brookman Street, Moir Street and Forbes Street, together with Robinson Avenue". The proposal contravenes that requirement. 	<p>The addition does not have any impact on the structural uniformity of the existing streetscape as the existing dwelling on the site will remain as is, with the addition positioned to the rear. This quote from the Guidelines does not include the actual criteria to be used for assessing the visibility of an addition from the public domain. The Guidelines state (emphasis added):</p> <p style="text-align: center;"><i>Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained. To ensure these qualities are maintained, no construction will be permitted within the front setback and no additions will be permitted that would be visible from within the public domain over the existing roofline. Public domain is taken to mean Brookman Street, Moir Street and Forbes Street, together with Robinson Avenue. The rear right of way and Wellman Street are not included in this requirement.</i></p> <p style="text-align: center;"><u><i>The public domain view is to be taken from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement. In terms of drawn elevations this should be the line extended through the existing ridge height. New additions should not be visible through the use of this criterion.</i></u></p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	<p><i>The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street.</i></p> <p>As emphasised:</p> <ul style="list-style-type: none"> • The Guidelines acknowledge that changes to dwellings will be required over time; • No construction will be permitted in the front setback; • No additions will be permitted that are visible from the public domain over the existing roof line; • The 'public domain view' is taken from the property line on the opposite side of Moir Street at a height of 1.65 metres above the level of the footpath. The drawings include a diagram demonstrating the addition is not visible from this point. <p>For this reason, we do not believe the proposal contravenes this requirement.</p>
<p>Issue: <u>Construction Noise</u></p> <ul style="list-style-type: none"> • Adverse impacts from the constant noise of the building site 	<p>This is not a planning issue. The appointed builder will be required to comply with all relevant regulations, including noise, work times, etc.</p>
<p>Issue: <u>Lot Boundary Setbacks and Walls</u></p> <ul style="list-style-type: none"> • Concerns with the finish of walls and request consultation with affected properties • Proposed reduction of setback is a significant reduction, not a minor variation. • Proposed significant reduction of setbacks contravenes Design Principle P3.1 <i>"so as to reduce impacts of building on adjoining properties; provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties"</i>. 	<p>Materials</p> <p>The side elevations will be finished with red face brick. If sufficient bricks are available of a suitable quality, we will consider reusing existing bricks salvaged from the site to one of the side elevations (likely the north elevation).</p> <p>We have considered the finish of the rear elevation and consulted our architect. We believe that red face brick to the rear elevation (as well as the side elevations as already proposed) will produce a more subtle finish more consistent with the character of the area.</p> <p>We therefore do not object to a condition requiring red face brick to be provided to the rear elevation, and we do not object to a condition requiring the details of all external finishes being provided to the City.</p> <p>Setbacks</p> <p>We have not seen the City's assessment but understand the comment relating to the setback relates to the southern side wall. It is important to understand how setbacks are calculated under the Residential Design Codes (RD Codes), with specific reference to Figures 4a to 4d of the RD Codes (attached below).</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	<p><u>Ground Floor Setback</u></p> <p>As the addition is an extension to an existing building, the <u>Ground Floor</u> south side setback <u>may</u> have been calculated by the City on the basis of the <u>entire</u> side wall, comprising two components: the existing dwelling side wall and the proposed addition side wall. The existing dwelling southern side wall has two major openings habitable rooms, while the side wall to the proposed addition does not have any major openings to habitable rooms. The Ground Floor of the proposed addition is setback the same distance from the boundary as the existing dwelling southern side wall.</p> <p>The RD Codes actually allow for the setback for a portion of a wall without any major openings to be calculated separately to the remainder of the wall. This is explained in Figure 4b of the RD Codes. While Figure 4b suggests the portion of wall without any openings needs to have different setback to the portion with openings, it does not specify a minimum setback differential between the two portions. The intent is to allow a distinct portion of a wall without any major openings to be setback a lesser distance than the portion with major openings.</p> <p>This means that the setback can be calculated in different ways depending on how the RD Codes Figure 4b is interpreted, as per the following scenarios.</p> <p><i>Ground Floor Scenario 1 – Setback Calculated on Basis of Entire Ground Floor Wall (including existing portion with major openings).</i></p> <p>If the Ground Floor setback is calculated on the basis of the entire southern side wall, including the existing wall with major openings to habitable rooms, the setback is calculated as follows:</p> <ul style="list-style-type: none"> • Length of Wall <ul style="list-style-type: none"> - Existing Wall 10.6m - Proposed Wall 8.3m - Total 18.9m • Height of Wall <ul style="list-style-type: none"> - Existing Wall 4.5m - Proposed Wall (Ground Floor) 3.5m - Average Height 4m • Major Openings Yes (existing windows only) • Required Setback 3.4m • Existing / Proposed Setback 1.1m

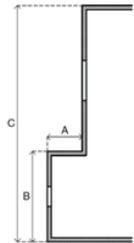
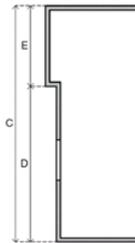
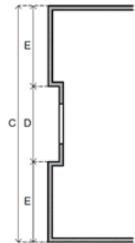
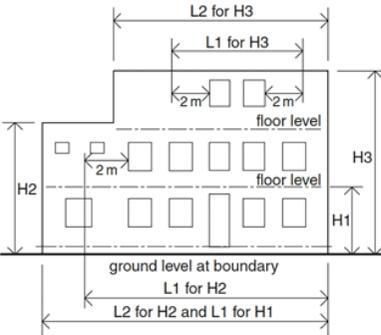
Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	<p>Under this Scenario, even though the proposed addition does not have any major openings, the required setback is significantly greater due to the existing openings to the existing dwelling.</p> <p>The required setback is a direct result of the existing openings to the existing side wall, rather than a result of the proposed addition without any openings. It is important to note that the <u>existing</u> southern side wall of the house (built 1897) would require a setback of 2.4 metres if assessed under the RD Codes.</p> <p>All of the houses in the Precinct have two major openings to the side wall and all of the houses are setback 1.1 metres. So any proposed addition to any of the houses would automatically trigger a setback variation if calculated under this Scenario.</p> <p><i>Ground Floor Scenario 2 – Setback of Addition Calculated Separately to the Existing Wall</i></p> <p>It is considered the setback for the proposed addition should be calculated independently to the existing dwelling, given the addition is a distinct portion of wall without any major openings to habitable rooms. As per Figure 4b of the RD Codes, if the proposed addition has a different setback to that of the existing dwelling (even if the setback differential is as little as 10 centimetres), then there is no question over the setback of the proposed addition being calculated independently.</p> <p>Under this scenario, the setback is calculated as follows:</p> <ul style="list-style-type: none"> • Length of Wall 8.3m • Height of Wall (Ground Floor) <3.5m • Major Openings No • Required Setback 1m • Proposed Setback 1.1m <p>If the setback for the southern wall to the proposed addition is calculated independently, the setback complies with the RD Codes.</p> <p>For the avoidance of doubt, we would have no objection to providing the proposed addition with a side setback of 1.2 metres so that it can clearly be defined as a separate portion of wall to that existing. This would result in the proposed addition exceeding the required Ground Floor setback by 0.2m (i.e. 1m required; 1.2m provided).</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	<p><u>Upper Floor Setback</u></p> <p>As per Figure 4d of the RD Codes, the First Floor portion of the southern side wall to the proposed addition is calculated independent of the existing dwelling which is single storey.</p> <p>The First Floor side boundary setback is calculated as follows:</p> <ul style="list-style-type: none"> • Length of Wall 8.3m • Height of Wall (First Floor) 6.0m • Major Openings No • Required Setback 1.2m • Proposed Setback <ul style="list-style-type: none"> - Brick Wall 1.12m - Vertical Roof Elements 1.26m <p>As evident, the First Floor southern side wall essentially complies with the RD Codes, with a variation of less than 8 cm for the face brick portion.</p> <p>We would be pleased to amend the design to achieve compliance with the First Floor required side setback.</p> <p>As noted above, we could provide an additional 0.1m setback, resulting in a fully compliant southern side boundary setback for Ground and First Floors.</p> <p>The important conclusion to be drawn with respect to setbacks is that the southern side wall of the proposed addition essentially complies with the RD Codes when calculated independently from existing dwelling.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	<p style="text-align: right;">Page 62</p> <p>Figure Series 4 – Wall length for lot boundary setbacks</p> <p>Intent The purpose of Figure Series 4 is to illustrate the method for measuring the appropriate setback for a length of wall adjacent to a lot boundary for the purposes of clause 5.1.3 C3.1.</p> <p>Figure 4a – Articulated walls with major openings (where wall height exceeds 3.5m)</p>  <p>Figure 4b – Portions of wall without major openings</p>  <p>Figure 4c – Walls with multiple articulations</p>  <p>Notes For the purposes of calculating setback, the length of wall means the total horizontal dimension of the side of the building nearest the lot boundary. Setbacks shall be determined in accordance with the following and with reference to Tables 2a and 2b, subject to the privacy requirements of clause 5.4.1:</p> <ul style="list-style-type: none"> 4a Where A is more than 3m, B shall be treated as a separate wall, providing that the length C, shall be the basis for determining the setback of the rest of the side of the building. 4b Where the side of a building includes one portion of a wall without a major opening (such as E), the setback shall be determined independently providing the setback of the rest of that side of the building (D) is determined on the basis of the total length C. 4c Where the side of the building includes two or more portions of a wall without a major opening (such as E) their setbacks shall be determined independently of each other provided they are separated from one another by a distance (D) of more than 4m in the case of wall heights of 6m or less and an additional 1m for every 3m increase in height. The setback of D shall be determined on the basis of the total length C. <p>Figure 4d – Measurement of length of upper floor walls for calculating setbacks</p>  <p>Notes L1 Length of walls on the ground floor is determined as per Figures 4a-c.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Issue: <u>Demolition</u></p> <ul style="list-style-type: none"> Proposes to demolish the intact original wash-house and store, an area which the guidelines recommend retaining if intact, which it is in this case. 	<p>Section 4 of the Guidelines includes four types of controls:</p> <ul style="list-style-type: none"> Essential; Discretionary; Encouragement; and Advice. <p>None of these controls include any comment specific to the wash-house and store. The Guidelines do not contain any Essential Controls mandating the retention of the rear skillion, including the wash-house and store. Section 3 of the Guidelines states:</p> <p><i>Original external features within the 'additions zone' (refer to Figure 3), such as the rear skillion additions are not intended to be retained or conserved.</i></p> <p>Figure 3 encourages (but does not mandate) retention of the wash-house and store if intact.</p> <p>By way of example, a recent addition to No.18 Moir St (2017) involved the demolition of the entire rear skillion and replacement with a new addition.</p> <p>We propose a similar approach.</p>
<p>Issue: <u>Overdevelopment Concerns</u></p> <ul style="list-style-type: none"> These single-storey semi-detached cottages on modest 10m frontage lots are not suitable for households with expectations of large 5-bedroom homes The significance of the Precinct should preclude it from being assessed against the same minimum applicable standards as non-listed properties within the City of Vincent These buildings will easily accommodate a 4-bedroom family dwelling, as many in the precinct already are without requiring a substantial and non-conforming 2-storey extension. There is ample evidence within the existing dwellings in the area. 	<p>It is not proposed to provide 5 bedrooms. There are three existing bedroom in the original house, with the other two original rooms used as a lounge and a study. The addition proposes 1 bedroom, resulting in a total of 4 bedrooms (3 existing plus 1 proposed).</p> <p>The provision of two study / office spaces (one existing and s small study nook in the addition) reflects contemporary living / work practices.</p> <p>Consideration has been given to the Development Guidelines, and the proposed addition is located in the Additions Zone to the rear of the retained dwelling, in the same position as other rear additions (including the recent addition at No.18 Moir St).</p> <p>Given the addition is positioned in the Additions Zone and the volume of the addition is not visible over the existing dwelling when viewed from the street, we do not consider it to be an overdevelopment of the site.</p> <p>The height is also compliant with the Built Form Policy and the amount of Open Space, including the front verandah, complies with the RD Codes.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Issue: <u>Colours and Materials</u></p> <ul style="list-style-type: none"> • Addition could be more subdued by use of darker colour than white for cladding, maybe use black 	<p>We have introduced red face brick to both side elevations to create a more subdued feel to the addition. A white paint render finish is proposed to the rear elevation, however, we agree that a more subdued finish could be achieved, and in this regard, we believe that utilising red face brick to the rear (as well as the side) elevation would further reduce the visibility of the addition from properties to the rear. We do not oppose a condition requiring red face brick to the rear elevation.</p>
<p>Issue: <u>Dewatering</u></p> <ul style="list-style-type: none"> • Concerns regarding dewatering and impact to neighbouring properties and sustaining damage due to subsidence and contraction of the peat bed. 	<p>A geotechnical / groundwater assessment has been undertaken and the builder will be required to construct the building in accordance with the prevailing soil and water conditions.</p>

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



Department of Planning,
Lands and Heritage

18 December 2020
FIRST REFERRAL

SUPERSEDED

Chief Executive Officer
City of Vincent
Mail@vincent.wa.gov.au

Dear Sir

Brookman & Moir Streets Precinct

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Number P3992
Place Name Brookman & Moir Streets Precinct
Street Address 26 Moir Street, Perth
Referral date 3 December 2020
Proposal Description Alterations and rear addition

We received the following drawings prepared by Contempo dated 3 November 2020:

City of Vincent Development Application form
Development Application Drawings – A.01 – A.21

The proposal has been considered in the context of the identified cultural significance of *Brookman & Moir Streets Precinct* and the following advice is given:

Findings

- *Brookman and Moir Streets Precinct* is comprised of over 58 semi-detached residences and one detached residence in two types of Federation Queen Anne Styles. The residences were constructed from 1897 in limestone and brick with corrugated-iron roofs. The homogeneity of the modestly-scaled residential buildings creates a visually striking precinct in the inner city residential area.
- The referral is for the removal of the existing single storey addition to the rear of 26 Moir Street, and the construction of a new double storey addition in its place. The existing extension does not form a part of the original residence, and its removal will have no negative impact on the cultural heritage significance of the Precinct.

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 8002 info@dplh.wa.gov.au www.dplh.wa.gov.au
ABN 68 565 723 484
wa.gov.au

18 December 2020
FIRST REFERRAL

SUPERSEDED

- The proposed new addition is located to the rear of the property and does not exceed the height of the original residence. The proposed materials have been assessed to be suitable, and are modern and subdue in palette.
- It is noted the addition will be partially visible down the side of the lot when approaching the place from the south, and from Robinson Avenue. Due to the selected materiality and simple form, the visual impact is considered minor.
- The proposal includes the fitting of solar panels to both a portion of the existing and to the new roof. The solar panels have been located so they will not be visible from the streetscape.
- The proposed additions will allow the installation of a new kitchen and bathroom to a modern standard without impacting significant building fabric.

Advice

The proposal, in accordance with the plans submitted, is supported.

Please note that this advice is provided from a State Heritage perspective only, and there has been no assessment of the proposed development's compliance with local government policy. Compliance with local policy is a matter for the City of Vincent.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of the Council's determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Emily Craig-Wadham at emily.craig-wadham@dplh.wa.gov.au or on 6552 4031.

Yours faithfully


Adelyn Siew
Director Heritage Development

18 December 2020



Department of **Planning,
Lands and Heritage**

12 August 2021
SECOND REFERRAL

Chief Executive Officer
City of Vincent
Natasha.Trefry@vincent.wa.gov.au

Dear Sir

BROOKMAN & MOIR STREETS PRECINCT

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Number	P3992
Place Name	Brookman & Moir Streets Precinct
Street Address	26 Moir Street, Perth
Referral date	26 July 2021
Proposal Description	Alterations and additions to single dwelling

We received the following drawings prepared by Mountford Architects dated July 2021:

A.01 Demo Site Plan – Issue A
A.02 Proposed Site Plan – Issue A
A.03 Existing – Issue A
A.04 Demo Plan – Issue A
A.05 Proposed GF Plan – Issue A
A.06 Proposed UF Plan – Issue A
A.07 Elevations – Issue A
A.08 Elevations – Issue A
A.09 Elevations – Issue A
A.10 Perspective – Issue A
Hockinh H+A – Heritage Impact Statement – November 2020

The proposal has been considered in the context of the identified cultural heritage significance of *Brookman & Moir Streets Precinct* and the following advice is given:

Findings

- *Brookman and Moir Streets Precinct* is comprised of over 58 semi-detached residences and one detached residence in two types of Federation Queen Anne Styles.
- The referral is for an updated design to a previous referral that was supported in December 2020.

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12 August 2021
SECOND REFERRAL

- The new design is more contemporary in appearance, with white render to the rear elevation, and face brick to the side elevations.
- The roof is a mansard roof form that sits below the roof line of the existing house. This is lower than the previously proposed pitched roof and the massing of the addition has been reduced.
- The new design has improved the already minor impact on the identified cultural significance, through its reduced scale and contemporary form.

Advice

The proposal, in accordance with the plans submitted, is supported.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of the Council's determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Lucy Duckham at lucy.duckham@dplh.wa.gov.au or on 6552 4022.

Yours faithfully


Adelyn Siew
Director Heritage Development

12 August 2021

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 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. 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. With reference to 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.
11. 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.
12. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
13. 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.

Determination Advice Notes:

14. 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. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.