

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

**Ward:** North

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

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for Three Grouped Dwellings (Amendment to Approved) at No. 110 Coogee Street (Lot: 228 & 229, D/P: 2503), Mount Hawthorn, in accordance with the plans shown in Attachment 2, subject to the following conditions:

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

**PURPOSE OF REPORT:**

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

**PROPOSAL:**

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

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

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

**BACKGROUND:**

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

Site Context and Zoning

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

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

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

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

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

Existing Approvals

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

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

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

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

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

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

#### DETAILS:

#### Summary Assessment

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

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

#### Detailed Assessment

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

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

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

#### **CONSULTATION/ADVERTISING:**

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

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

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

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

**Design Review Panel (DRP):**

Referred to DRP: Yes

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

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

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

**LEGAL/POLICY:**

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

Planning and Development (Local Planning Schemes) Regulations 2015

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

**Delegation to Determine Applications:**

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

**RISK MANAGEMENT IMPLICATIONS:**

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

**STRATEGIC IMPLICATIONS:**

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

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

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

**PUBLIC HEALTH IMPLICATIONS:**

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

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no finance or budget implications from this report.

**COMMENTS:**Street Setback

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

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

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

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

Street Walls and Fences

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

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

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

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

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

### Visual Privacy

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

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

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

### External Fixtures, Utilities and Facilities

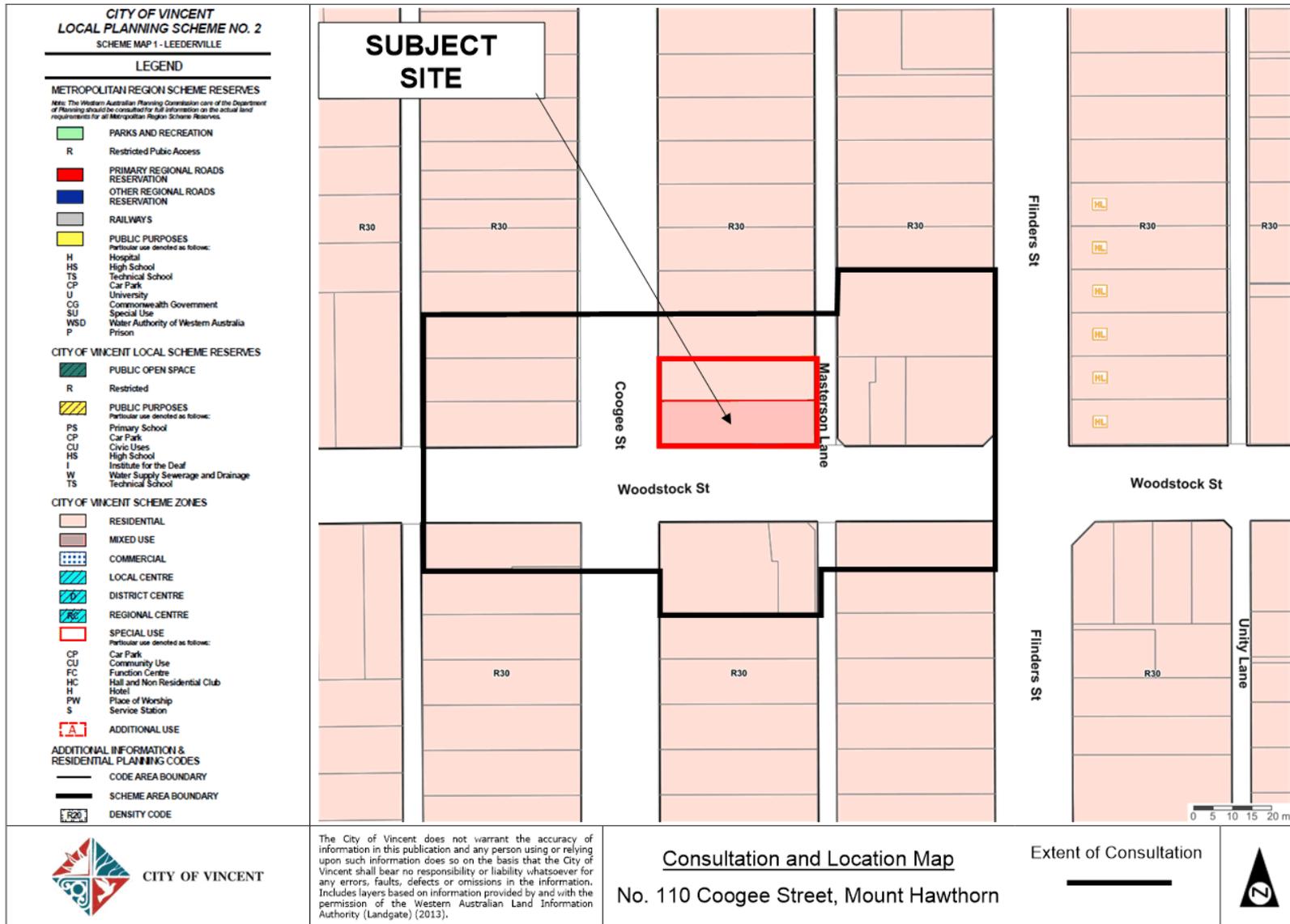
The R Codes deemed-to-comply standards relating to external fixtures outline that they shall not be visible from the street, shall be integrated with the design of the building or shall be adequately screened.

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

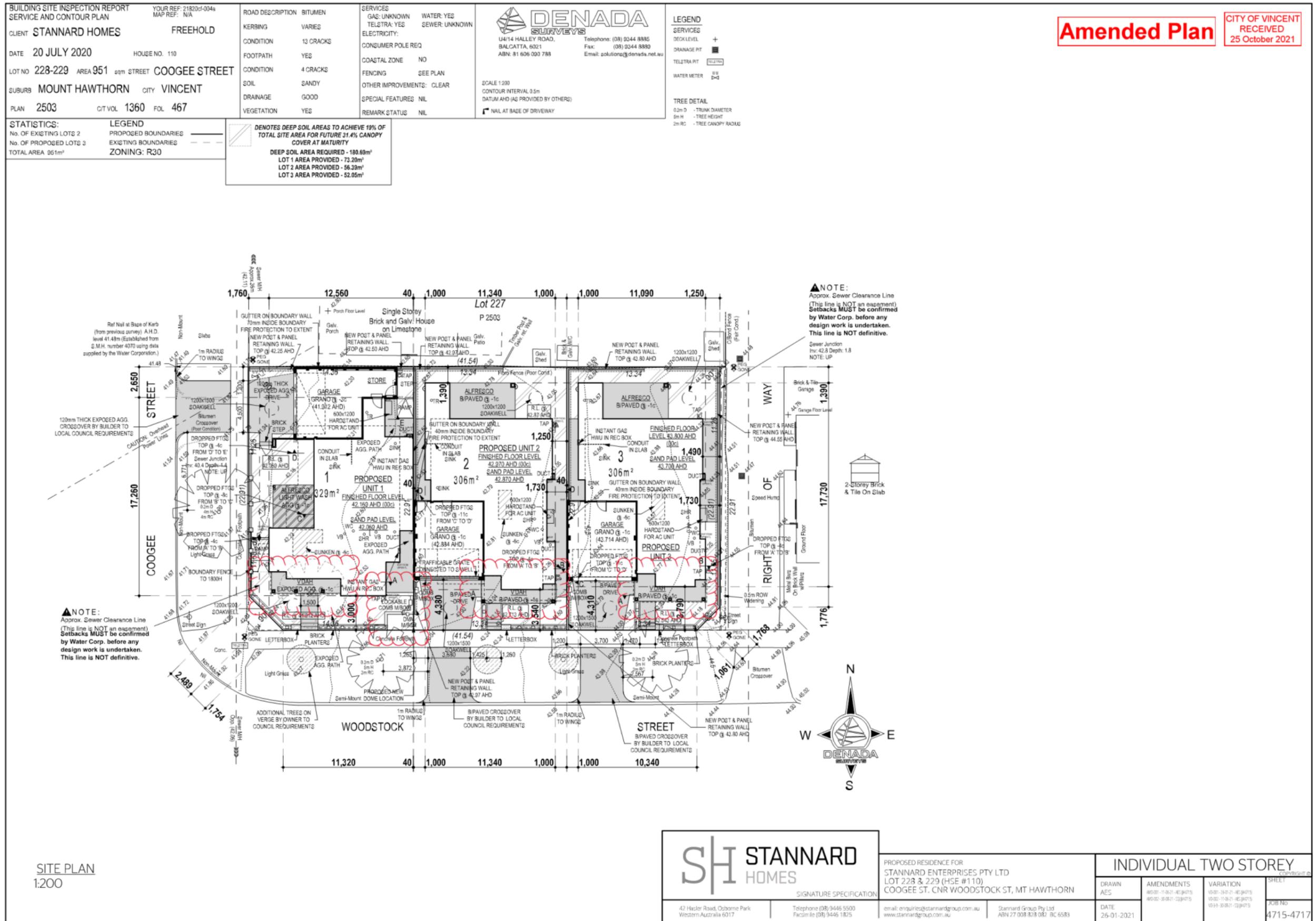
The proposed meter box would satisfy the local housing objectives of the Built Form Policy and the design principles of the R Codes for the following reasons:

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

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

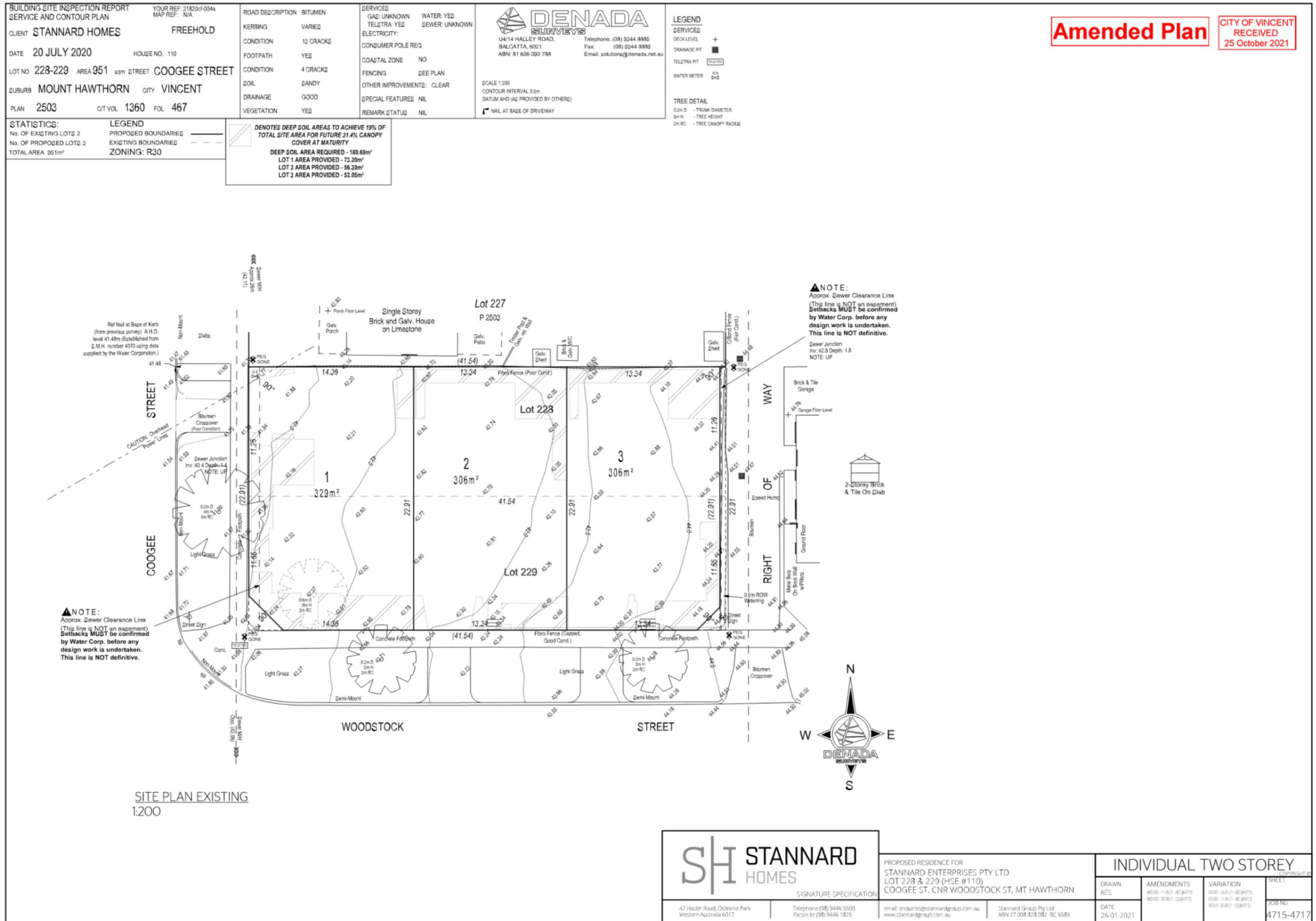






Amended Plan

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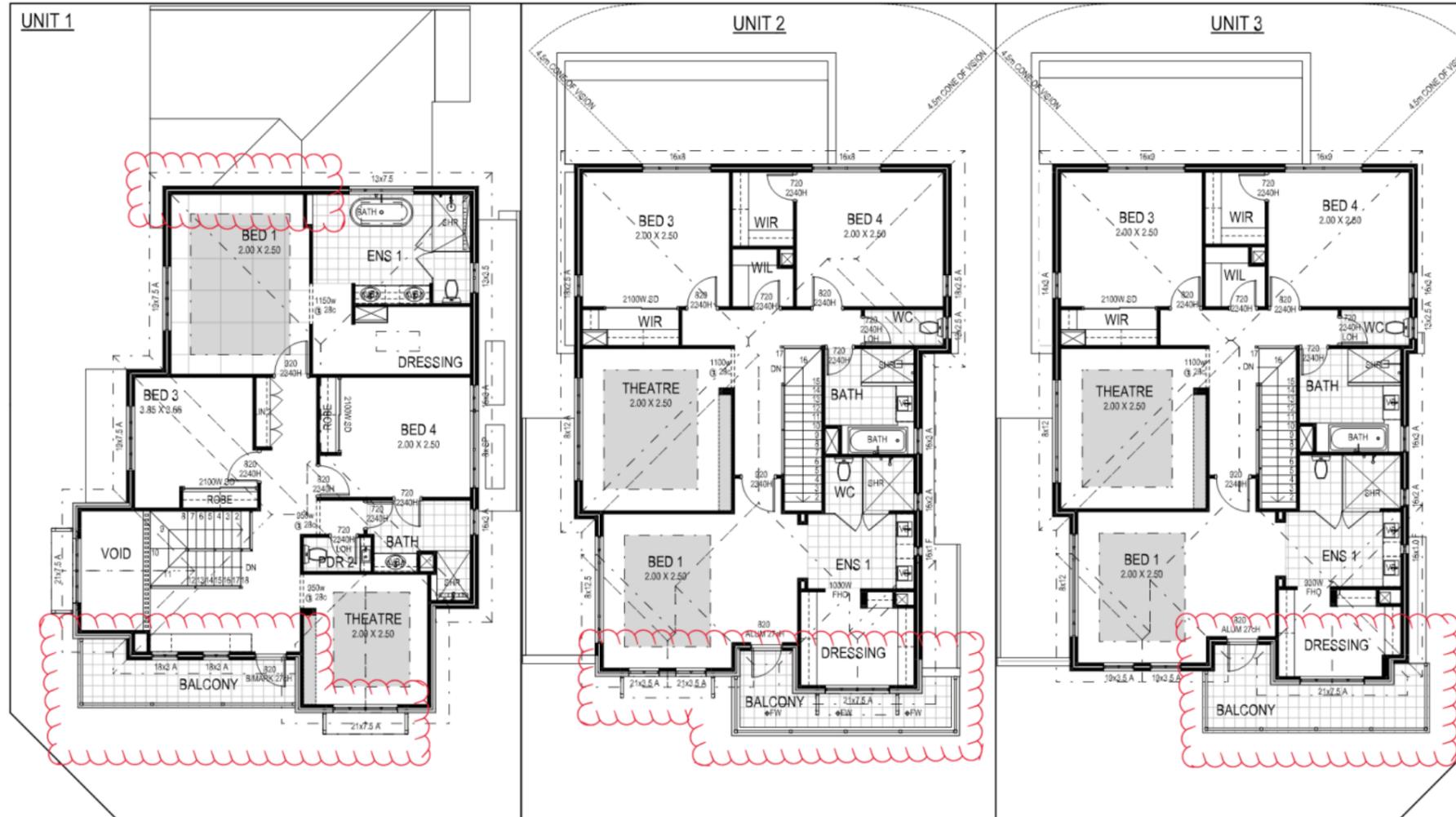
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GROUND FLOOR PLAN  
1:100

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

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UPPER FLOOR PLAN  
1:100

	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST, MT HAWTHORN		INDIVIDUAL TWO STOREY <small>CONTRACT</small>	
	DRAWN AES	AMENDMENTS 01:00-11:00-11:00 02:00-02:00-02:00	VARIATION 03:00-11:00-11:00 04:00-04:00-04:00	SHEET JOB NO 4715-4717
47 Hackler Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquiries@stannardgroup.com.au www.stannardgroup.com.au	Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583	

**Amended Plan**

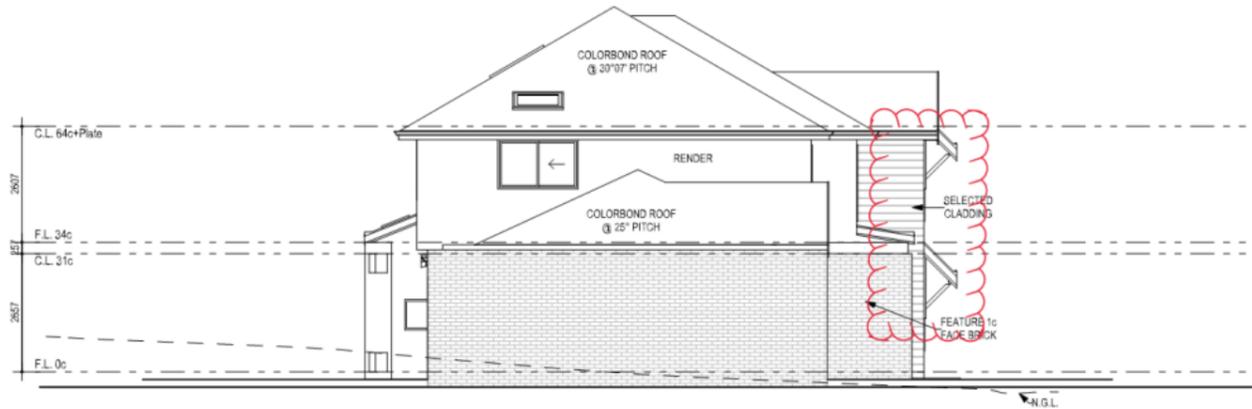
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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

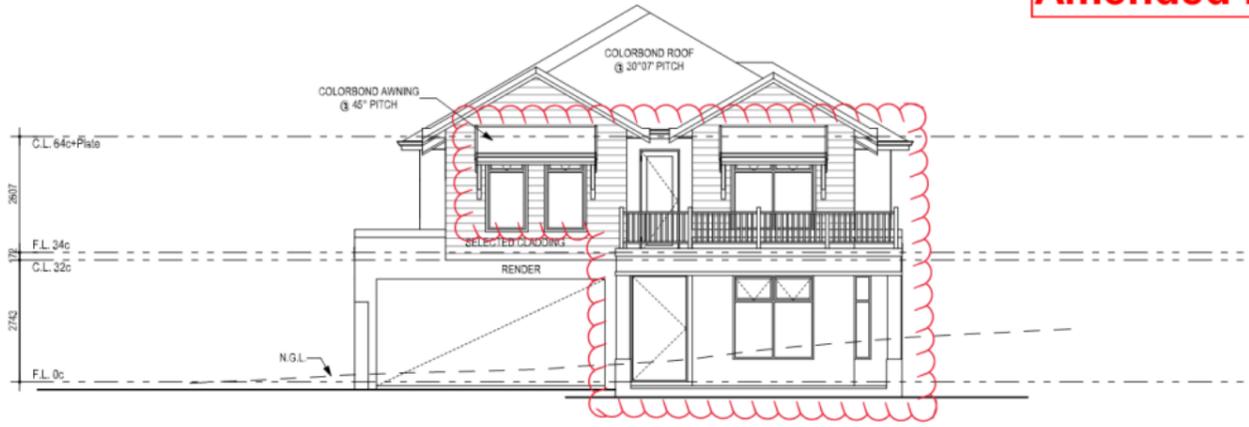
**SH STANNARD HOMES**  
SIGNATURE SPECIFICATION  
42 Hasler Road, Osborne Park  
Western Australia 6017  
Telephone (08) 9446 5500  
Facsimile (08) 9446 1825

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

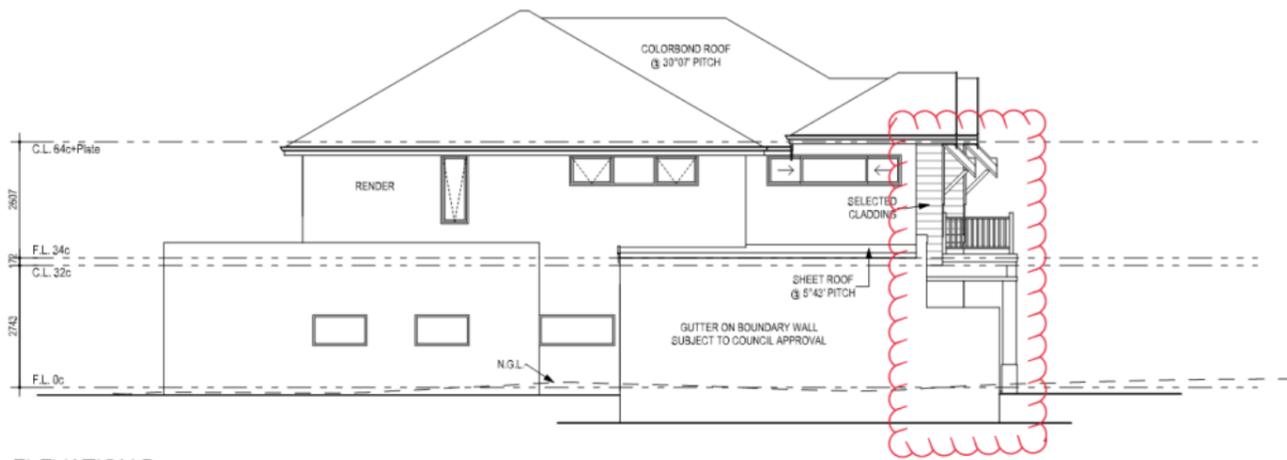
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DATE	26-01-2021		

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

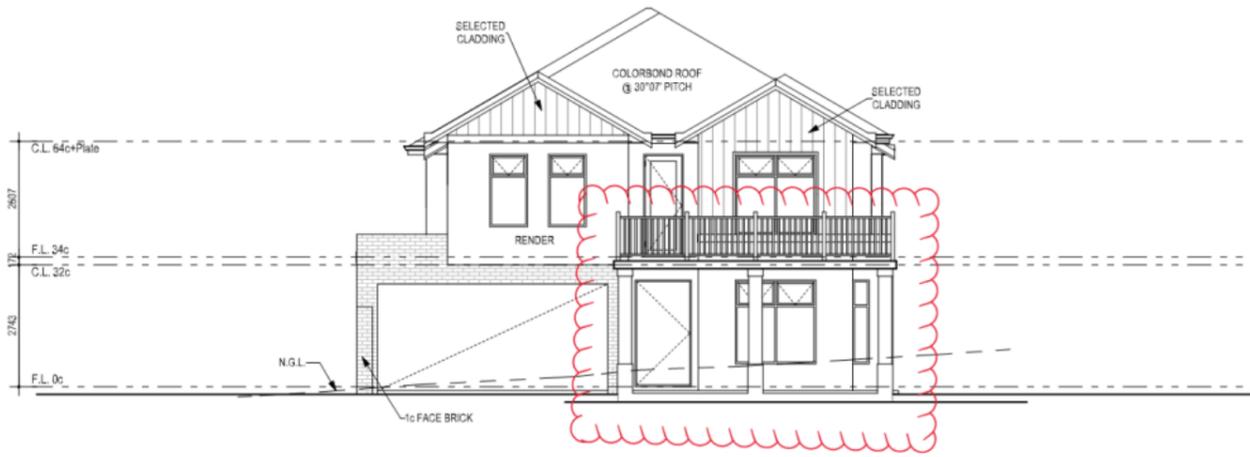
**SH STANNARD HOMES**  
VISION SPECIFICATION  
42 Hasler Road, Osborne Park Western Australia 6017  
Telephone (08) 9446 5500  
Facsimile (08) 9446 1825

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

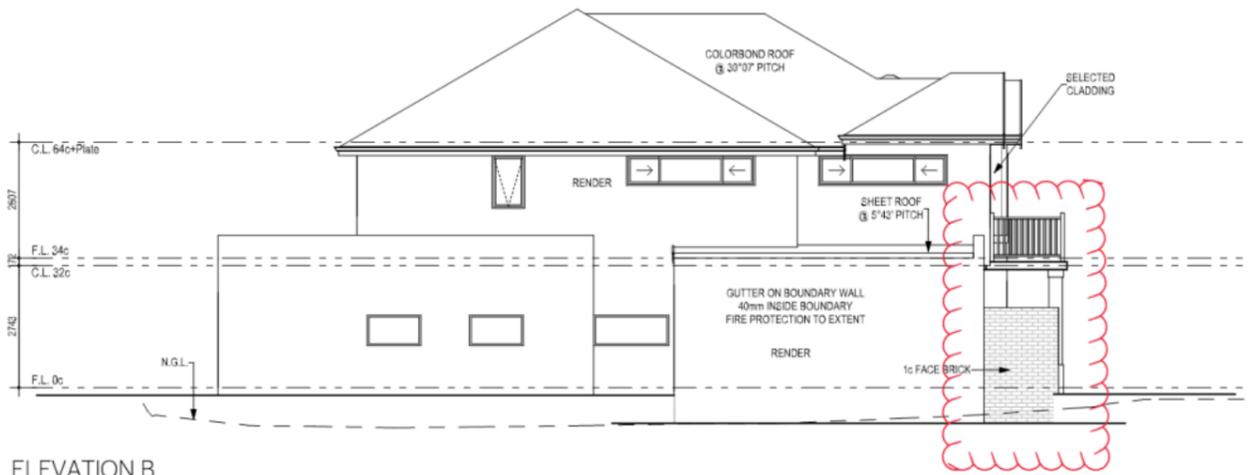
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DATE 05-11-2020			

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD UNIT 3 - LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST., MT HAWTHORN		INDIVIDUAL TWO STOREY		
	SIGNATURE SPECIFICATION 42 Hasler Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: enquiries@stannardgroup.com.au www.stannardgroup.com.au	Stannard Group Pty Ltd ABN 27 008 878 082 BC 6583	DRAWN SSJ DATE 02-12-2020
			AMENDMENTS 0002: 04-07-21	VARIATION 0000: 01-03-22	SHEET JOB No 4717

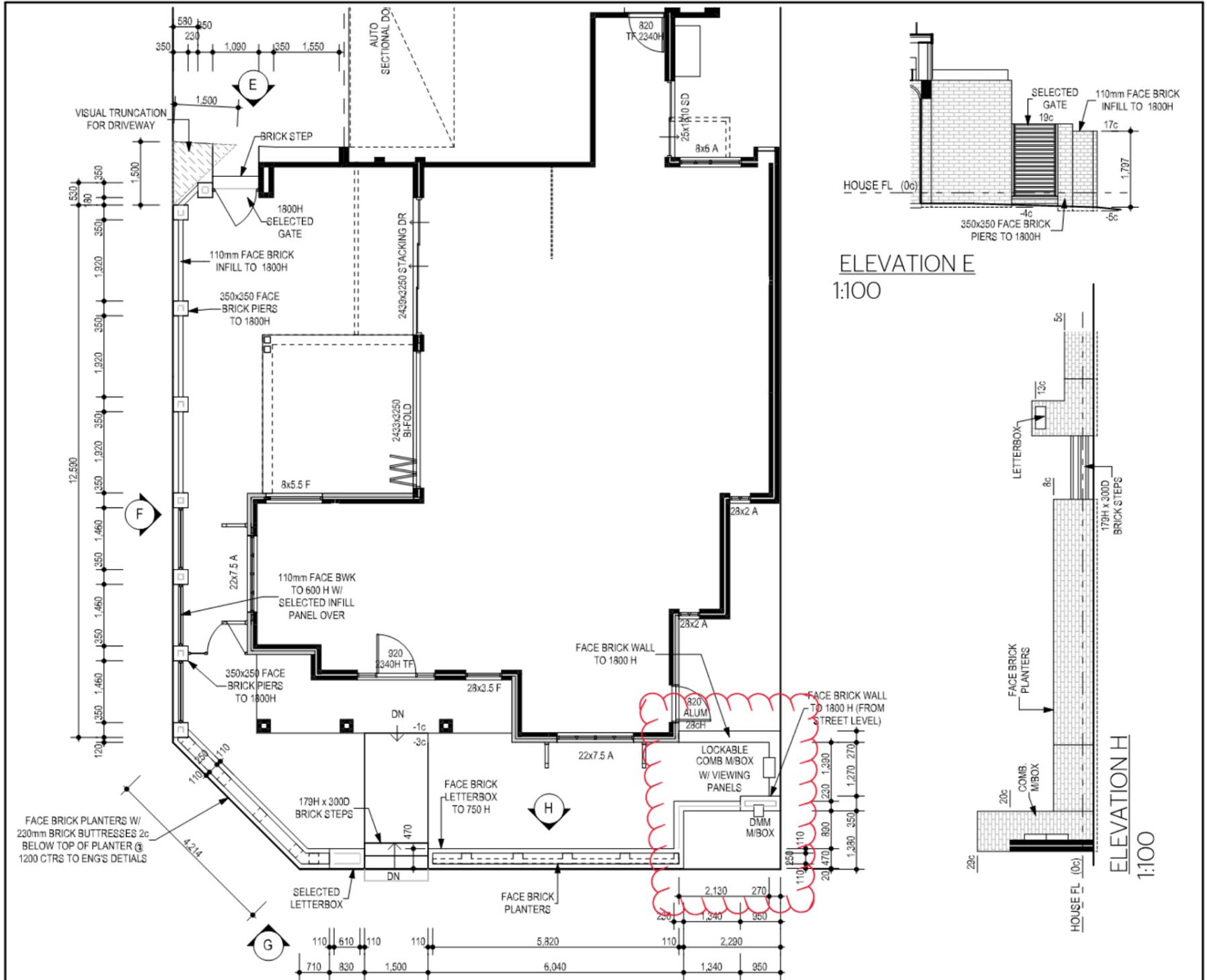
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**Amended Plan**

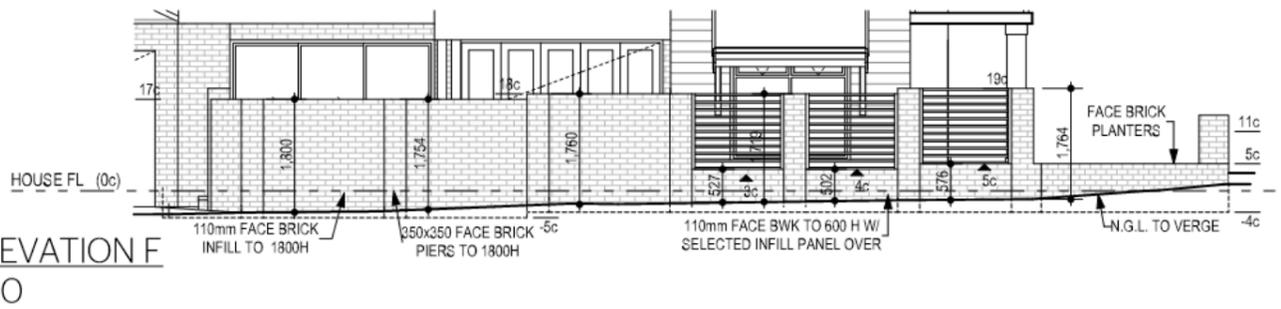


WOODSTOCK STREET FRONT ELEVATIONS

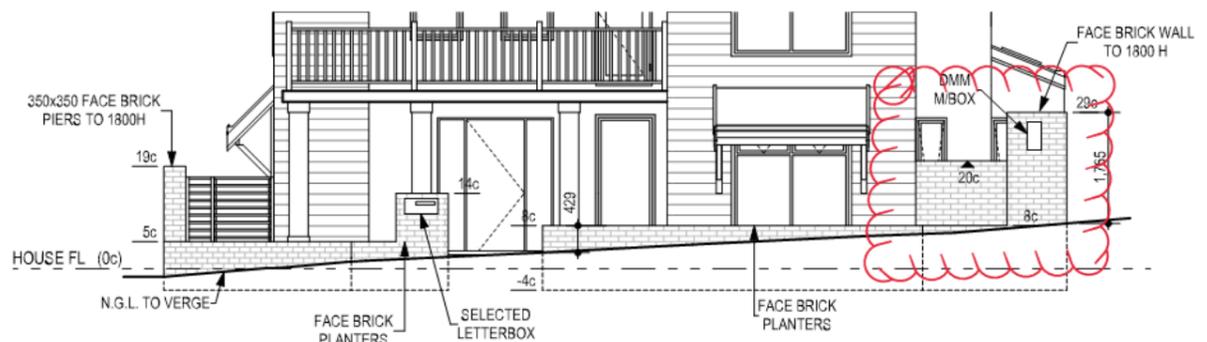
	PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD LOT 228 & 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST, MT HAWTHORN		INDIVIDUAL TWO STOREY		
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42 Hader Road, Osborne Park Western Australia 6017	Telephone (08) 9446 5500 Facsimile (08) 9446 1825	email: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



**BOUNDARY WALL PLAN**  
1:100



**ELEVATION F**  
1:100



**ELEVATION G**  
1:100

**Amended Plan**

**CITY OF VINCENT  
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25 October 2021**

**SH STANNARD HOMES**  
SIGNATURE SPECIFICATION

42 Hasler Road, Osborne Park  
Western Australia 6017

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

PROPOSED RESIDENCE FOR  
STANNARD ENTERPRISES PTY. LTD.  
UNIT 1 - LOT 228 & 229 (HSE #110)  
COOGEE ST, CNR WOODSTOCK ST, MT. HAWTHORN

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

Stannard Group Pty Ltd  
ABN 27 008 828 082 BC 6583

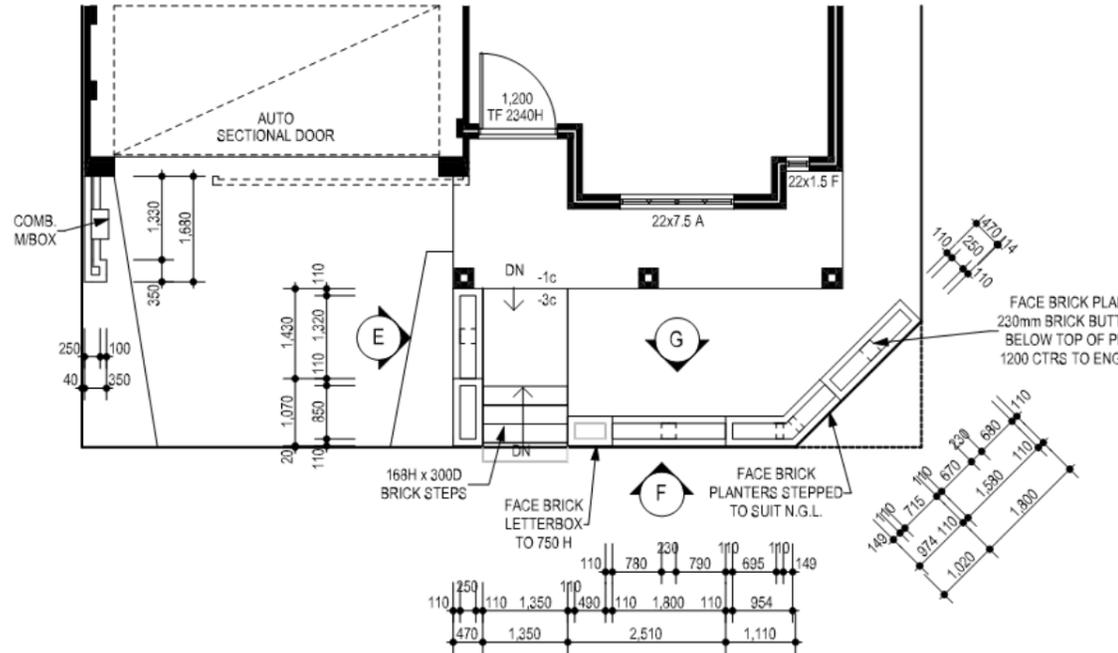
INDIVIDUAL TWO STOREY

DRAWN AES	AMENDMENTS AMD-001-11-26-21-AE5 AMD-002-30-08-21-SJ AMD-003-12-10-21-SJ	VARIATION VO-001-26-01-21-AE5 VO-002-11-26-21-AE5 VO-3.15.7.83-30-08-21-SJ	SHEET 16 OF 17 JOB No 4715
DATE 26-01-2021			

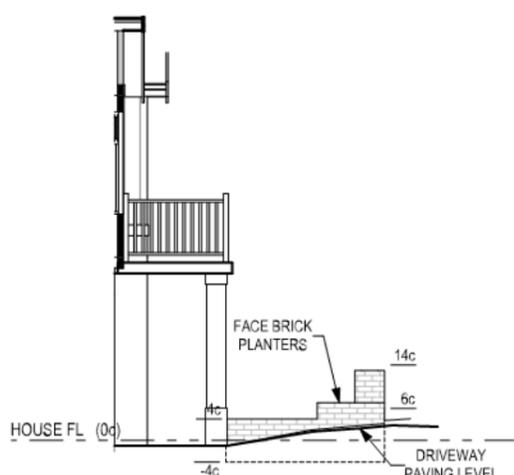


**Amended Plan**

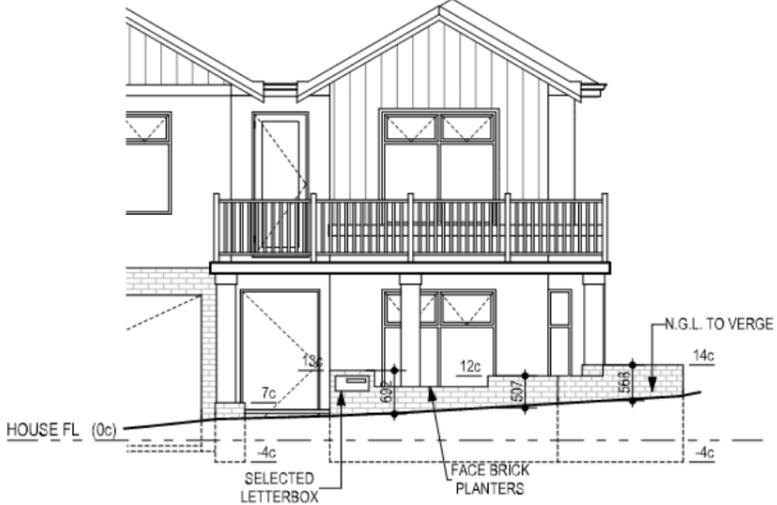
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25 October 2021



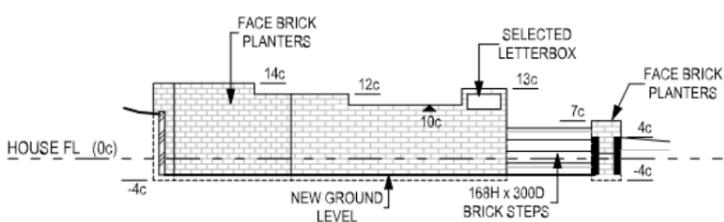
BOUNDARY WALL PLAN  
1:100



ELEVATION E  
1:100



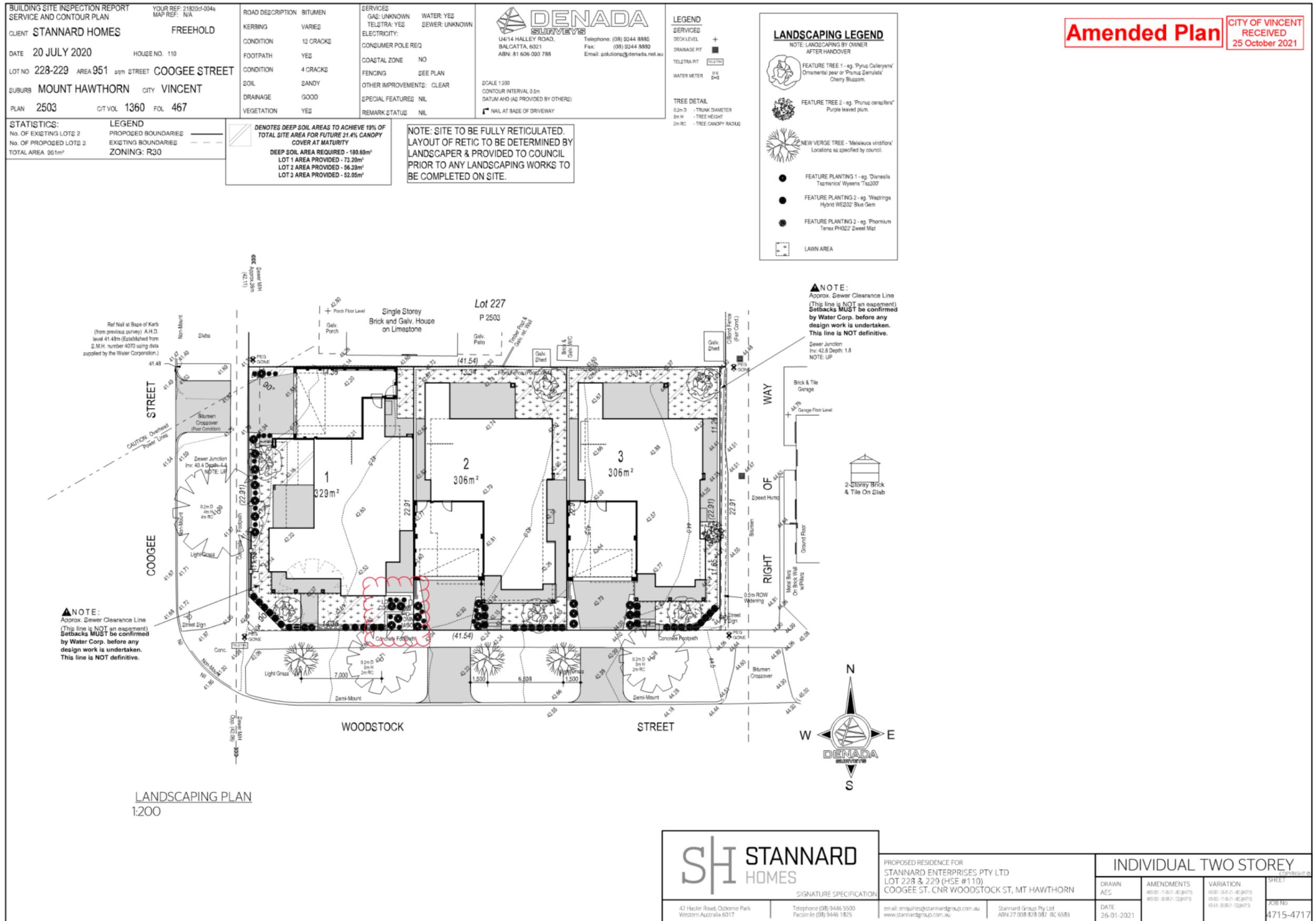
ELEVATION F  
1:100



ELEVATION G  
1:100

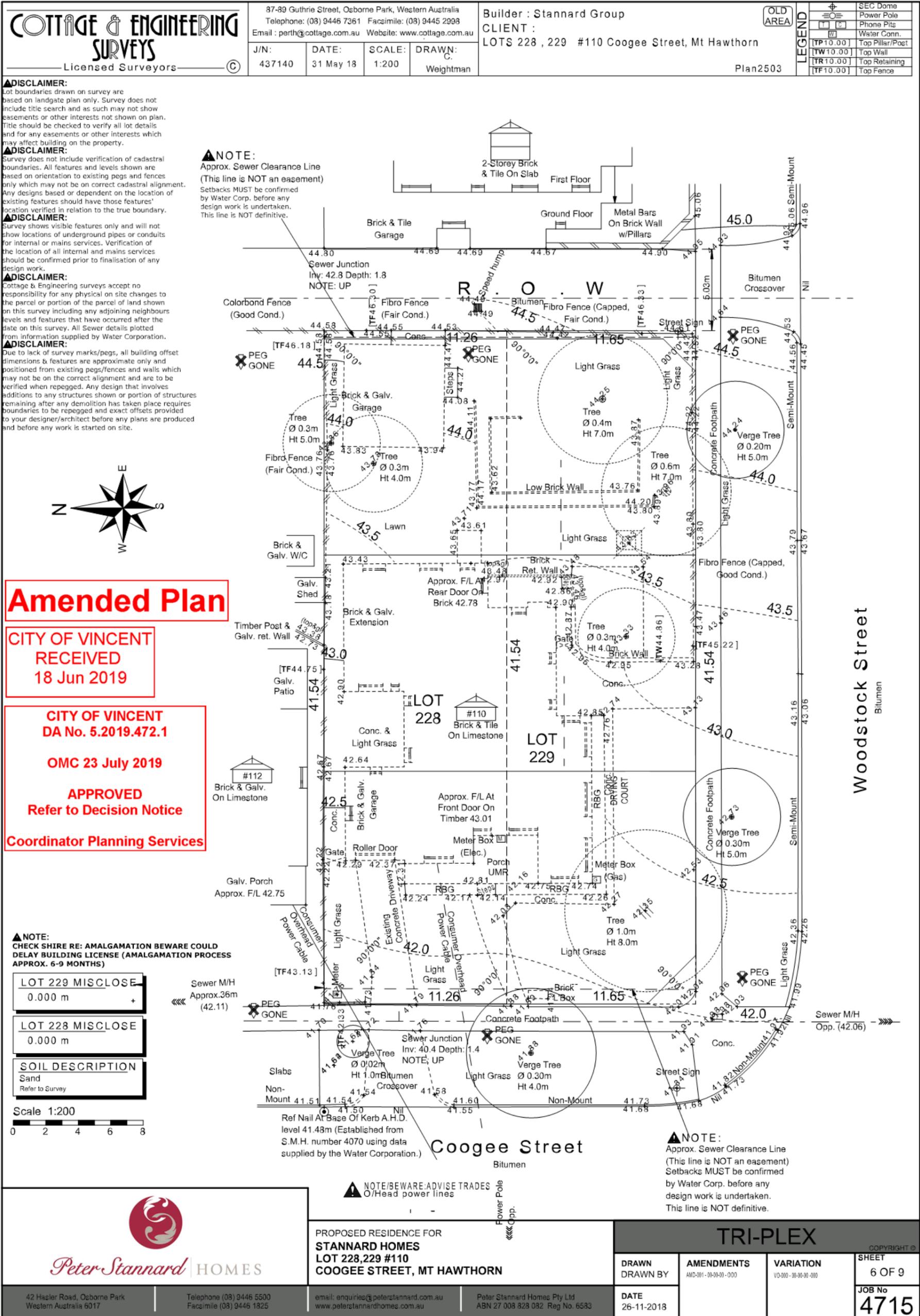
BOUNDARY WALL DETAILS  
1:100

<p>SIGNATURE SPECIFICATION</p>	<p>PROPOSED RESIDENCE FOR STANNARD ENTERPRISES PTY LTD UNIT 3 - LOT 228 &amp; 229 (HSE #110) COOGEE ST. CNR WOODSTOCK ST., MT HAWTHORN</p>	<p>INDIVIDUAL TWO STOREY</p>			
		<p>DRAWN SSJ</p>	<p>AMENDMENTS AMD-001-06-09-21 - SSJ</p>	<p>VARIATION V0-000-00-00-00-000</p>	<p>SHEET</p>
<p>42 Hasler Road, Osborne Park Western Australia 6017</p>	<p>Telephone (08) 9446 5500 Facsimile (08) 9446 1825</p>	<p>email: enquiries@stannardgroup.com.au www.stannardgroup.com.au</p>	<p>Stannard Group Pty Ltd ABN 27 008 828 082 BC 6583</p>	<p>DATE 02-12-2020</p>	<p>JOB No <b>4717</b></p>



**Amended Plan**

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**COTTAGE & ENGINEERING SURVEYS**  
 Licensed Surveyors

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

J/N: 437140 DATE: 31 May 18 SCALE: 1:200 DRAWN: C. Weightman

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

OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
TP10.00 Top Pillar/Post
TW10.00 Top Wall
TR10.00 Top Retaining
TF10.00 Top Fence

**DISCLAIMER:**  
 Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based on or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**DISCLAIMER:**  
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**DISCLAIMER:**  
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

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

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

**Amended Plan**

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 18 Jun 2019

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

**APPROVED**  
 Refer to Decision Notice  
 Coordinator Planning Services

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

LOT 229 MISCLOSE 0.000 m +

LOT 228 MISCLOSE 0.000 m

SOIL DESCRIPTION Sand Refer to Survey

Scale 1:200

**NOTE/BEWARE: ADVISE TRADES**  
 O/Head power lines

**NOTE:**  
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 (This line is NOT an easement)  
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 This line is NOT definitive.

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

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DATE	AMD-201-00-20-00-000	VO-200-00-00-00-000	6 OF 9
26-11-2018			JOB No
			<b>4715</b>

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

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

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SITE PLAN  
1:200

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



*Peter Stannard* HOMES

42 Hasler Road, Osborne Park  
Western Australia 6017

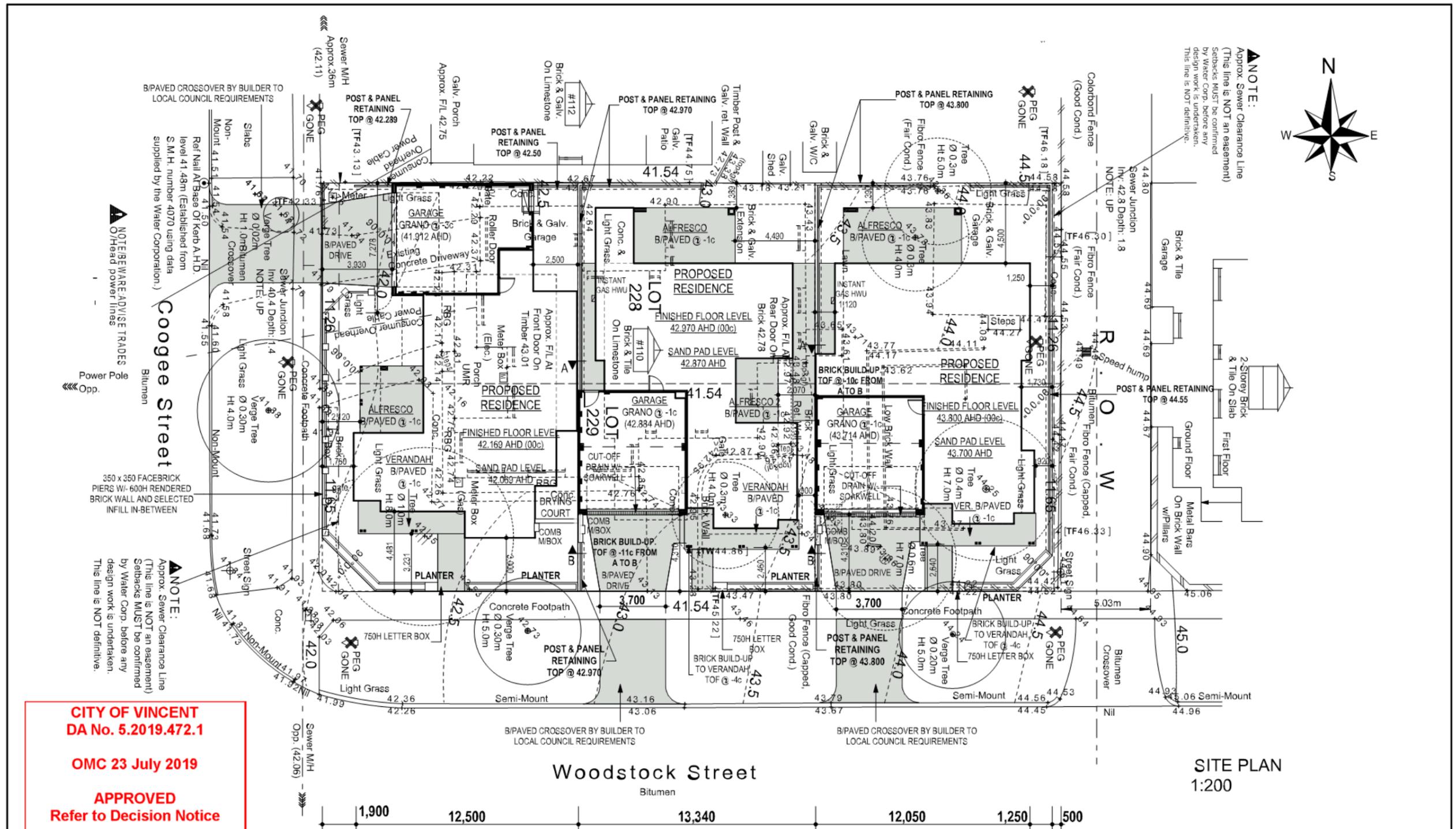
Telephone (08) 9446 5500  
Facsimile (08) 9446 1825

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

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

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

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



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

**NOTE:**  
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**SITE PLAN**  
 1:200

**Peter Stannard HOMES**

42 Hasler Road, Osborne Park  
 Western Australia 6017

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

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

email: enquiries@peterstannard.com.au  
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	AMD-001 - 00-00-00-000	VS-000 - 00-00-00-000	10 OF 9
DATE			JOB No
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 CITY OF VINCENT  
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UNIT 1 AREA:

G.FLOOR 126.02m<sup>2</sup>  
 ALFRESCO 13.35m<sup>2</sup>  
 GARAGE 44.00m<sup>2</sup>  
 VERANDAH 8.23m<sup>2</sup>  
 TOTAL 191.60m<sup>2</sup>  
 UPPER FLOOR 131.78m<sup>2</sup>  
 GRAND TOTAL 323.38m<sup>2</sup>

**ZONED R30**  
**OPEN SPACE REQUIRED = 45%**  
 LOT AREA: 324.40m<sup>2</sup>  
 - TOTAL FOOTPRINT 170.02m<sup>2</sup> = 54.47m<sup>2</sup>  
 +TOTAL LOT AREA %  
 = 47.60% OPEN SPACE PROVIDED

UNIT 2 AREA:

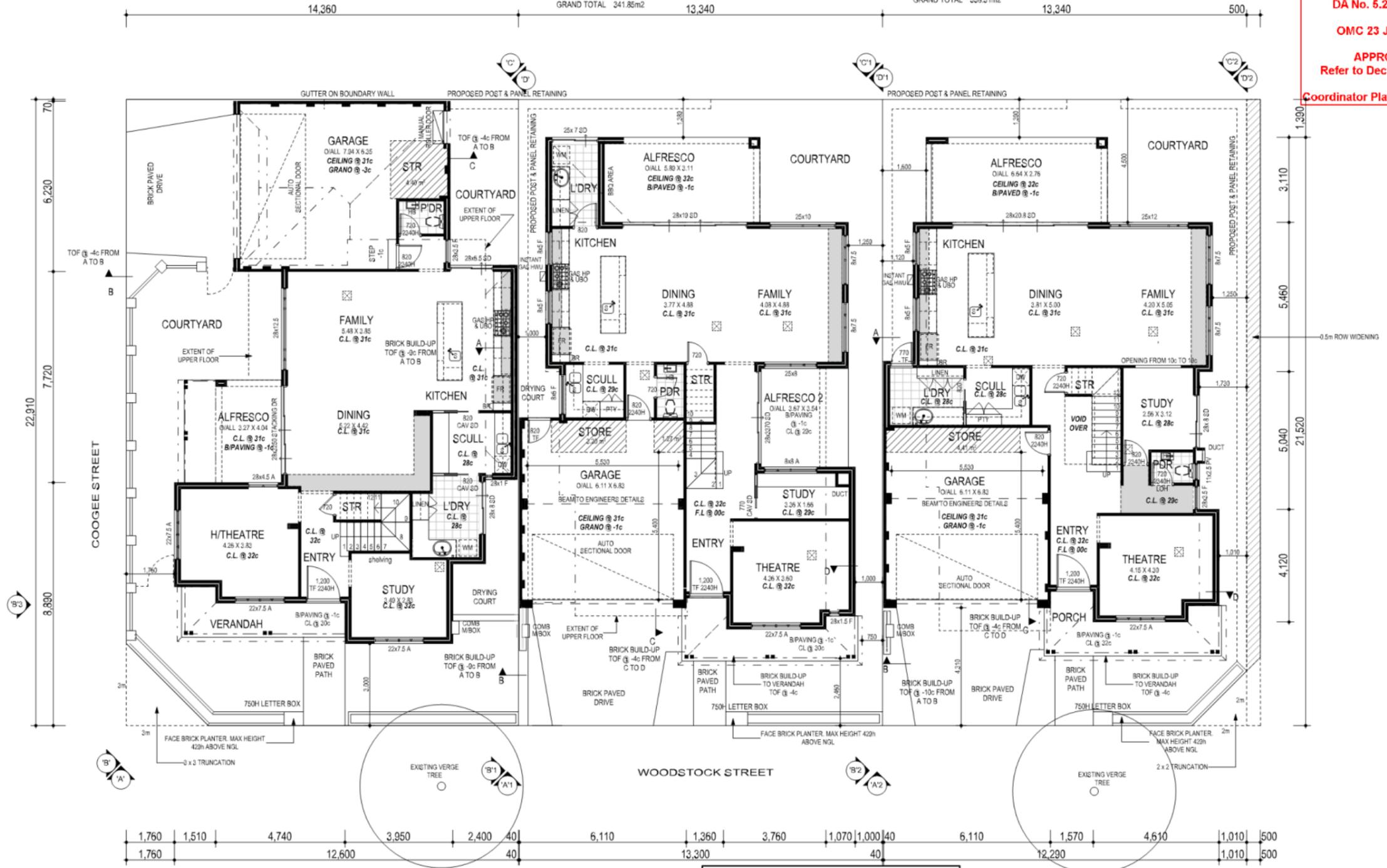
G.FLOOR 118.73m<sup>2</sup>  
 ALFRESCO 17.72m<sup>2</sup>  
 GARAGE 41.24m<sup>2</sup>  
 ALFRESCO 2 8.80m<sup>2</sup>  
 VERANDAH 9.30m<sup>2</sup>  
 TOTAL 197.02m<sup>2</sup>  
 UPPER FLOOR 144.83m<sup>2</sup>  
 GRAND TOTAL 341.85m<sup>2</sup>

**ZONED R30**  
**OPEN SPACE REQUIRED = 45%**  
 LOT AREA: 305.62m<sup>2</sup>  
 - TOTAL FOOTPRINT 160.00m<sup>2</sup> = 145.50m<sup>2</sup>  
 +TOTAL LOT AREA %  
 = 47.62% OPEN SPACE PROVIDED

UNIT 3 AREA:

G.FLOOR 123.90m<sup>2</sup>  
 ALFRESCO 20.65m<sup>2</sup>  
 GARAGE 39.70m<sup>2</sup>  
 VERANDAH 10.71m<sup>2</sup>  
 TOTAL 194.96m<sup>2</sup>  
 UPPER FLOOR 143.35m<sup>2</sup>  
 GRAND TOTAL 338.31m<sup>2</sup>

**ZONED R30**  
**OPEN SPACE REQUIRED = 45%**  
 LOT AREA: 303.62m<sup>2</sup>  
 - TOTAL FOOTPRINT 163.60m<sup>2</sup> = 140.02m<sup>2</sup>  
 +TOTAL LOT AREA %  
 = 46.11% OPEN SPACE PROVIDED

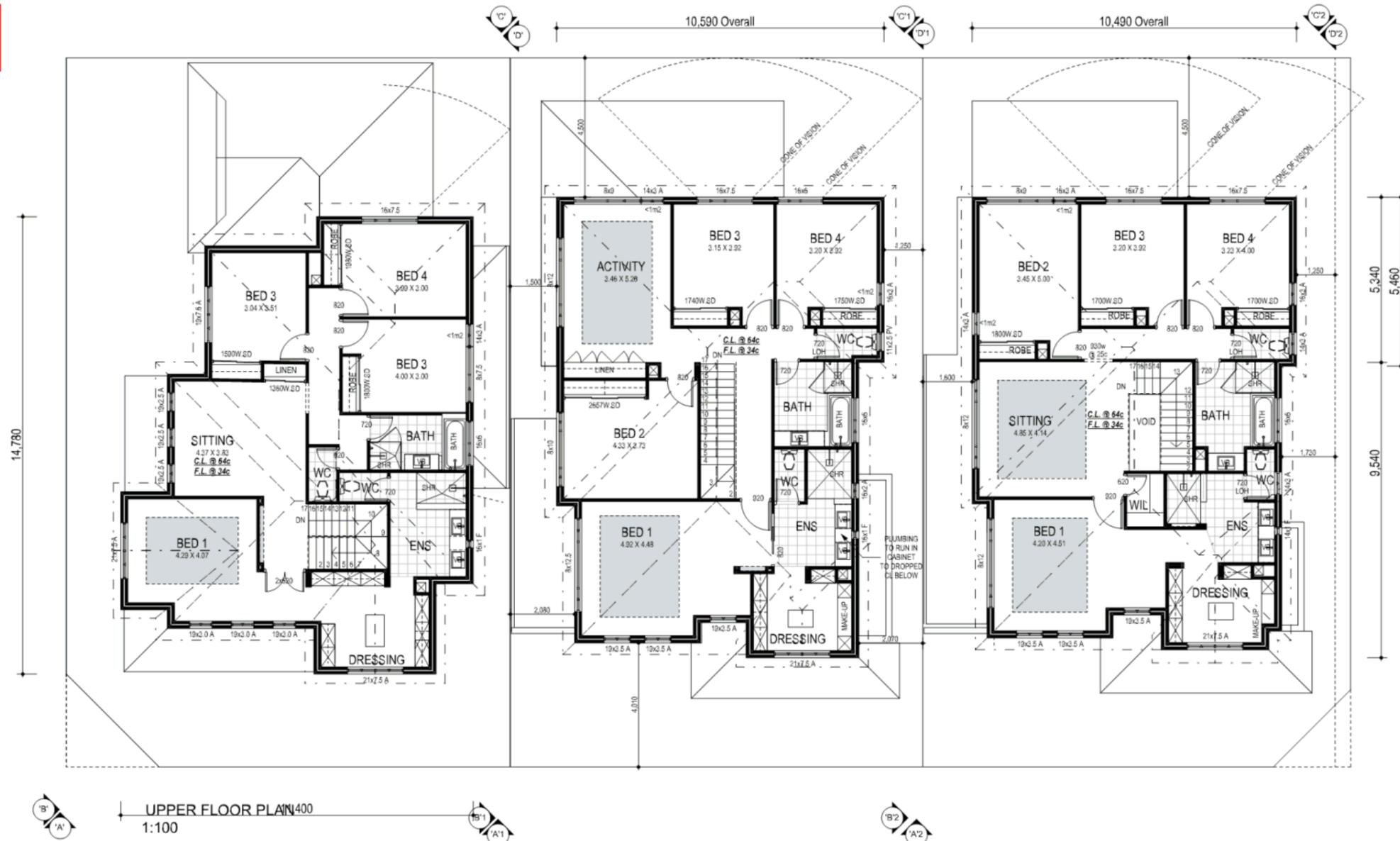


GROUND FLOOR PLAN  
 1:100

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

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UPPER FLOOR PLAN 400  
1:100



CONCEPT

CITY OF VINCENT  
DA No. 5.2019.472.1  
  
OMC 23 July 2019  
  
APPROVED  
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		PROPOSED RESIDENCE FOR	
		STANNARD HOMES	
LOT 228,229 #110		COOGEE STREET, MT HAWTHORN	
42 Haider Road, Osborne Park Western Australia 6017		Telephone (08) 9446 5503 Facsimile (08) 9446 1825	
email: enquiries@peterstannard.com.au www.peterstannardhomes.com.au		Peter Stannard Homes Pty Ltd ABN 27 008 828 982 Reg No. 6583	
DRAWN BY		AMENDMENTS	VARIATION
DATE		10-09-2018-001	10-09-2018-001
26-11-2018		SHEET	
		2 OF 9	
		JOB No	
		4715	

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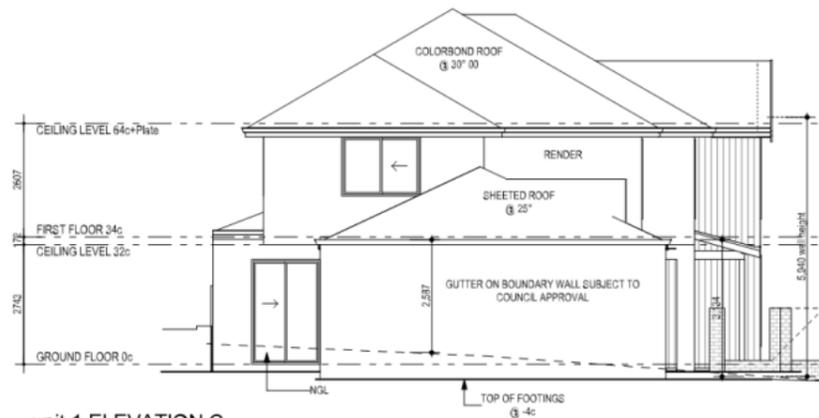
WOODSTOCK STREET ELEVATION



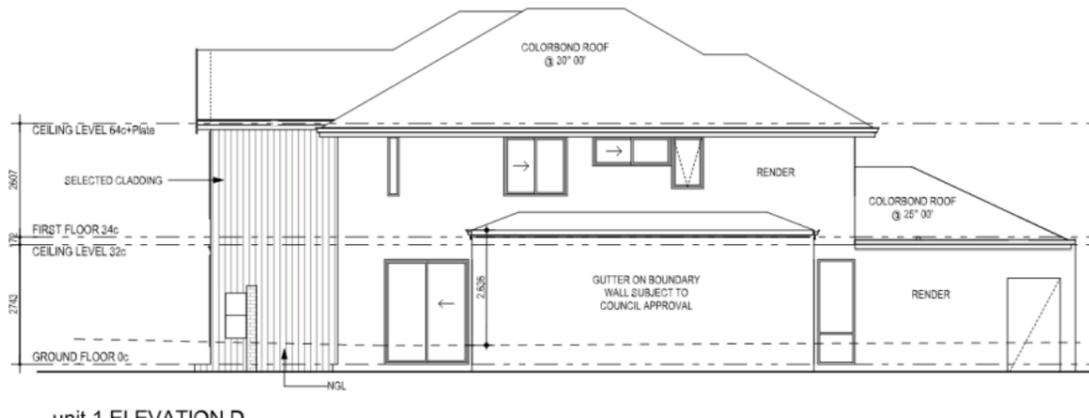
unit 1 ELEVATION A



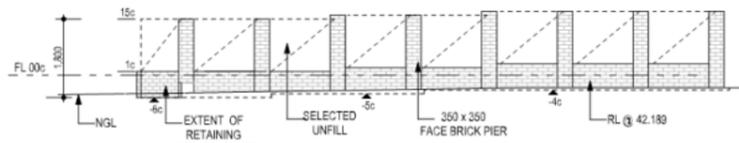
unit 1 ELEVATION B



unit 1 ELEVATION C



unit 1 ELEVATION D



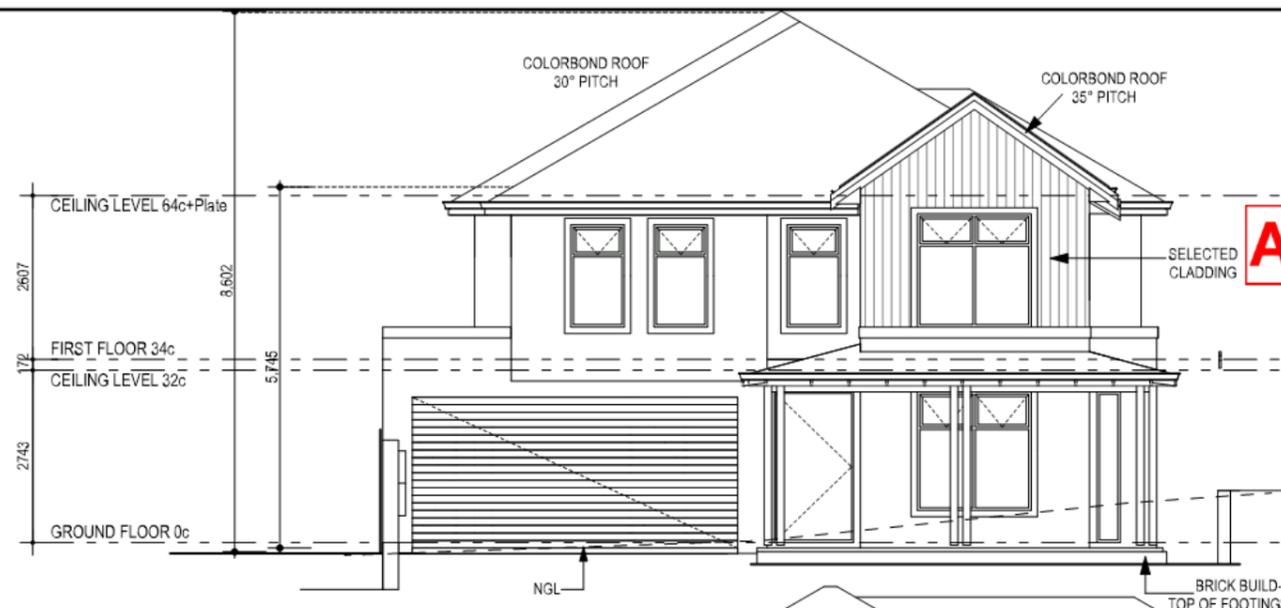
unit 1 SCREEN WALL DETAIL

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

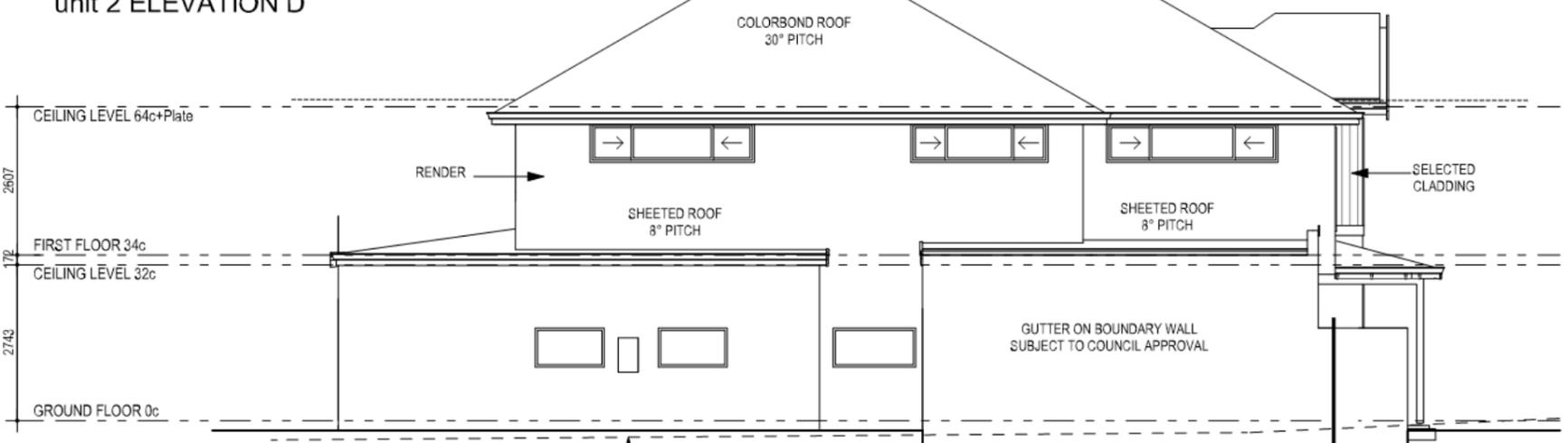
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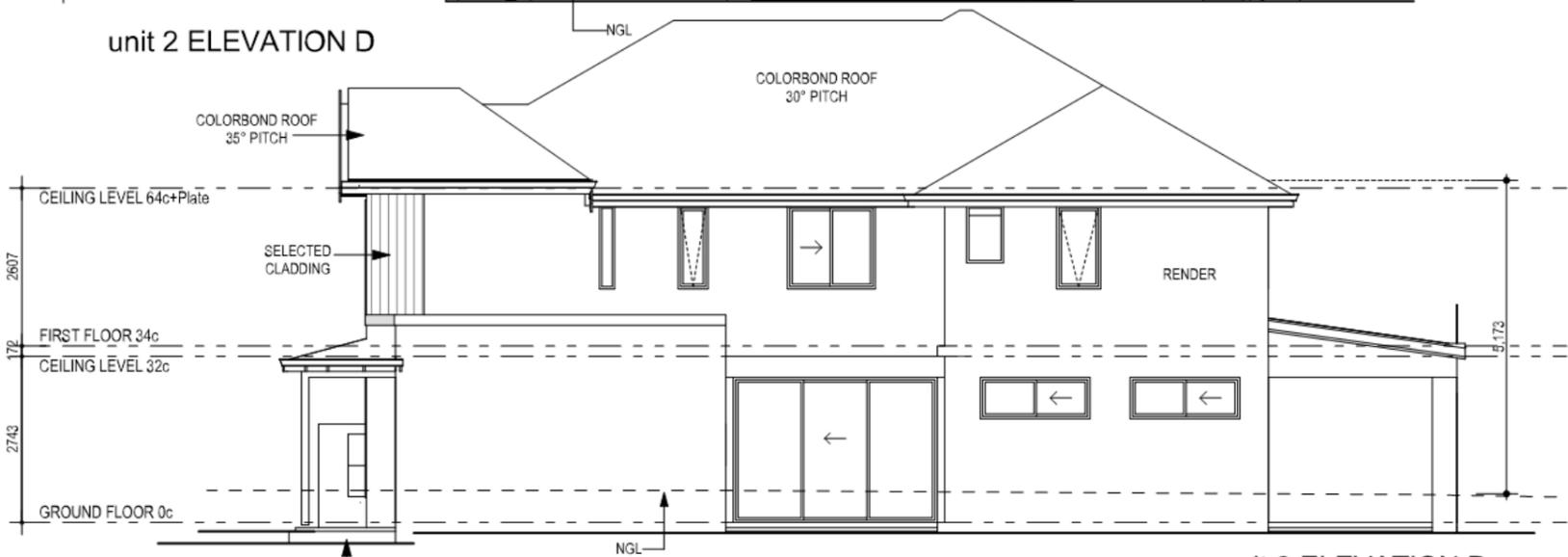
unit 2 ELEVATION D



unit 2 ELEVATION D



unit 2 ELEVATION D



unit 2 ELEVATION D



Peter Stannard HOMES

42 Hasler Road, Osborne Park  
Western Australia 6017

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

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

email: enquiries@peterstannard.com.au  
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DATE	AMD-201-00-20-00-000	VO-200-00-00-00-000	4 OF 9
26-11-2018			JOB No
			<b>4715</b>

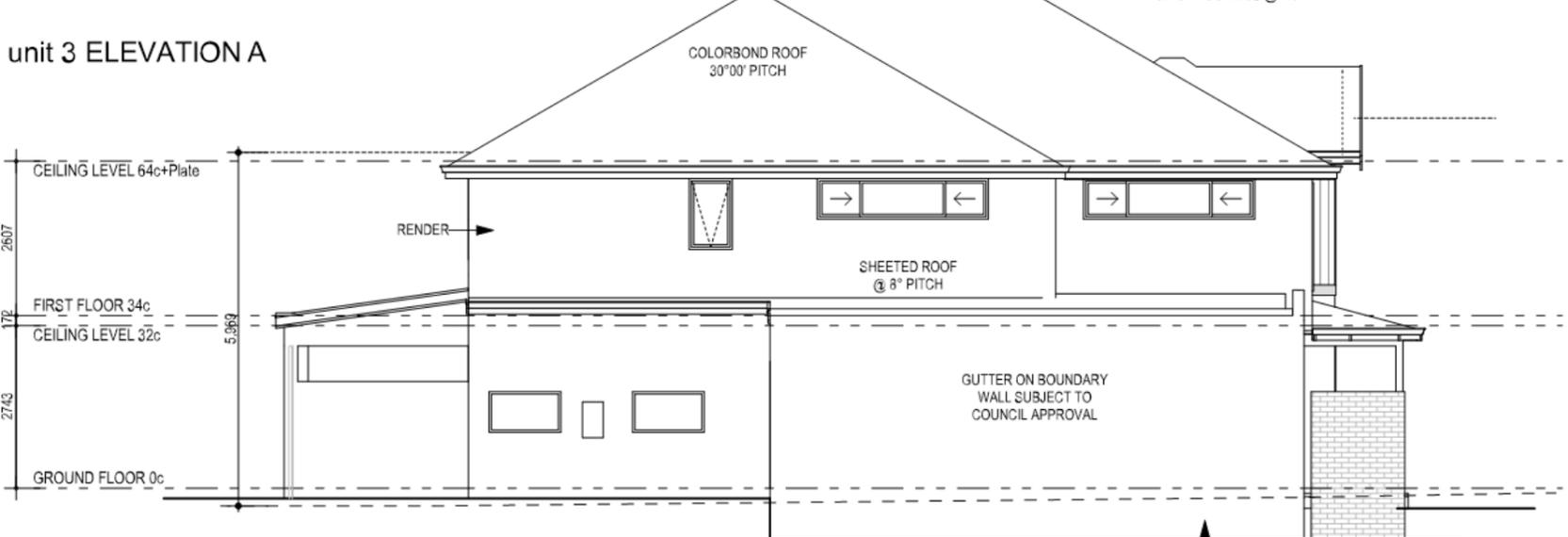
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OMC 23 July 2019  
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unit 3 ELEVATION A



unit 3 ELEVATION B



unit 3 ELEVATION C



unit 3 ELEVATION D



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

**TRI-PLEX**

<b>DRAWN</b>	<b>AMENDMENTS</b>	<b>VARIATION</b>	<b>SHEET</b>
DRAWN BY	AMD-201-00-20-00-000	VO-2005-00-00-00-000	5 OF 9
<b>DATE</b>			<b>JOB No</b>
26-11-2018			<b>4715</b>

42 Hasler Road, Osborne Park  
Western Australia 6017

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

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

# Amended Plan

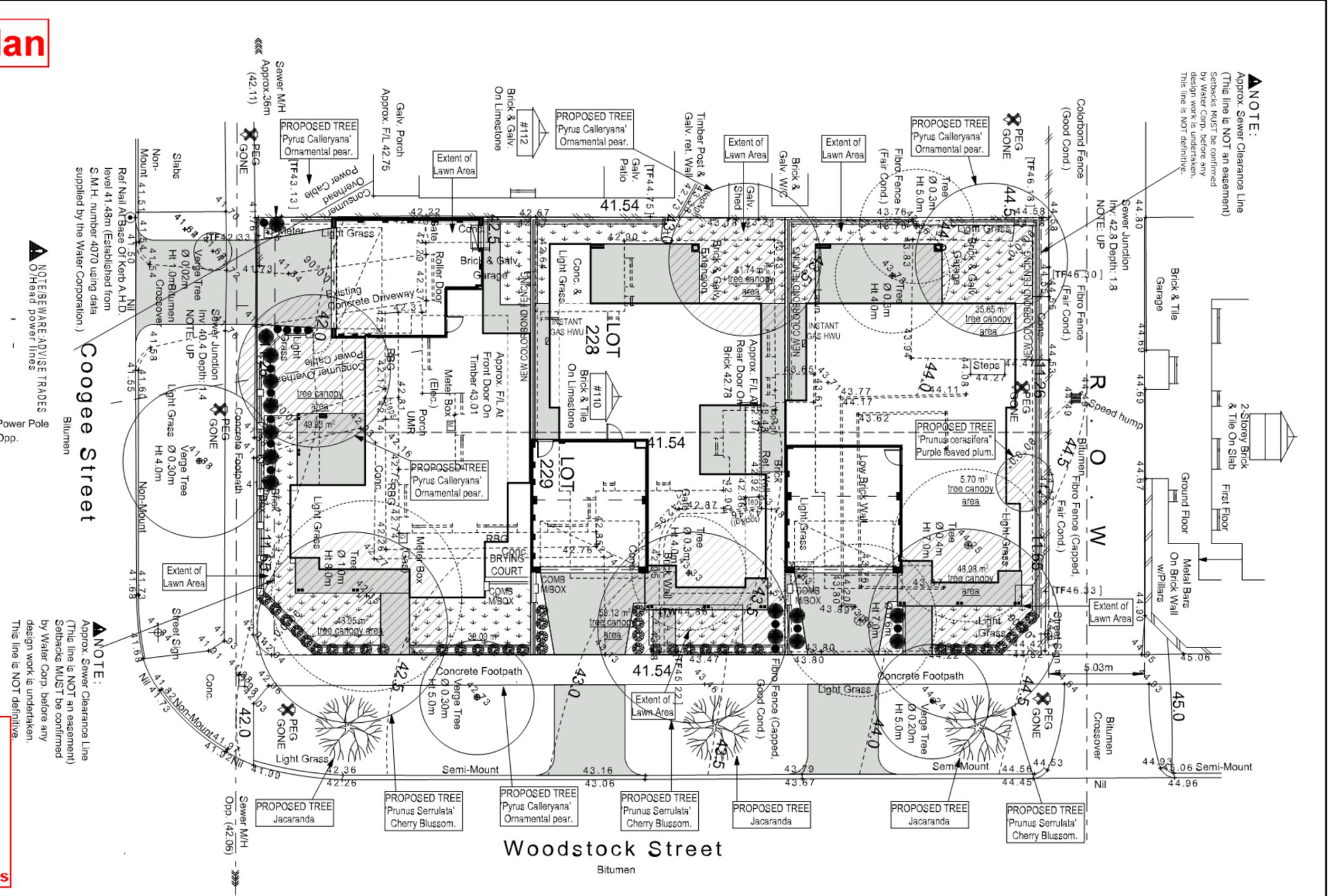
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26 Jun 2019

LANDSCAPING LEGEND

	PHORMIUM SWEET MIST
	DIANELLA WYEENA
	WESTRINGIA BLUE GEM
	JACARANDA

NOTE:  
CANOPY AREA REQUIRED: 283.42m<sup>2</sup>  
CANOPY AREA ACHIEVED: 284.08m<sup>2</sup>

CITY OF VINCENT  
DA No. 5.2019.472.1  
OMC 23 July 2019  
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LANDSCAPING PLAN

<p>Peter Stannard HOMES</p> <p>42 Hasler Road, Osborne Park Western Australia 6017</p> <p>Telephone (08) 9446 5500 Facsimile (08) 9446 1825</p>	<p>PROPOSED RESIDENCE FOR <b>STANNARD HOMES</b> LOT 228,229 #110 COOGEE STREET, MT HAWTHORN</p> <p>email: enquiries@peterstannard.com.au www.peterstannardhomes.com.au</p> <p>Peter Stannard Homes Pty Ltd ABN 27 008 828 082 Reg No. 6583</p>	<b>TRI-PLEX</b>		
		<p>DRAWN BY</p> <p>DATE</p>	<p>AMENDMENTS</p> <p>NO-001-00-00-000</p>	<p>VARIATION</p> <p>VO-000-00-00-000</p>

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17 June 2019

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17 June 2019

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DA No. S.2019.472.1  
OMC 23 July 2019  
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17 June 2019

CITY OF VINCENT  
DA No. 5.2219.472.1  
OHC 23 July 2019  
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9.3 NO. 110 (LOTS: 228 AND 229; D/P: 2503) COOGEE STREET, MOUNT HAWTHORN - PROPOSED THREE GROUPED DWELLINGS

TRIM Ref: D19/17321

Author: Dan McCluggage, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: North

- Attachments:
1. Consultation and Location Map 
  2. Original Plans dated 6 December 2018 (Superseded) 
  3. Plans Referred to DRP Chairperson dated 10 April 2019 and 24 April 2019 (Superseded) 
  4. Development Plans 
  5. Summary of Submissions - Administration's Response 
  6. Summary of Submissions - Applicant's Response 
  7. Determination Advice Notes 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for three Grouped Dwellings at No. 110 (Lots: 228 and 229; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans shown in Attachment 4, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. **Extent of Approval**

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

2. **Boundary Walls**

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

3. **Car Parking and Access**

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

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

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

4. **Clothes Drying Facility**

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

5. **External Fixtures**

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

located so as not to be visually obtrusive;

6. Landscape and Reticulation Plan

6.1 An updated detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a maximum scale of 1:200 and show the following:

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

6.2 All works shown in the plans as identified in Condition 6.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

7. Stormwater

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

8. Street Walls and Fences

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

9. Verge Tree

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

10. Amalgamation of Lots

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

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

11. Visual Privacy

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

## ORDINARY COUNCIL MEETING MINUTES

23 JULY 2019

## 12. Sight Lines

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

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

unless otherwise approved by the City of Vincent;

## 13. Truncations

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

## 14. Right of Way Widening

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

## 15. Detailed Schedule of External Finishes

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

**COUNCIL DECISION ITEM 9.3**

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

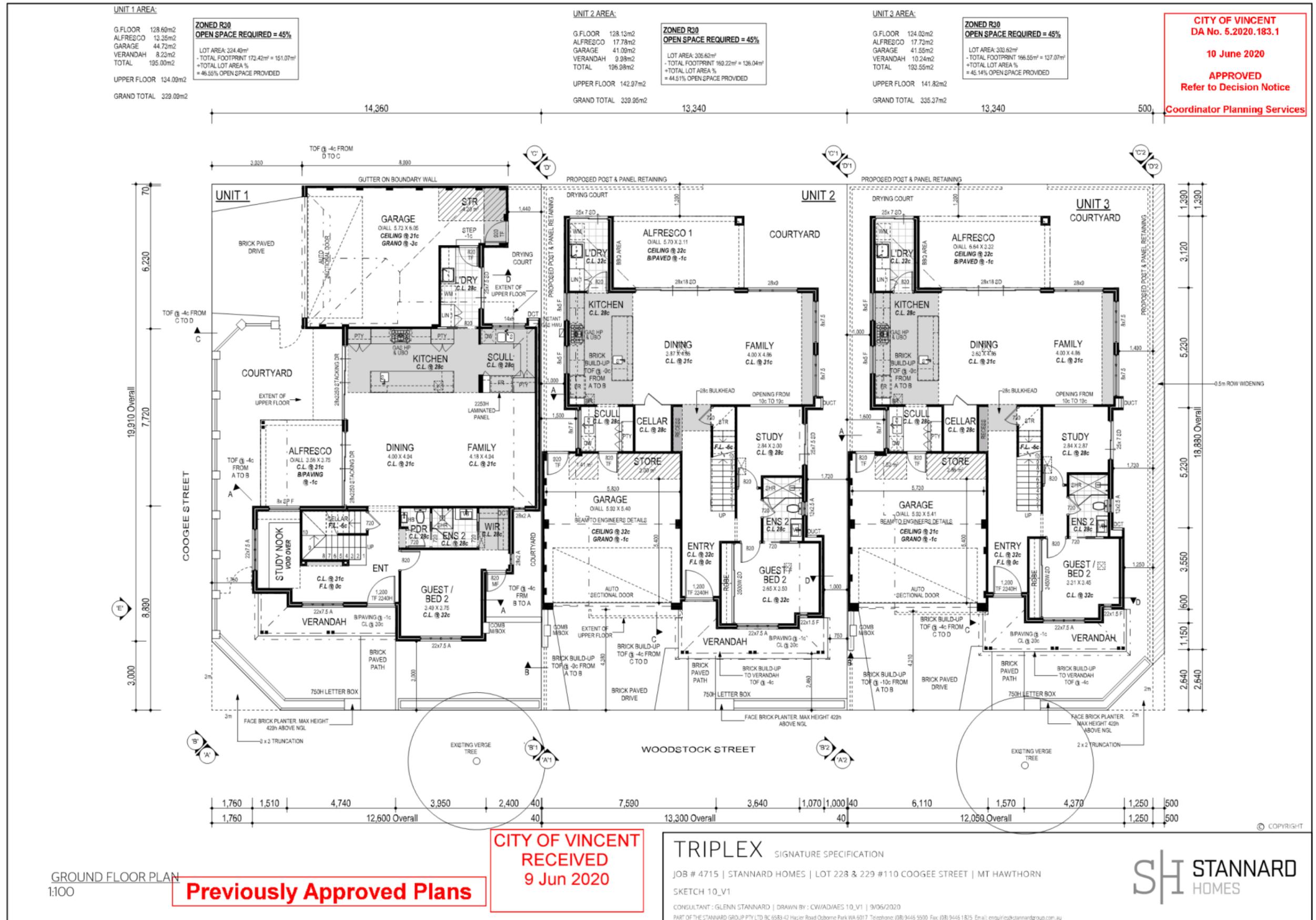
That the recommendation be adopted.

**CARRIED UNANIMOUSLY "EN BLOC" (8-0)**

(Cr Harley was an apology for the Meeting.)







**CITY OF VINCENT**  
 DA No. 5.2020.183.1  
 10 June 2020  
 APPROVED  
 Refer to Decision Notice  
 Coordinator Planning Services

**Previously Approved Plans**



UPPER FLOOR PLAN  
 1:100

CONCEPT

**CITY OF VINCENT**  
 RECEIVED  
 9 Jun 2020

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



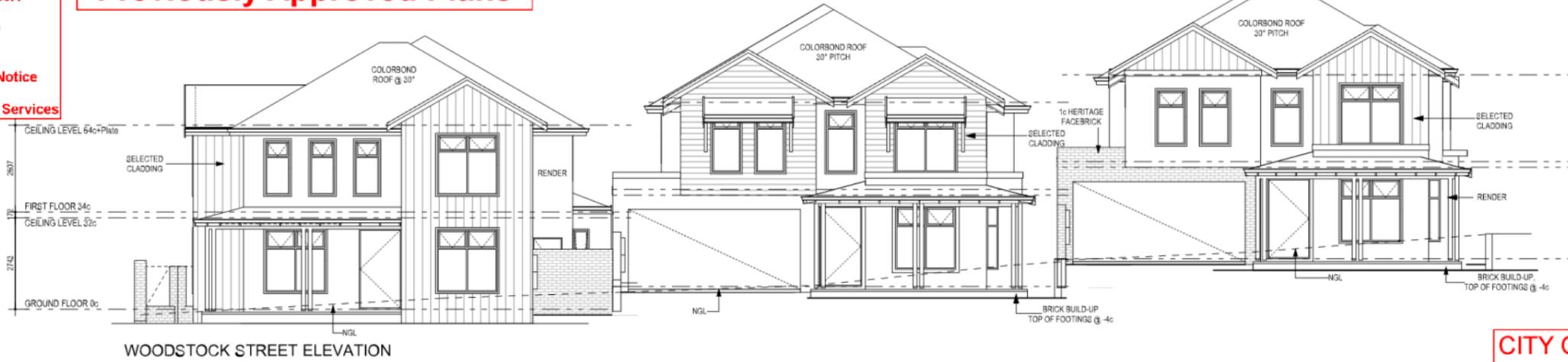
CITY OF VINCENT  
DA No. 5.2020.183.1

10 June 2020

APPROVED  
Refer to Decision Notice

Coordinator Planning Services

### Previously Approved Plans



WOODSTOCK STREET ELEVATION

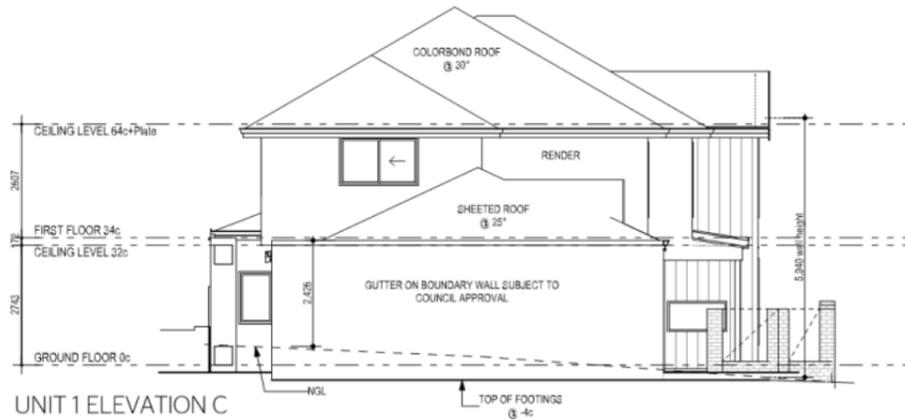
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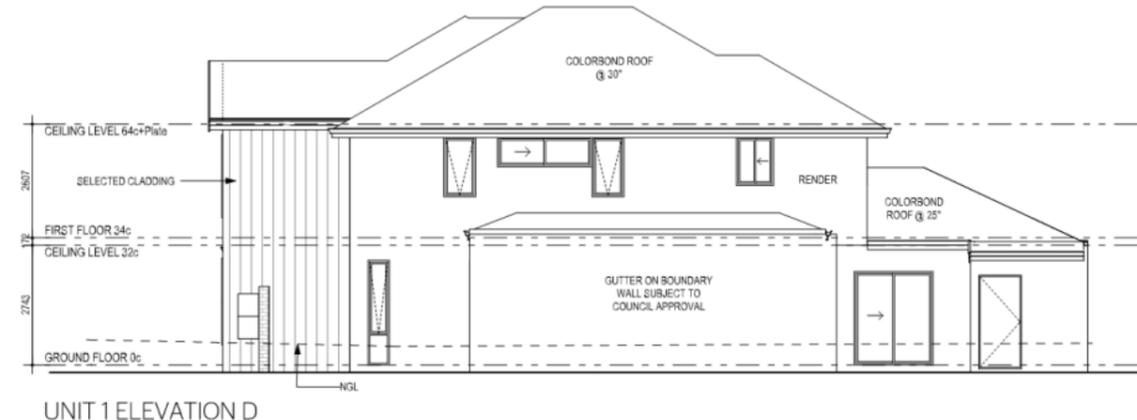
UNIT 1 ELEVATION A



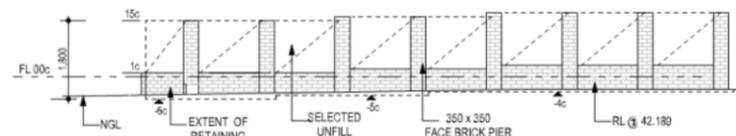
UNIT 1 ELEVATION B



UNIT 1 ELEVATION C



UNIT 1 ELEVATION D



ELEVATION E - BOUNDARY FENCE

### TRIPLEX SIGNATURE SPECIFICATION

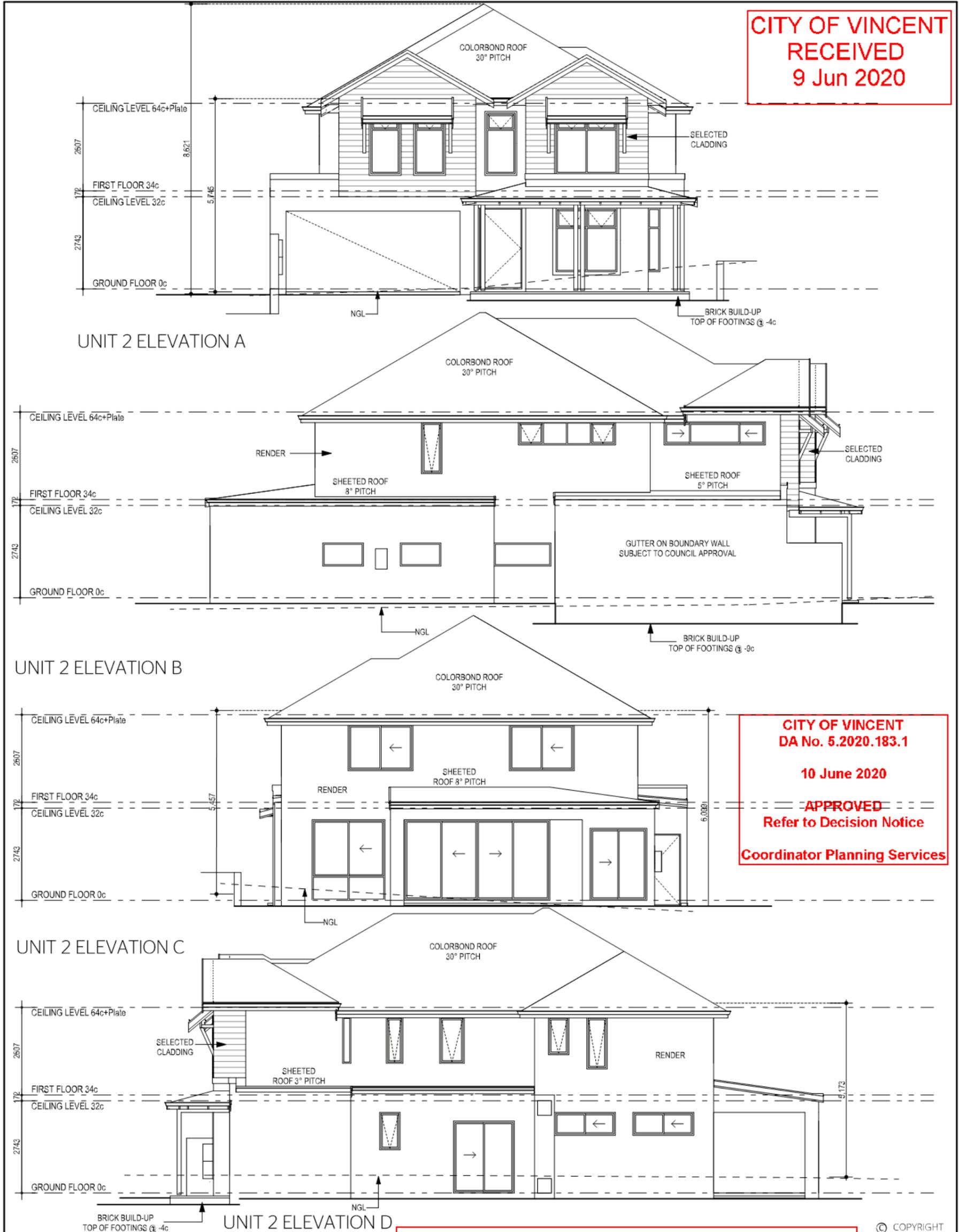
JOB # 4715 | STANNARD HOMES | LOT 228 & 229 #110 COOGEE STREET | MT HAWTHORN

SKETCH 10\_V1

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

PART OF THE STANNARD GROUP PTY LTD BC 6583 42 Hauser Road Osborne Park WA 6017 Telephone (08) 9445 9590 Fax (08) 9445 1825 Email: enquiry@stannardgroup.com.au





**TRIPLEX** SIGNATURE SPECIFICATION

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

SKETCH 10\_V1

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

PART OF THE STANNARD GROUP PTY LTD BC 6533 42 Hasler Road Osborne Park WA 6017 Telephone: (08) 9446 5500 Fax: (08) 9446 1825 Email: enquiries@stannardgroup.com.au

**Previously Approved Plans**

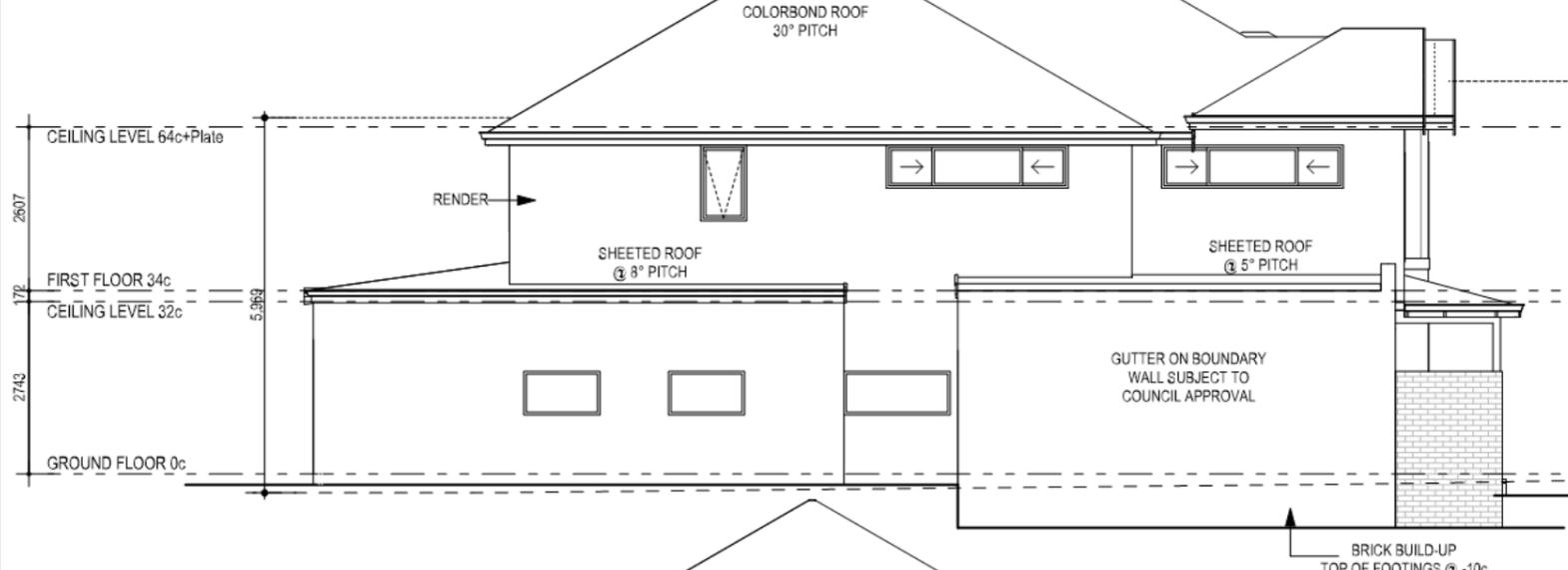
**SH STANNARD HOMES**

CITY OF VINCENT  
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9 Jun 2020

CITY OF VINCENT  
DA No. 5.2020.183.1  
10 June 2020  
APPROVED  
Refer to Decision Notice  
Coordinator Planning Services



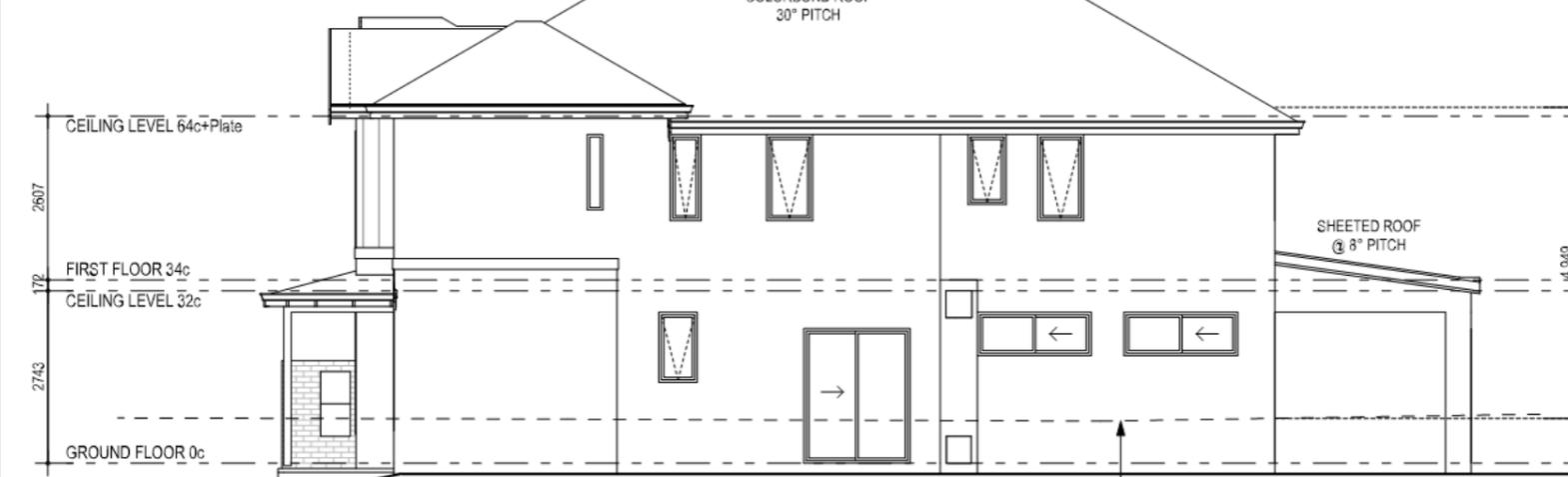
UNIT 3 ELEVATION A



UNIT 3 ELEVATION B



UNIT 3 ELEVATION C



UNIT 3 ELEVATION D

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TRIPLEX SIGNATURE SPECIFICATION

Previously Approved Plans

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

SKETCH 10\_V1

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# Previously Approved Plans

**CITY OF VINCENT**  
**DA No. 5.2020.183.1**

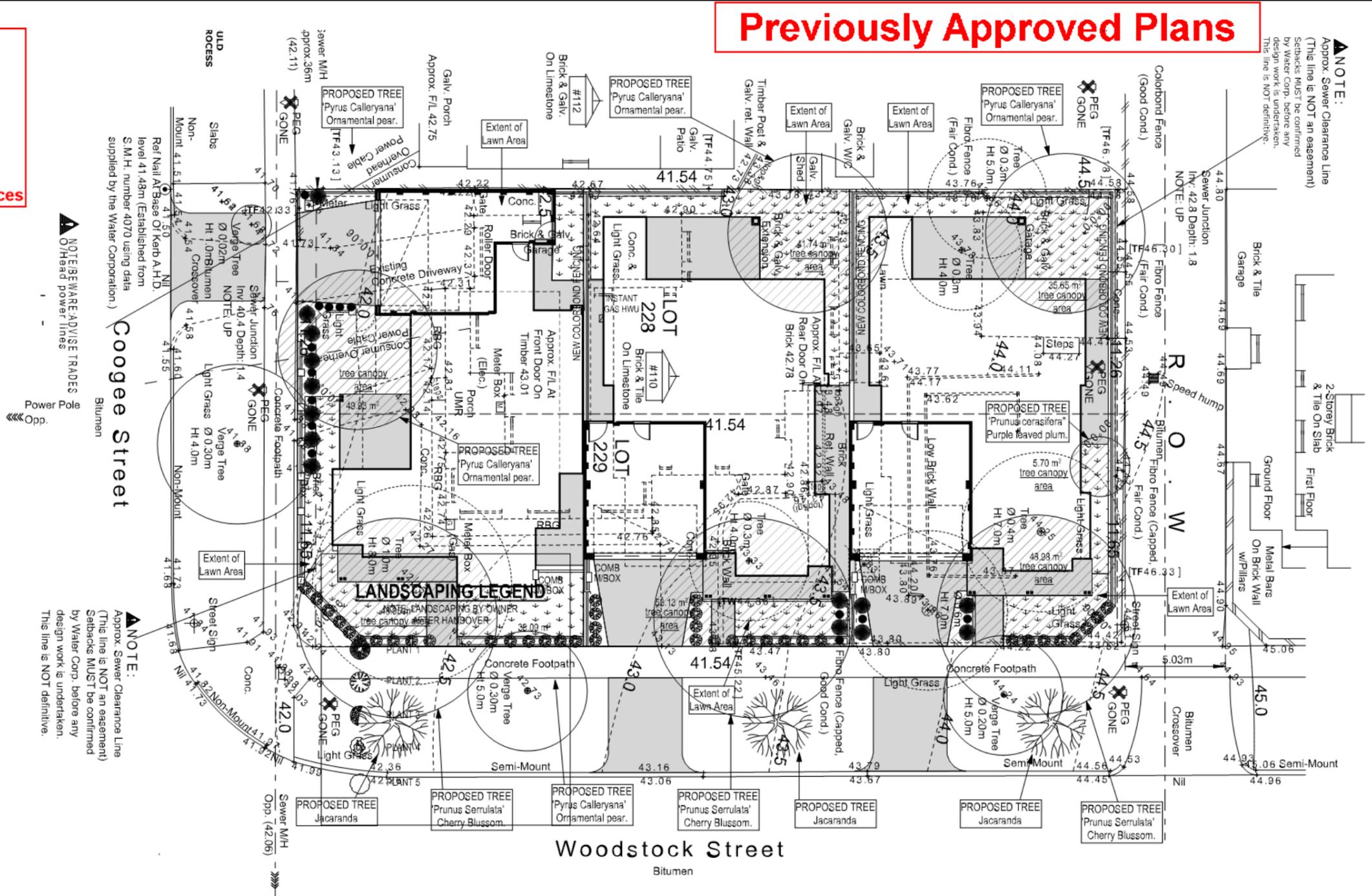
**10 June 2020**

**APPROVED**  
**Refer to Decision Notice**

**Coordinator Planning Services**

- LANDSCAPING LEGEND**
- PHORMIUM SWEET MIST
  - DIANELLA WYEENA
  - WESTRINGIA BLUE GEM
  - ✳ JACARANDA

NOTE:  
 CANOPY AREA REQUIRED: 283.42m<sup>2</sup>  
 CANOPY AREA ACHIEVED: 284.08m<sup>2</sup>



**CITY OF VINCENT**  
**RECEIVED**  
**9 Jun 2020**

**LANDSCAPING PLAN**  
**1:200**

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

SKETCH 10\_V1

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

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**TRIPLEX** SIGNATURE SPECIFICATION



- 2 -

*Planning and Development Act 2005*

City of Vincent

**Notice of determination on application for development approval**

Location: No. 110 Coogee Street MOUNT HAWTHORN

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

Vol. No: 1360

Folio No: 467

Received on: 15 May 2020

Serial No: 5.2020.183.1

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

Plans dated: 9 June 2020

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

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

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

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

**ADVICE NOTES:**

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

Date of determination: 10 June 2020

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- Note 4: In relation to Note 1 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency

- 3 -

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



Signed:

Dated: 10/6/20

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

**Summary of Submissions:**

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

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

**Summary of Submissions:**

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

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