

5.3 NO. 50 (LOT: 412 D/P: 415381) BARLEE STREET, MOUNT LAWLEY - PROPOSED SINGLE HOUSE S.31 RECONSIDERATION

TRIM Ref: D21/1357

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Ward: South

Attachments:

1. Consultation and Location Map
2. Development Plans
3. 16 June 2020 Council Minutes and Previously Refused Plans
4. 3D Perspectives
5. Applicant's Urban Design Study & Schedule of Colours and Materials
6. Applicant's Environmentally Sustainable Design Study
7. Administration's Detailed Streetscape Analysis
8. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for a Single House at No. 50 (Lot: 412; D/P: 415381) Barlee Street, Mount Lawley, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for a Single House as shown on the approved plans dated 21 January 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 practical completion 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;

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

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

6. Street Walls and Fences

The gate and/or fencing infill panels above the approved solid portions of wall shall be visually

permeable in accordance with the Residential Design Codes, to the satisfaction of the City;

7. Landscaping

7.1 A 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 scale of 1:100 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 12 percent deep soil area, 3 percent planting areas and 19.2 percent canopy cover at maturity, as defined by the City's Policy No. 7.1.1 – Built Form;

- The provision of plantings within the planter areas located on the first and second floors of the dwelling that would be visible from Barlee Street, such as trailing or climbing species. The species shall be to the City's satisfaction; and

- The provision of trees contributing towards canopy coverage within deep soil areas provided and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list;

7.2 All works shown in the plans as identified in Condition 7.1 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;

8. 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;

9. Sight Lines

No walls, letterboxes or fences above 0.75 metres in height to be constructed within 1.0 metre of where the driveway meets the right of way, unless the further approval of the City is obtained; and

10. Car Parking and Access

10.1 The layout and dimensions of all driveway(s) and parking area(s) shall be in accordance with AS2890.1;

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

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

10.4 Prior to the first occupation of the development, the redundant or "blind" crossover on the corner of Barlee Street and Kaata Lane shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's full expense.

PURPOSE OF REPORT:

To reconsider an application for development approval at the invitation of the State Administration Tribunal (SAT) for a Single House at No. 50 Barlee Street, Mount Lawley (the subject site).

PROPOSAL:

The application proposes a three storey Single House on a vacant lot with frontages to Barlee Street and Kaata Lane. The application proposes pedestrian access from Barlee Street and vehicle access from Kaata Lane.

BACKGROUND:

Landowner:	Davor Nikolic
Applicant:	Davor Nikolic
Date of Application:	27 November 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Vacant Lot
Proposed Use Class:	Single House
Lot Area:	253m ²
Right of Way (ROW):	Yes – 6 metres wide where it abuts the subject site, reducing to 3 metres minimum along portions of the ROW further to the north; City owned; and Drained and sealed.
Heritage List:	No

Site Context

The subject site is currently vacant and is bound by Barlee Street to the south west, Kaata Lane to the north-west, vacant lots to the north-east and south-east and a two storey single house which is currently under construction to the east. There is an existing five storey mixed use development on the north-western side of Kaata Lane. The subject site is located approximately 40 metres to the west of Beaufort Street. A location plan is included as **Attachment 1**.

The subject site and all adjoining properties on the south eastern side of Kaata Lane are zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2). The adjoining properties on the north western side of Katta Lane are zoned District Centre under LPS2 and have direct frontage to Beaufort Street.

The subject site and all adjoining properties on the south eastern side of Kaata Lane are within the Residential built form area and have a building height limit of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The adjoining properties on the north western side of Katta Lane are within the Town Centre built form area and have a building height limit of six storeys under the Built Form Policy.

Previously Refused Proposal

At its Ordinary Meeting on 16 June 2020, Council resolved to refuse the development application for a single house at the subject site in line with Administration's recommendation, for the following reasons:

1. *The proposed primary street setback does not satisfy the Local Housing Objective of Clause 5.2 of the City's Policy No. 7.1.1 - Built Form and the Design Principles of Clause 5.1.2 of State Planning Policy 7.3: Residential Design Codes – Volume 1. The setback of the building from Barlee Street would result in building mass that has not been mitigated due to the massing, materials and detailing of the building design. This appearance of building bulk and scale associated with the development would not contribute to, preserve or enhance the existing streetscape;*
2. *The proposed building height does not satisfy the Local Housing Objectives of Clause 5.6 of the City's Policy No. 7.1.1 – Built Form (P5.6.1, P5.6.2 and P5.6.5) and the Design Principle of Clause 5.1.6 of State Planning Policy 7.3: Residential Design Codes – Volume 1. The building height and overall building design would result in building bulk and scale that would have an adverse impact on, and is inconsistent with the existing streetscape;*

3. *As a consequence of the street setback, building height and building design (relating to massing, materials, detailing and roof form), the proposal:*
 - 3.1 *Would result in a bulk, scale and appearance that is not compatible with its setting in the Residential zone (Clause 67(m) of the deemed provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015);*
 - 3.2 *Would detract from the amenity and character of the residential locality (Clause 67(n) of the deemed provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and*
 - 3.3 *Would result in a scale and mass that is not respectful of the heritage listed place at No. 69 Barlee Street, Mount Lawley (Clause 5 of the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties); and*
4. *The proposed development would not provide for adequate landscaping on site and would not result in a high quality landscaping outcome (Clause 67(p) of the deemed provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015).*

The minutes of the 16 June 2020 Ordinary Council Meeting and the previously refused plans are included as **Attachment 3**.

SAT Process

On 30 June 2020 following Council's refusal, the applicant submitted an application for review of this decision with the SAT.

On 4 August 2020 the City's Officers and Design Review Panel (DRP) Chairperson attended an on-site mediation with the applicant where the SAT member adjourned to a further mediation on 1 September 2020. Following this on-site mediation that was adjourned, the applicant engaged an architect and met with the City's Officers and DRP Chairperson to discuss the proposal on multiple occasions.

The City's Officers and the applicant reached an agreement to vacate the further SAT mediation listed for 1 September 2020 until 30 November 2020 in order to continue to discuss the proposal and resolve outstanding issues associated with the City's reasons for refusal.

The applicant submitted amended plans throughout the SAT process. At the further SAT mediation on 30 November 2020, the SAT member invited the City to reconsider its decision at its February 2021 meeting pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

The proposal has been subject to a significant redesign since it was previously refused. The key changes that have been made to the amended proposal are summarised as follows:

- Incorporating nil street setbacks for the ground and first floors on the corner of Barlee Street and Kaata Lane where the site is adjacent to six storey mixed use development. Increased street setbacks are provided for all floors where the site abuts Residential R50 to the east;
- Reducing the setback of the ground floor garage to Kaata Lane;
- Increasing the size of the ground floor outdoor living area and converting the store into an activity room that can be used in conjunction with this outdoor living area;
- Clarifying that the ground floor 'games room' space would be primarily used as a home office. A home office does not require planning approval in accordance with the City's Policy No. 7.5.9 – Home Business, Home Occupation and Home Office & Home Store;
- Removing the upper floor cantilevering of the development adjacent to Barlee Street and incorporating a roof terrace on the second floor;
- Providing increased deep soil zone areas on the ground floor and on-structure planter boxes on the first and second floors;
- Incorporating a private balcony for bedroom 4 on the second floor;
- Changing the roof form from a pitched roof to a concealed roof; and
- Increasing the finished floor level by 0.5 metres.

The amended plans for Council's reconsideration are included in **Attachment 2**.

DETAILS:**Summary Assessment**

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

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback		✓
Lot Boundary Setback		✓
Building Height		✓
Open Space	✓	
Surveillance	✓	
Front Fence	✓	
Outdoor Living Areas		✓
Landscaping (R Codes)	✓	
Parking & Access	✓	
Site Works/Retaining Walls	✓	
Visual Privacy	✓	
Solar Access	✓	
External Fixtures, Utilities and Facilities	✓	
Developments on Rights of Way		✓
Heritage Management	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Street Setback	
Deemed-to-Comply Standard	Proposal
<p>Built Form Policy – Clause 5.1</p> <p><u>Ground Floor</u> No deemed-to-comply standard, as there are no adjoining properties to allow for the calculation of an average street setback. Design principle assessment required.</p> <p><u>Upper Floor</u> Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.</p> <p><u>Balconies</u> Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.</p>	<p>Ground floor primary street setback ranging from nil to 4.9 metres (Barlee Street).</p> <p>First floor wall setback ranging from 1.0 metres forward to 3.9 metres behind the ground floor predominant building line.</p> <p>First floor balcony setback in line with the ground floor predominant building line.</p>
Lot Boundary Setback	
Deemed-to-Comply Standard	Proposal
<p>R Codes – Clause 5.1.3</p> <p>First floor bedroom 2 to bedroom 3 wall setback 1.8 metres from the north eastern lot boundary.</p> <p>Second floor balcony to bedroom 5 wall setback</p>	<p>1.5 metres.</p> <p>1.5 metres.</p>

2.3 metres from the north eastern lot boundary.	
Building Height	
Deemed-to-Comply Standard	Proposal
Built Form Policy – Clause 5.3	
<u>Storeys</u> Two storeys.	Three storeys.
<u>Overall Height</u> Maximum concealed roof height of 7 metres.	Maximum concealed roof height of 9.4 metres.
Outdoor Living Area	
Deemed-to-Comply Standard	Proposal
R Codes – Clause 5.3.1	
Minimum dimension of 4 metres	3.2 metre minimum dimension.
Developments on Rights of Way	
Deemed-to-Comply Standard	Proposal
Built Form Policy – Clause 5.13	
Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.	Proposed right of way setback ranging from nil to 1.5 metres.

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:

The amended proposal submitted as a result of the SAT process underwent community consultation in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days commencing on 4 December 2020 and concluding on 17 December 2020. Community consultation was undertaken by way of written notification with 71 letters being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the community consultation period the City received no submissions were received.

The previously refused proposal underwent community consultation in the same manner and received one submission in support.

Design Review Panel (DRP):

Referred to DRP: Yes

The previously refused proposal was referred to the DRP Chairperson for review on numerous occasions during the assessment process. The key design concerns and comments from the DRP Chairperson based on the plans that were previously refused were as follows:

- The design, including the roof form and cantilevered upper floor balcony with bulky piers is inappropriate and would have a detrimental impact on the surrounding streetscape and adjoining properties. The site planning, architectural expression and materials and detailing require further consideration;
- The upper floor building envelope requires further consideration and should be redesigned to step in from the ground floor building line;
- Consideration should be given to simplifying the roof by using simple pitched roofs or a flat roof;
- The development should be informed by the character of the street, materials, roof forms and the strong floating tree canopies to create a contemporary solution;
- The transition of the roof from Barlee Street to Kaata Lane is not well resolved and creates an awkward transition from Barlee Street to Kaata Lane; and
- The proposed landscaping is purely "infill".

The proposal has been subject to review and comment from the DRP Chairperson throughout the SAT process which has culminated in the SAT member's invitation for the City to reconsider its decision.

The key changes to the design which have been implemented to address the concerns and comments from the DRP Chairperson related to the previously refused plans are as follows:

- Incorporating nil street setbacks for the ground and first floor on the corner of Barlee Street and Kaata Lane where the site is adjacent to the six storey mixed use development, and providing increased street setbacks for all floors where the site abuts Residential R50 to the east;
- Reconsidering the approach to building massing by removing the cantilevered balcony design element;
- Reducing the setback of the garage to Kaata Lane to allow for the size of the outdoor living area to be increased. The increased size of the outdoor living area and increased setbacks to the south eastern lot boundary also allow for meaningful deep soil zone areas and canopy coverage to be provided;
- Incorporating a roof terrace on the second floor to supplement the primary outdoor living area as well as to allow the second floor level setback to be increased;
- Providing on-structure planter boxes on the first and second floors; and
- Changing the roof form from a pitched roof to a concealed roof.

The revised plans reflecting the above key design changes and that are included in **Attachment 2** have been reviewed by the DRP Chairperson. The DRP Chairperson has advised that the proposal effectively addresses the previous design concerns and is supported.

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. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.9 – Home Business, Home Occupation and Home Office & Home Store; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Amendment 2 - Built Form Policy

The previous proposal was refused by Council at its meeting on 16 June 2020. At the same meeting, Council resolved to adopt Amendment 2 to its Built Form Policy which introduced a raft of changes including new upper floor setback provisions and changes to the garage width provisions. The Policy was amended to better align with the new State Planning Framework and to improve development outcomes across the City. The revised plans included in **Attachment 2** have been assessed against the provisions of the amended Built Form Policy.

Delegation to Determine Applications:

The matter is being referred to Council as the application proposes a height of three storeys and does not meet the deemed-to-comply building height. It also relates to a request from the SAT to reconsider the previous decision of Council under section 31 of the *State Administrative Tribunal Act 2004*.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

Should this application proceed to a full SAT hearing, the City would incur a cost related to the engagement of a consultant.

COMMENTS:Primary Street Setback

The Built Form Policy deemed-to-comply standard relating to the ground floor primary street setback outlines that it is to be calculated by averaging the setback of the five adjoining properties, either side of the proposed development. The primary street for the proposed development is Barlee Street and the application proposes a ground floor primary street setback ranging from nil to 4.9 metres. A design principles assessment is required to be undertaken because there are no adjoining properties for the purposes of calculating an average street setback.

The Built Form Policy deemed-to-comply standard relating to the upper floor primary street setback outlines that walls and balconies on upper floors shall be setback a minimum of 2 metres and 1 metre behind the ground floor predominant building line respectively. The application proposes a first floor wall setback ranging from 1.0 metre forward to 3.9 metres behind the ground floor predominant building line, and first and second floor balconies ranging from in line with and 1.0 metre forward of the ground floor predominant building line.

Whilst the ground floor primary street setback provisions remain unchanged, Amendment 2 to the Built Form Policy did introduce new upper floor primary street setback provisions.

Reason 1 for refusal of the previous proposal outlined that the setback of the building from Barlee Street and overall building design would result in building bulk and scale that would not contribute to, preserve or enhance the existing streetscape.

Amendment 2 to the Built Form Policy introduced the requirement for development applications for Single Houses and Grouped Dwellings to be accompanied by an urban design study to demonstrate that the development would be complimentary to the existing streetscape. The applicant has provided an urban design study and schedule of colours and materials in support of the proposal which are included as **Attachment 5**. The City's detailed streetscape analysis is included in **Attachment 7**.

The proposed primary street setbacks would satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy, as well as address the previous reason for refusal for the following reasons:

- The proposed site planning and building massing would be appropriate in relation to the surrounding development context. The building envelope with nil setbacks on the corner of Barlee Street and Kaata Lane and increased street setbacks towards the south eastern corner of the site would provide a 'stepping back' effect and an appropriate transition between the existing six storey mixed use development to the north west and the Residential R50 zoned single houses to the south east of the subject site;
- The development does not propose any cantilevered design elements adjacent to Barlee Street and the building massing would be appropriate to reduce the appearance and impact of the third storey on the streetscape;
- The proposed setback would be an appropriate design response, respecting the setbacks in the established streetscape without compromising the amenity of the future occupants of the dwelling;
- The proposed dwelling uses contrasting materials, glazing and articulation to effectively reduce the appearance of blank solid walls and associated building bulk;
- The development provides adequate open space and private outdoor living areas to allow the occupants of the dwelling to undertake outdoor pursuits;

- The proposed front façade contains glazing to increase surveillance and interaction between the development and the streetscape;
- The proposed development provides adequate space to accommodate parking, landscaping and utilities;
- The application proposes 15.7 percent of the site as deep soil zone areas and 2.4 percent of the site as planting areas including on-structure planting areas. One cottonwood hibiscus tree and two magnolia grandiflora trees within the primary street setback area are proposed as part of this which would contribute positively to the streetscape and reduce the appearance of building bulk. Further to these deep soil and planting areas, the development provides additional planters on the ground floor area and second floor terrace which cannot be included in the technical assessment of deep soil area or planting areas because they have a width less than 1 metre. These planters are intended to accommodate small plants and shrubs, contributing to the overall landscaping outcome;
- The application does not propose to remove the two existing established street trees on the Barlee Street verge adjacent to the subject site; and
- The proposed development provides vehicle access from Kaata Lane and would not have an adverse impact on the existing streetscape in relation to garage doors and vehicle access points.

Lot Boundary Setback

The R Codes deemed-to-comply standards relating to lot boundary setbacks outline that the first floor bedroom 2 to bedroom 3 wall shall be setback 1.8 metres and the second floor balcony to bedroom 5 wall is to be setback 2.3 metres from the north eastern lot boundary. Both of these walls are proposed to be setback 1.5 metres from the north eastern lot boundary.

The proposed lot boundary setbacks to the north eastern lot boundary meet the design principles of the R Codes and are supported for the following reasons:

- The proposed dwelling façade orienting towards the north eastern lot boundary provides glazing and contrasting colours and materials to reduce the appearance of building bulk;
- Due to the favourable orientation of the lots, the proposed lot boundary setbacks would not have an adverse impact on the adjoining north eastern properties access to direct sun;
- The proposed glazing along the north eastern façade is provided as highlight windows to allow access to natural sunlight for the occupants of the dwelling without compromising visual privacy or amenity for the adjoining property;
- The reduced lot boundary setbacks allow the setback of the development from Barlee Street to be increased at the upper floor levels without having an adverse impact on the amenity of the adjoining property to the north east in relation to overshadowing, overlooking or building bulk; and
- Whilst the adjoining property to the north east is currently vacant, the City has issued a development approval for a Single House at this site. Based on the approved plans, the proposed lot boundary setback departures to the deemed-to-comply standard would be located adjacent to the adjoining property's future side setback area, blank solid walls and windows to non-habitable rooms. The proposed lot boundary setback would not be adjacent to any major openings to habitable rooms or the primary outdoor living area. The subject proposal was advertised to the adjoining property to the north east for a period of 14 days after which time, no submissions were received.

Building Height

The Built Form Policy deemed-to-comply standards relating to building height outline that the development is to have a maximum height of two storeys and a maximum concealed roof height of 7 metres. Following the refusal of the previous proposal, the applicant has amended the building design to include a concealed roof rather than a pitched roof. The application proposes a maximum height of three storeys and a maximum concealed roof height of 9.4 metres.

Amendment 2 to the Built Form Policy did not include any changes to the building heights permitted for the subject site.

Reason 2 for refusal of the previous proposal outlined that the building height and overall building design would result in building bulk and scale that would have an adverse impact on, and would be inconsistent with the existing streetscape.

The proposed building height would satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy, as well as address the previous reason for refusal the following reasons:

- Whilst the maximum height of the building has been increased by 0.5 metres from the proposal that was previously refused by Council, the third storey is now proposed to be setback between 3.9 metres and 4.1 metres behind the line of the ground floor below, effectively reducing the impact of building bulk as viewed from the street and adjoining properties;
- An additional storey to that permitted under the Built Form Policy would be an appropriate development outcome for the site and based on the dwelling design. This is because of the site's close proximity to the District Centre zone, Beaufort Street and the existing six storey mixed use development on the opposite side of Kaata Lane. The proposed height of 9.4 metres would facilitate functional internal ceiling heights without resulting in a development that dominates the existing streetscape;
- The development would provide an appropriate transition between the six storey mixed use development to the north west and single houses to the south east in relation to building height as well as roof form. Whilst the existing streetscape is predominantly characterised by single and two storey pitched roof dwellings, there are examples of concealed and skillion roof forms in the streetscape including Nos. 13, 15, 53 and 55 Barlee Street. The applicant's urban design study is included in **Attachment 5** and the City's detailed streetscape analysis is included in **Attachment 7**;
- Due to the favourable orientation of the lots with the road reserve primarily to the south, the proposed building height would not have an adverse impact on the adjoining properties' access to direct sun;
- The area surrounding the subject site is relatively flat and the proposed development would not have an adverse impact on access to views of significance for adjoining properties; and
- The comments provided by the DRP Chairperson in relation to the previously refused proposal advised that there would be scope to consider a third storey due to the site's close proximity to the District Centre zone, Beaufort Street and the existing six storey mixed use development on the opposite side of Kaata Lane, provided that concerns regarding open space, landscaping and building design were addressed. The current proposal provides sufficient open space and landscaping and would address the concerns relating to building design by setting the third storey back behind the line of the ground floor. The DRP Chairperson has reviewed the current proposal and advised that it effectively addresses the previous concerns relating to building height.

Outdoor Living Area

The primary outdoor living area for the dwelling is the ground floor courtyard. The R Codes deemed-to-comply standards in relation to outdoor living areas set out a minimum dimension of 4 metres. The proposed courtyard has a minimum dimension of 3.2 metres.

The proposed outdoor living area would satisfy the design principles of the R Codes and is supported for the following reasons:

- The outdoor living area is open to the northern aspect and associated winter sunlight;
- The outdoor living area has a total area of 22.7 square metres, exceeding the 16 square metre deemed-to-comply standard specified by the R Codes;
- The outdoor living area would be capable of use with the ground floor activity room which is a habitable room of the dwelling;
- The development provides a balcony on the first floor with an area of 14.0 square metres, and two balconies on the second floor with areas of 28.6 square metres and 8.8 square metres. This would equate to an aggregate balcony area of 51.4 square metres. These balconies are capable of use in conjunction with habitable rooms of the dwelling and serve as secondary outdoor living areas in addition to the courtyard; and
- The outdoor living area is located to the rear of the dwelling which will allow privacy from the street.

Landscaping

In addition to the deemed-to-comply standards of the R Codes, the application has also been assessed against the landscaping provisions of the Built Form Policy that sets out deemed-to-comply standards. The deemed-to-comply landscaping standards set out in the Built Form Policy have not yet been approved by the Western Australian Planning Commission and as such, these provisions are given due regard in the assessment of the application.

The Built Form Policy requires 12 percent of the site provided as deep soil zones, 3 percent of the site provided as planting areas and 30 percent of the site provided as canopy coverage at maturity. The application proposes 15.7 percent deep soil zones, 2.4 percent planting areas and 19.2 percent canopy coverage at maturity.

Amendment 2 to the Built Form Policy reduced the required deep soil zone areas from 15 percent to 12 percent and introduced a 3 percent planting areas provision. The canopy coverage provision remains unchanged.

The previously refused plans provided 11.5 percent deep soil zones and 13.8 percent canopy coverage at maturity. Reason 4 for refusal of the previous proposal outlined that the development would not provide for adequate landscaping on site and would not result in a high quality landscaping outcome.

The proposed landscaping would satisfy the local housing objectives of the Built Form Policy as well as address the previous reason for refusal for the following reasons:

- The desirable proposed nil setbacks to Barlee Street and Kaata Lane limit opportunities to provide canopy coverage within street setback areas. The proposed built form outcome with reduced street setbacks would be appropriate in the context of the site's location adjacent to the town centre and a six storey mixed use development to the north west, 'stepping back' to provide a transition to the Residential R50 zoned lot to the south east of the site. Trees have been provided on the ground floor in these sections of 'stepping back' within portions of the primary street setback area and the interface between the proposed dwelling and the adjoining property to the south east that would effectively contribute towards canopy cover visible from Barlee Street and adjoining properties;
- The application proposes two cottonwood hibiscus trees and five magnolia grandiflora trees along the Barlee Street and south eastern boundaries of the site. The application proposes two magnolia grandiflora trees between Barlee Street and the dwelling. The City's Parks team has advised that these trees would receive sufficient access to natural sunlight now that the cantilevered balcony design element has been removed and the upper floors are setback behind the ground floor building line;
- A range of shrubs proposed along the Barlee Street and south eastern boundary including native varieties to complement trees proposed and in order to contribute positively to the overall landscaping outcome on site;
- The application proposes on-structure landscaping on the first and second storeys of the building that are capable of supporting plantings and shrubs that would assist in softening the appearance of the dwelling. A condition of approval has been recommended that requires the selection of planting species in order to achieve this outcome, such as a trailing or climbing species;
- Planters on the ground floor area and second floor terrace which cannot be included in the technical assessment because they have a width less than 1 metre would accommodate small plants and shrubs, further contributing to the overall landscaping outcome;
- Further to the 19.2 percent canopy at maturity that would be provided on site, the development would contribute towards additional canopy coverage that falls outside of the lot boundaries. Inclusive of the canopy that falls outside the lot boundaries, the development would provide 28.4 percent of the site area as mature canopy;
- The inclusion of a climbing trellis above the driveway would soften the appearance of the vehicle access point from Kaata Lane as viewed from the public realm and assist in providing some shade of the driveway hardstand; and
- The two existing verge trees adjacent to the site on Barlee Street are to be retained.

Developments on Rights of Way/Secondary Street Setback

The Built Form Policy deemed-to-comply standards relating to setbacks from a ROW outline that development is to provide a 1 metre setback from a ROW and that this setback is to be measured from the new lot boundary after ROW widening has been applied. The proposed development provides a nil setback to the ROW which has a width of 6 metres and does not require any further widening.

The proposed setback to the ROW meets the design principles of the Built Form Policy and is supported for the following reasons:

- The proposed setback would not have an adverse impact on the streetscape given that the existing development on the opposite side of the ROW has a nil setback to the ROW from the ground floor to the fourth floor (being the first five storeys);
- The building bulk of the façade adjacent to Kaata Lane is effectively reduced through the use of articulation, glazing and varied colours, materials and finishes; and
- Pedestrian access to the site would be provided from Barlee Street which is a dedicated road with suitable space for service areas and waste management.

Heritage Management

Reason 3.3 for refusal of the previous proposal outlined that the scale and mass of the development would not be respectful to the adjoining heritage listed place across the road at No. 69 Barlee Street, Mount Lawley. The heritage listed place is the former Salvation Army Citadel which is listed as Management Category A on the City's Municipal Heritage Inventory (MHI).

The City's Policy No. 7.6.1 – Heritage Management provides acceptable development standards relating to development adjacent to heritage listed buildings. The previously refused proposal was deemed not to meet one of these acceptable development provisions that requires the height of the new build to be compatible to the adjacent heritage listed building and staggering the building is one acceptable method to achieve this.

Whilst the building height of the current proposal exceeds the deemed-to-comply standards of the Built Form Policy, the design has been amended to remove the cantilevered upper floor balcony, providing staggered street setbacks with the upper floors setback behind the predominant building line of the ground floor. The amended approach to arrangement of building massing with increased upper floor setbacks result in a development outcome which would be compatible with the adjacent heritage listed building with regard to building height and effectively addresses the previous reason for refusal.

Compatibility with and impact on the Residential Zone

Reasons 3.1 and 3.2 for refusal of the previous proposal outlined that the development would not be compatible with its setting in the Residential zone and would detract from the amenity and character of the residential locality as a consequence of the street setback, building height and building design relating to massing, materials, detailing and roof form.

Following the SAT process, the applicant has provided an urban design study and schedule of colours and materials in support of the amended proposal which are included as **Attachment 5**. The City's detailed streetscape analysis is included in **Attachment 7**.

The current proposal would address the previous reasons for refusal for the following reasons:

- The development no longer proposes any cantilevered elements adjacent to Barlee Street and the building massing would be appropriate to reduce the appearance and impact of the third storey on the streetscape;
- The proposed dwelling uses contrasting materials, glazing and articulation to effectively reduce the appearance of blank solid walls and associated building bulk;
- The development would provide an appropriate transition between the six storey mixed use development to the north west and single houses to the south east in relation to building height as well as roof form;
- Whilst the existing streetscape is predominantly characterised by single and two storey pitched roof dwellings, there are examples of concealed and skillion roof forms in the streetscape including Nos. 13, 15, 53 and 55 Barlee Street; and
- The DRP Chairperson has reviewed the current proposal and advised that it effectively addresses the previous concerns relating to compatibility with the surrounding streetscape.

Environmentally Sustainable Design

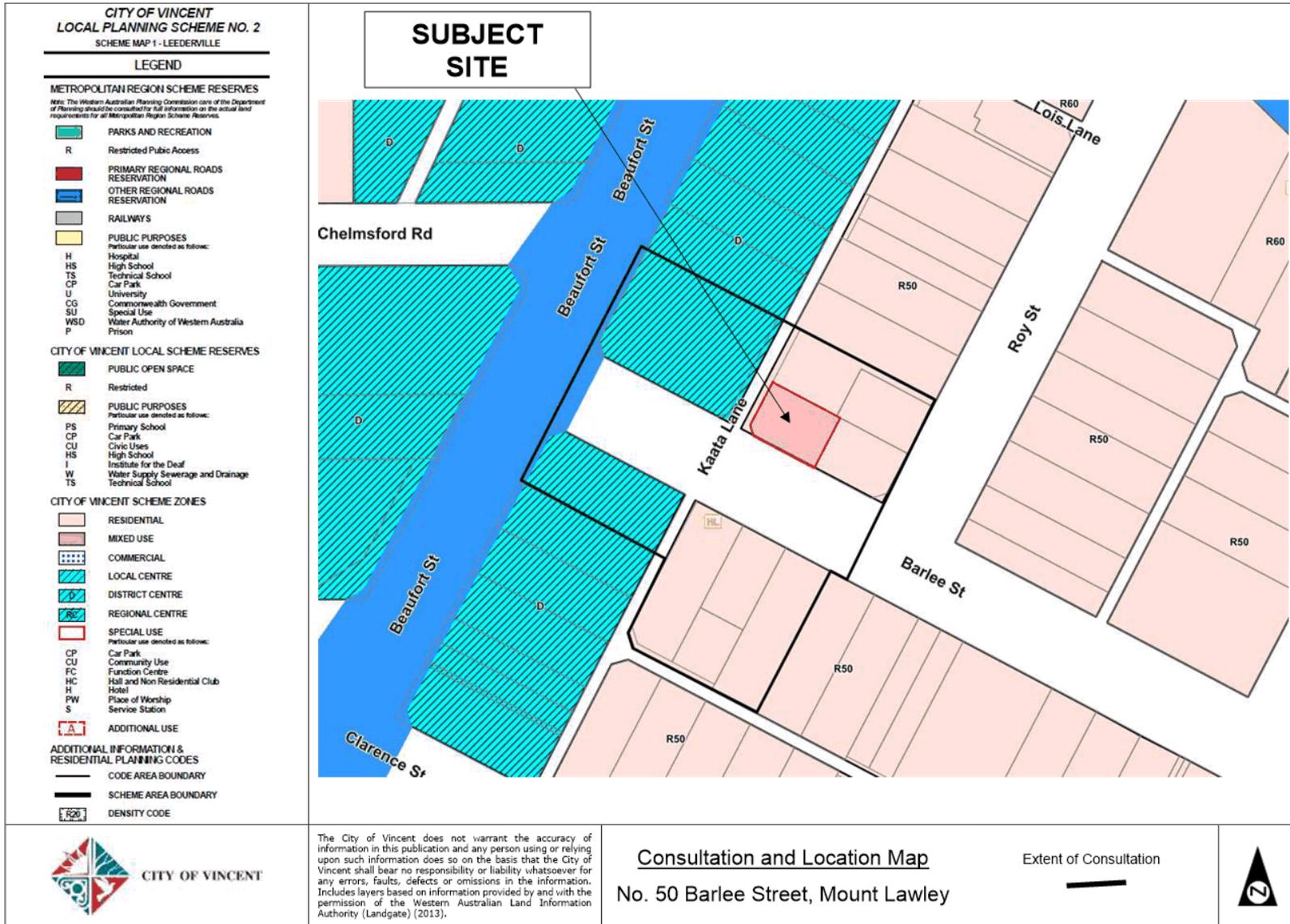
Amendment 2 to the Built Form Policy introduced local housing objectives relating to environmentally sustainable design for Single Houses and Grouped Dwellings. The applicant was advised of the City's environmentally sustainable design objectives. The applicant has elected to not provide a lifecycle assessment report or recognised equivalent to satisfy local housing objective 1.8.6 of the Built Form Policy.

The applicant has provided written justification addressing the remaining environmentally sustainable design local housing objectives (1.8.1 – 1.8.5) which is included in **Attachment 6** to demonstrate how the development has incorporated features of environmentally sustainable design and satisfied these local housing objectives. The applicant's written justification is summarised as follows:

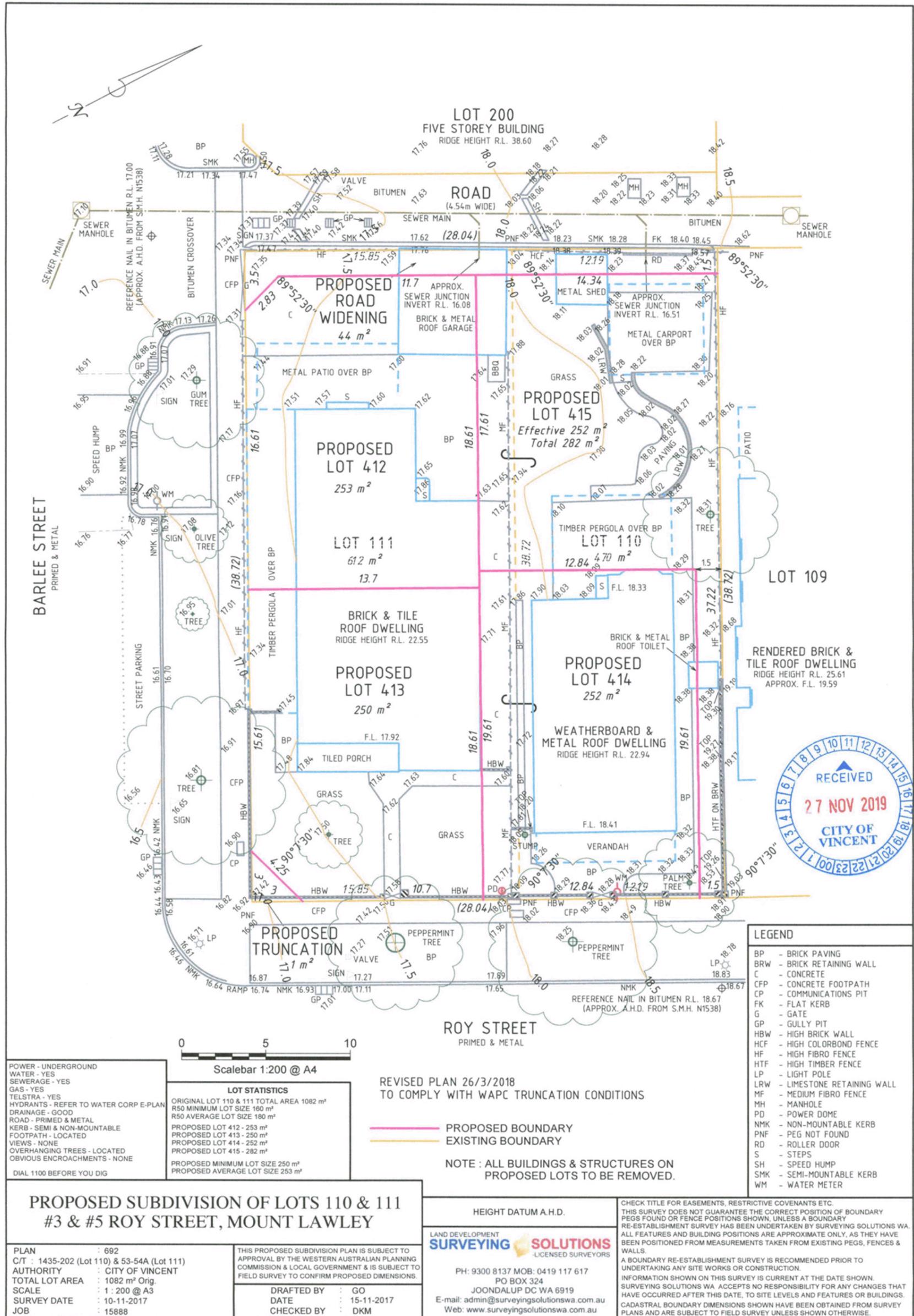
- The dwelling is to be constructed using low maintenance construction materials including recycled brick, rendered brickwork and ultrawood cladding;
- The dwelling would be fitted with effective insulation;

- Aluminium awning would be provided for the majority of north facing windows for shading. Landscaping would be incorporated along the south east and south western boundaries of the development to provide additional shading;
- Whilst the requirement for vehicle access to be provided in the northern corner of the site off the ROW has limited the ability to provide a northern aspect to ground floor living areas, the primary outdoor living area is located in the northern section of the site;
- Where possible, rooms include openings in two directions to maximise cross ventilation. Large openings are provided in the southern façade to take advantage of variable cool breezes. All windows are openable aside from those to the stairwell;
- Significant soft landscaping has been provided on site including on-structure planter boxes which will allow the passive capture of rainwater;
- The proposed concealed roof would allow for the provision of solar panels; and
- The roof colour is light to minimise solar absorption.

Administration is satisfied that the initiatives outlined in the applicant's written justification included in **Attachment 6** would meet the objectives of LPS2 specifically, to promote and encourage design that incorporates sustainability principles, including solar passive design, energy efficiency, water conservation, waste management and recycling.

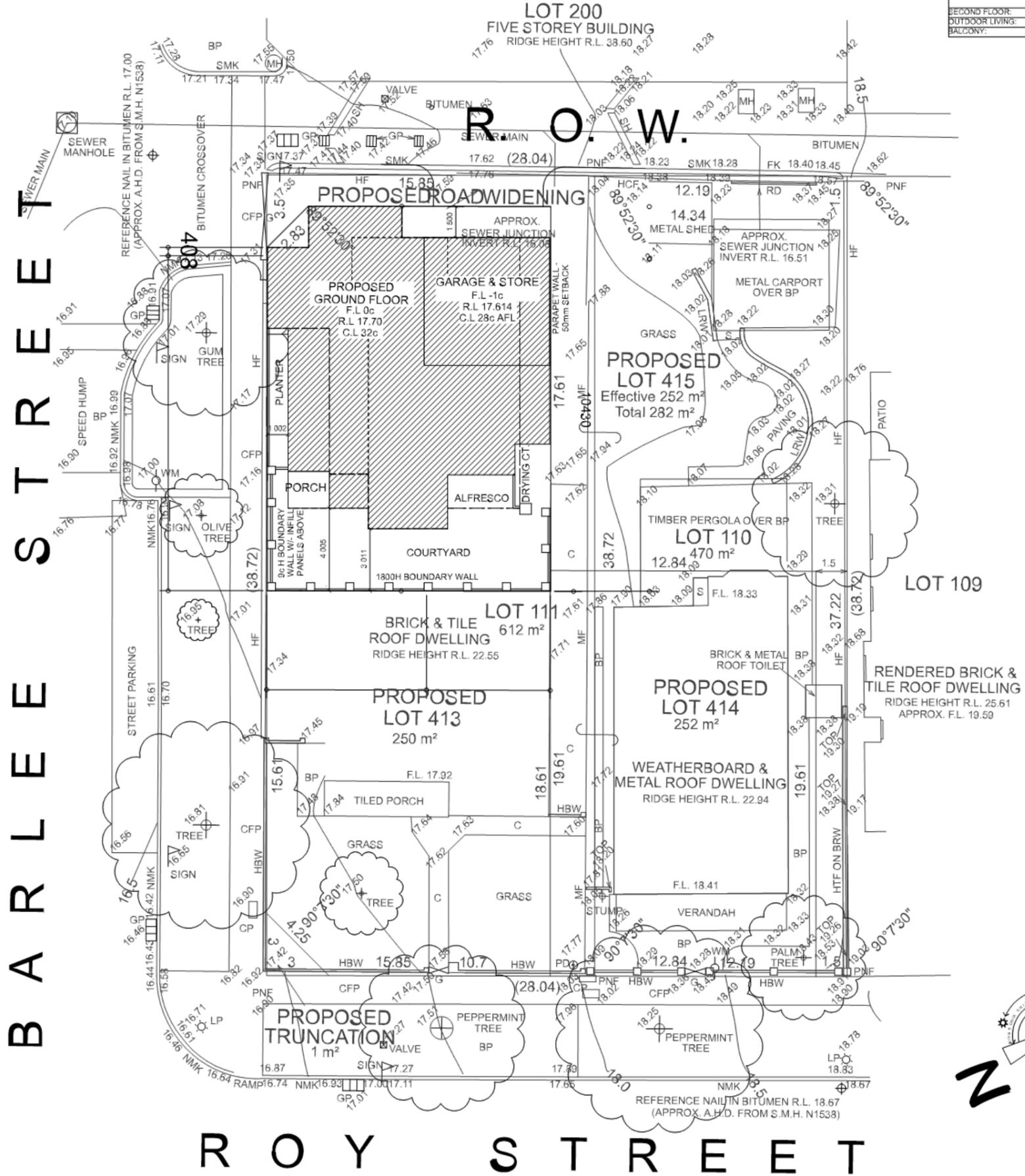


 <p>CITY OF VINCENT</p>	<p>The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).</p>	<p>No. 50 Barlee Street, Mount Lawley</p>	
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21 Jan 2021**

AREAS TABLE	
LOT AREA:	282.78m ²
SITE COVERAGE:	66.4%
GROUND FLOOR:	128.49m ²
GARAGE & STORE:	37.63m ²
PORCH:	5.58m ²
ALFRESCO:	5.1m ²
COURTYARD:	43.34m ²
FIRST FLOOR:	140.67m ²
BALCONY:	20.55m ²
SECOND FLOOR:	94.7m ²
OUTDOOR LIVING:	37.22m ²
BALCONY:	8.75m ²



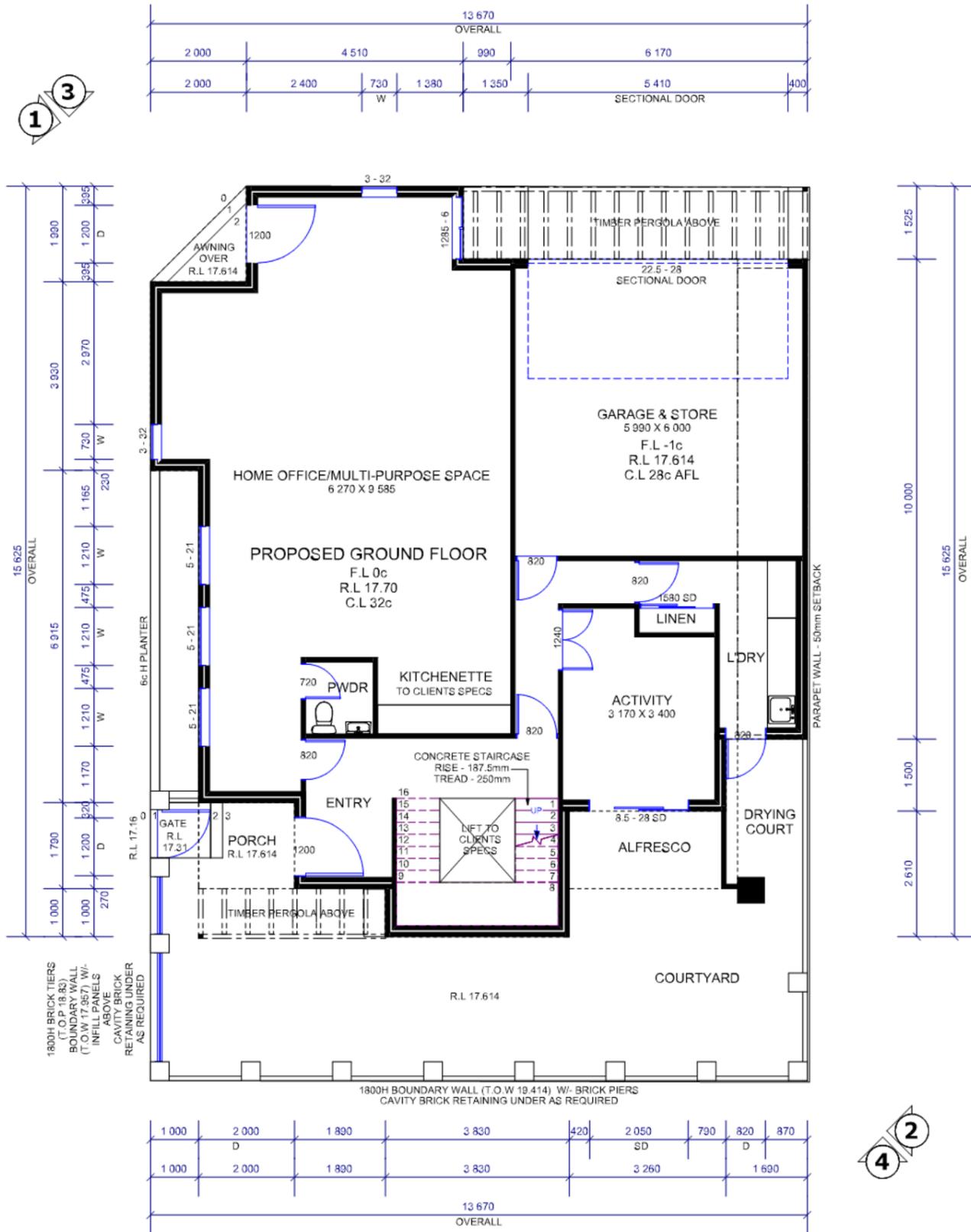
JOB No. 20-006	DWG TITLE	SCALE	DATE: 21/01/2021	PAGE: 1 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY			

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BALCONY:	20.53m ²
SECOND FLOOR:	64.7m ²
OUTDOOR LIVING:	67.22m ²
BALCONY:	8.75m ²



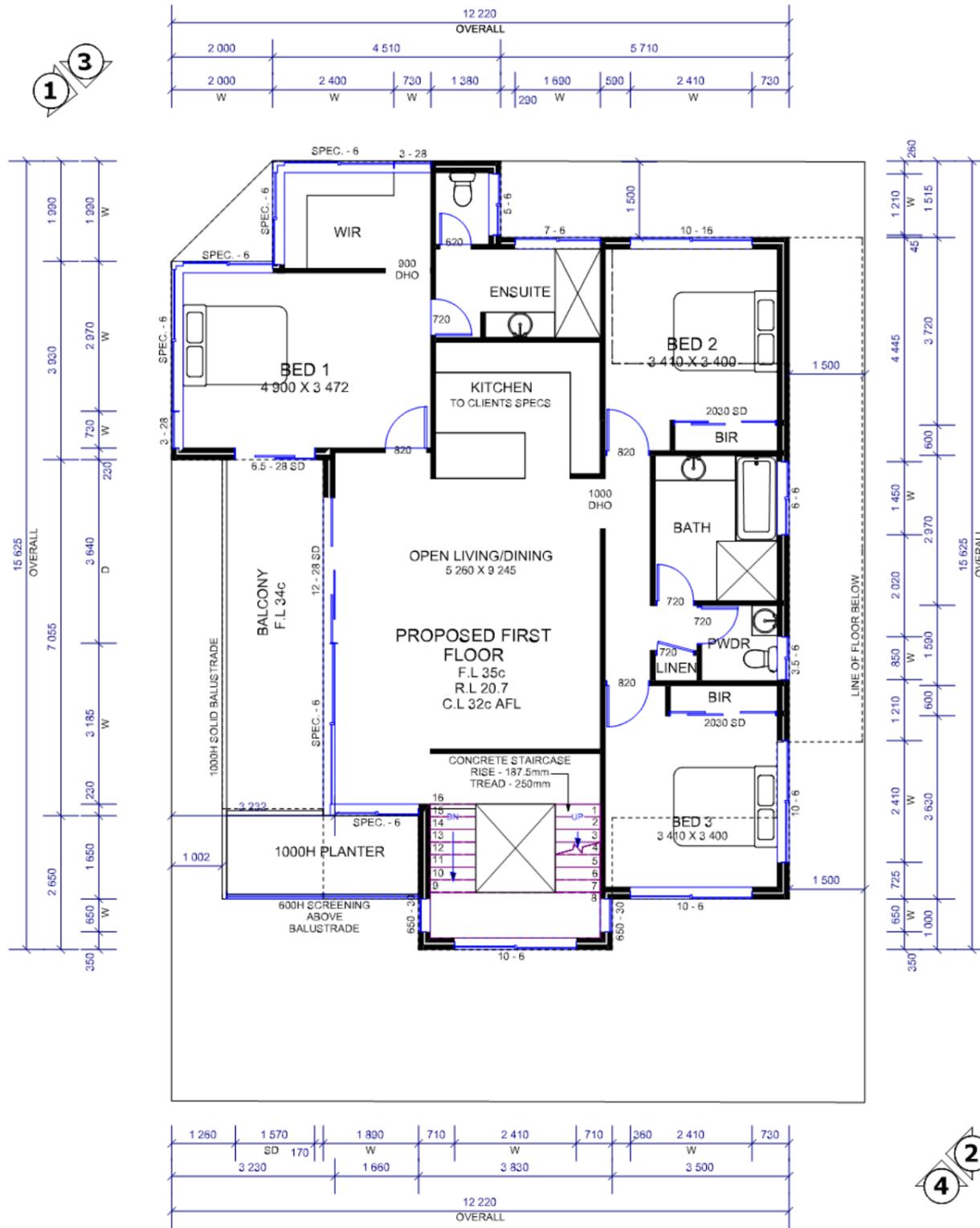
JOB No. 20-006	DWG TITLE GROUND FLOOR PLAN	SCALE 1:100	DATE: 21/01/2021	PAGE: 08 OF 13
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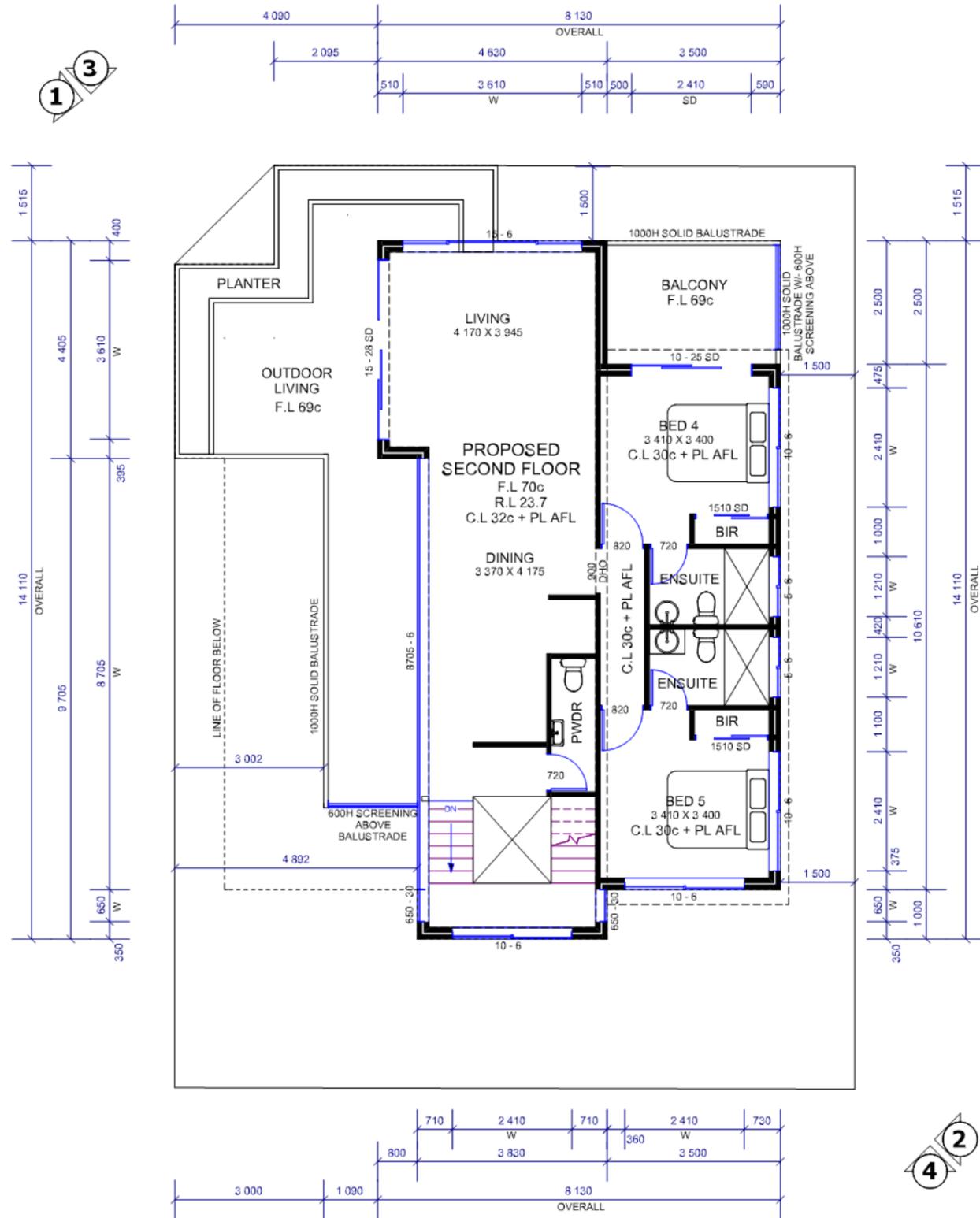


JOB No. 20-006	DWG TITLE FIRST FLOOR PLAN	SCALE 1:100	DATE: 21/01/2021	PAGE: 3 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY		



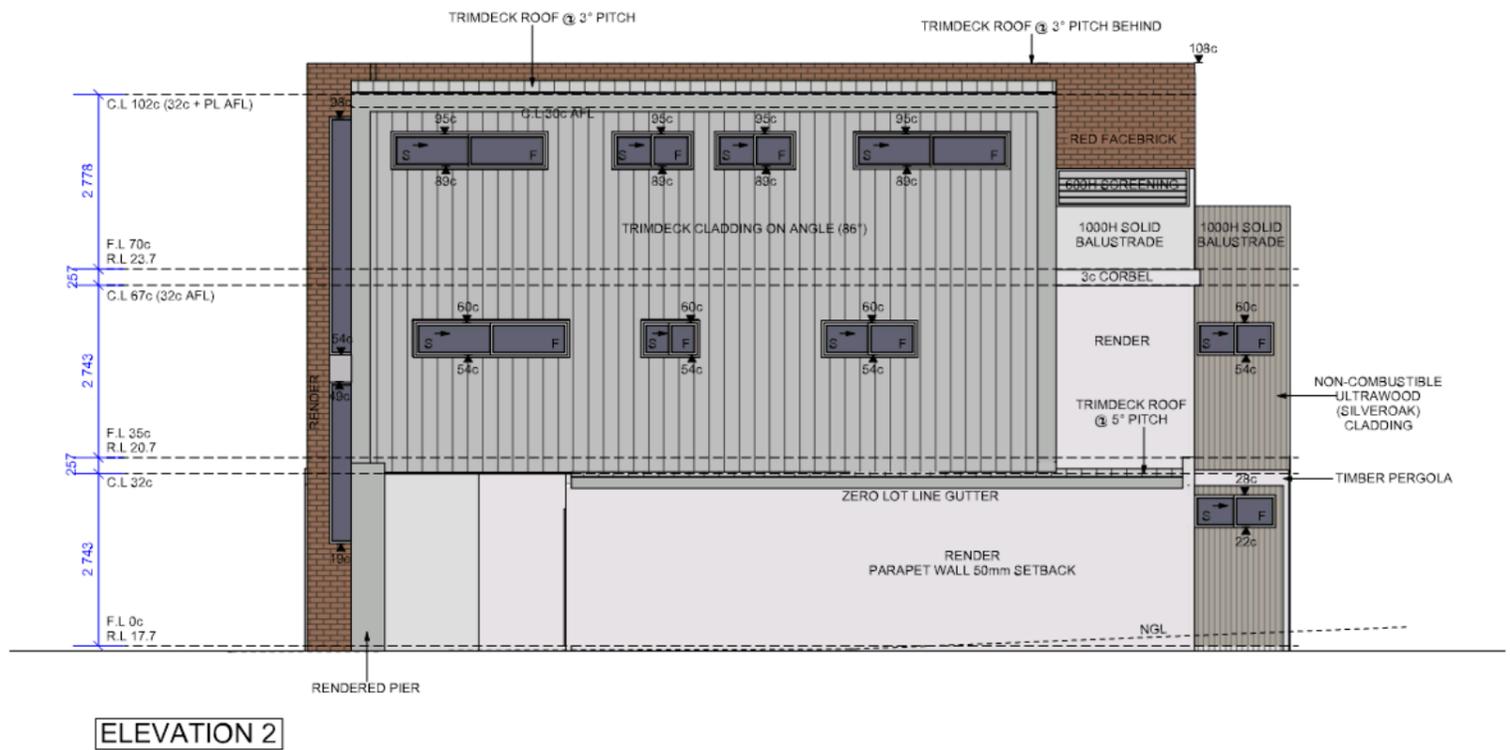
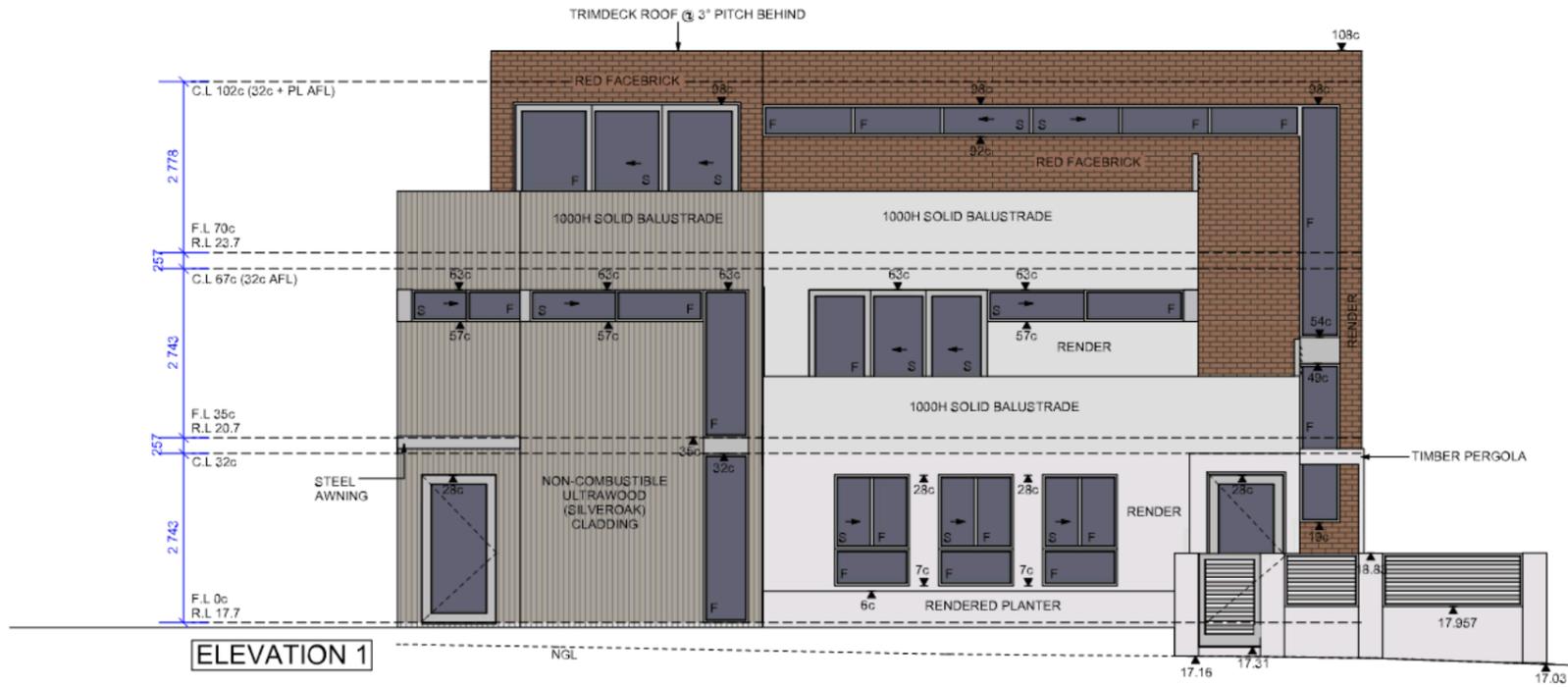
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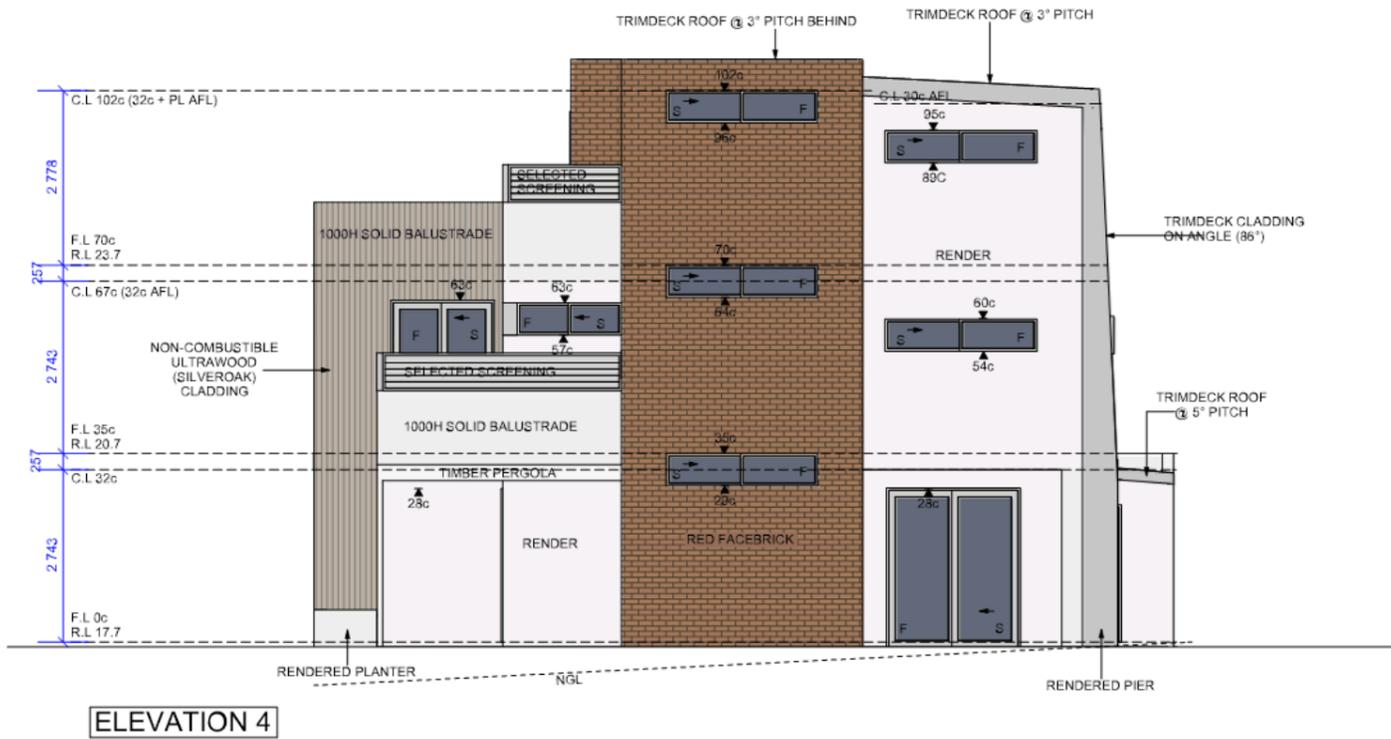
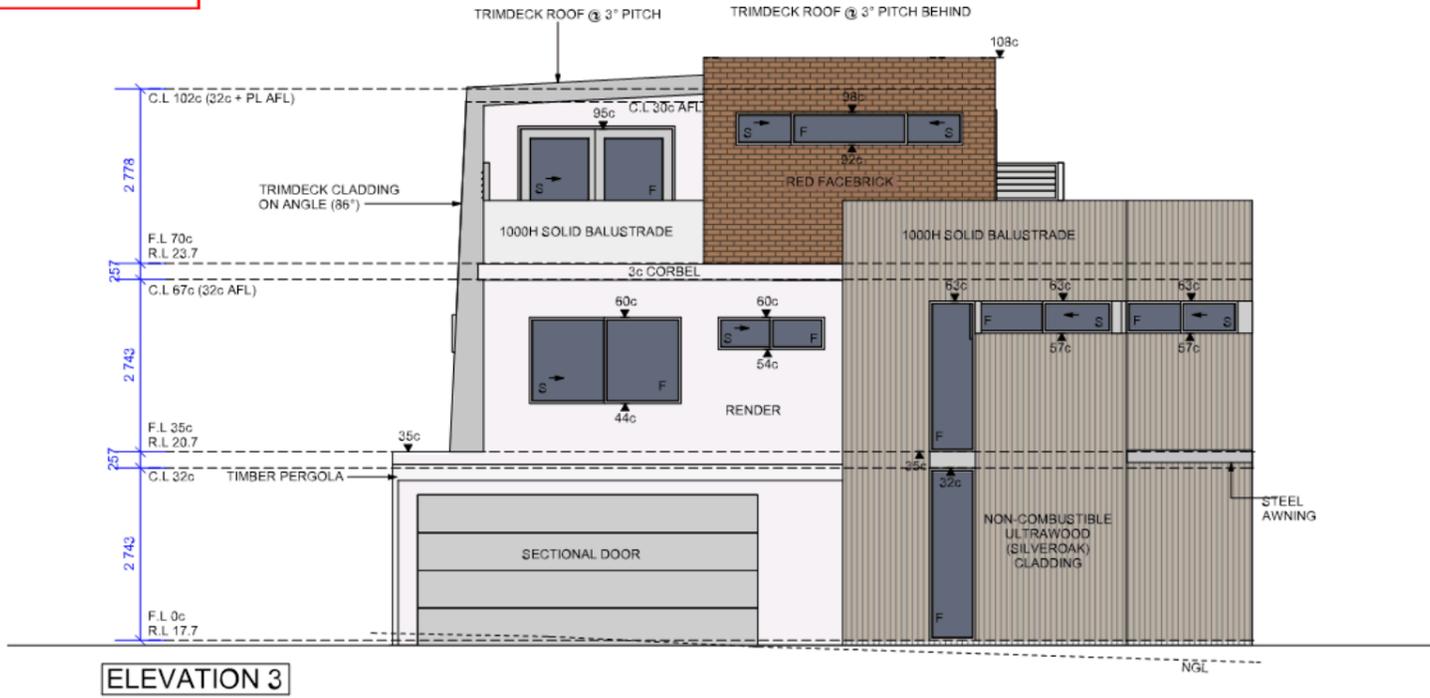
JOB No. 20-006	DWG TITLE SECOND FLOOR PLAN	SCALE 1:100	DATE: 21/01/2021	PAGE: 4 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY		

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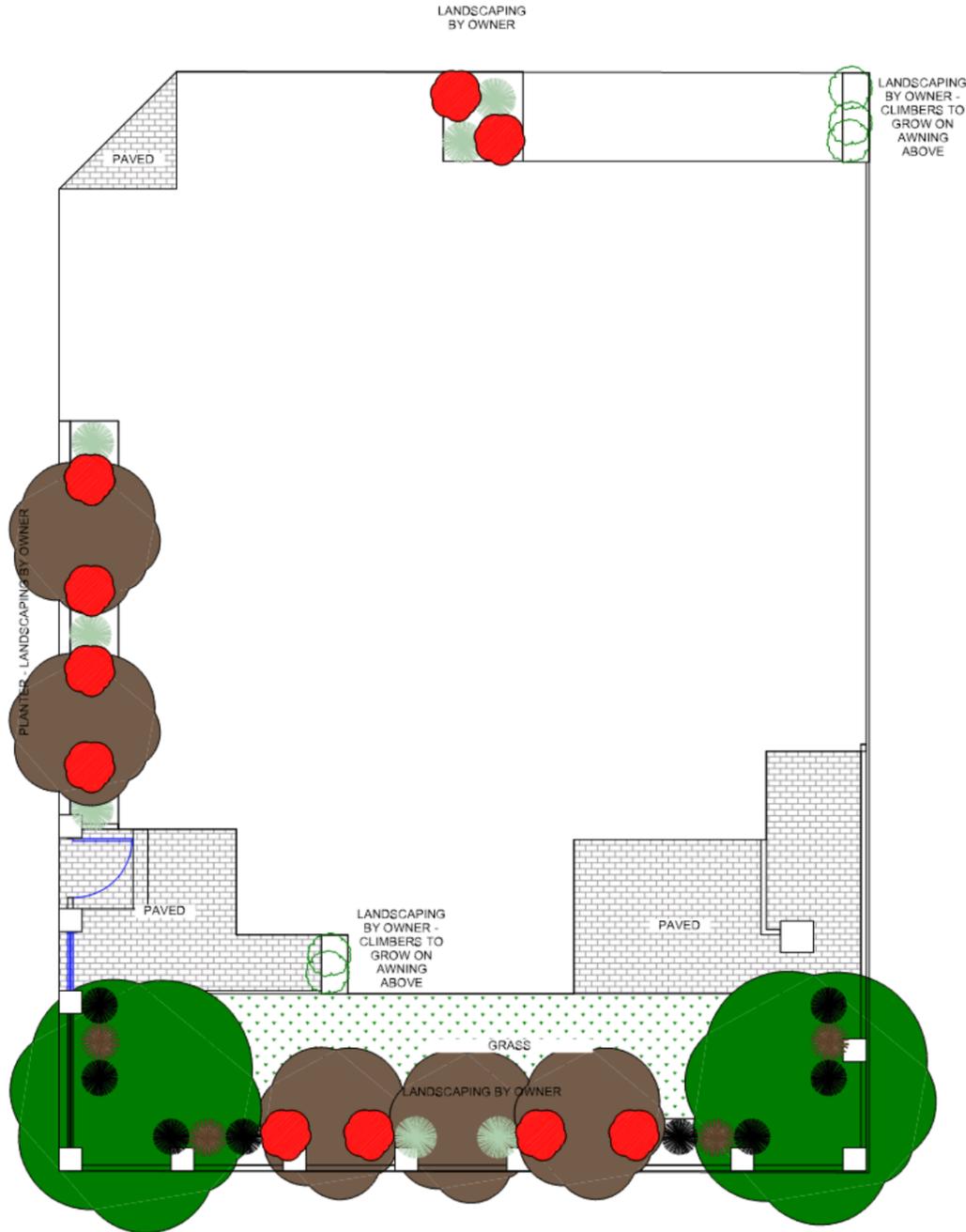
JOB No. 20-006	DWG TITLE ELEVATIONS 1 & 2	SCALE 1:100	DATE: 21/01/2021	PAGE: 5 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY			

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JOB No. 20-006	DWG TITLE ELEVATIONS 3 & 4	SCALE 1:100	DATE: 21/01/2021	PAGE: 6 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY			

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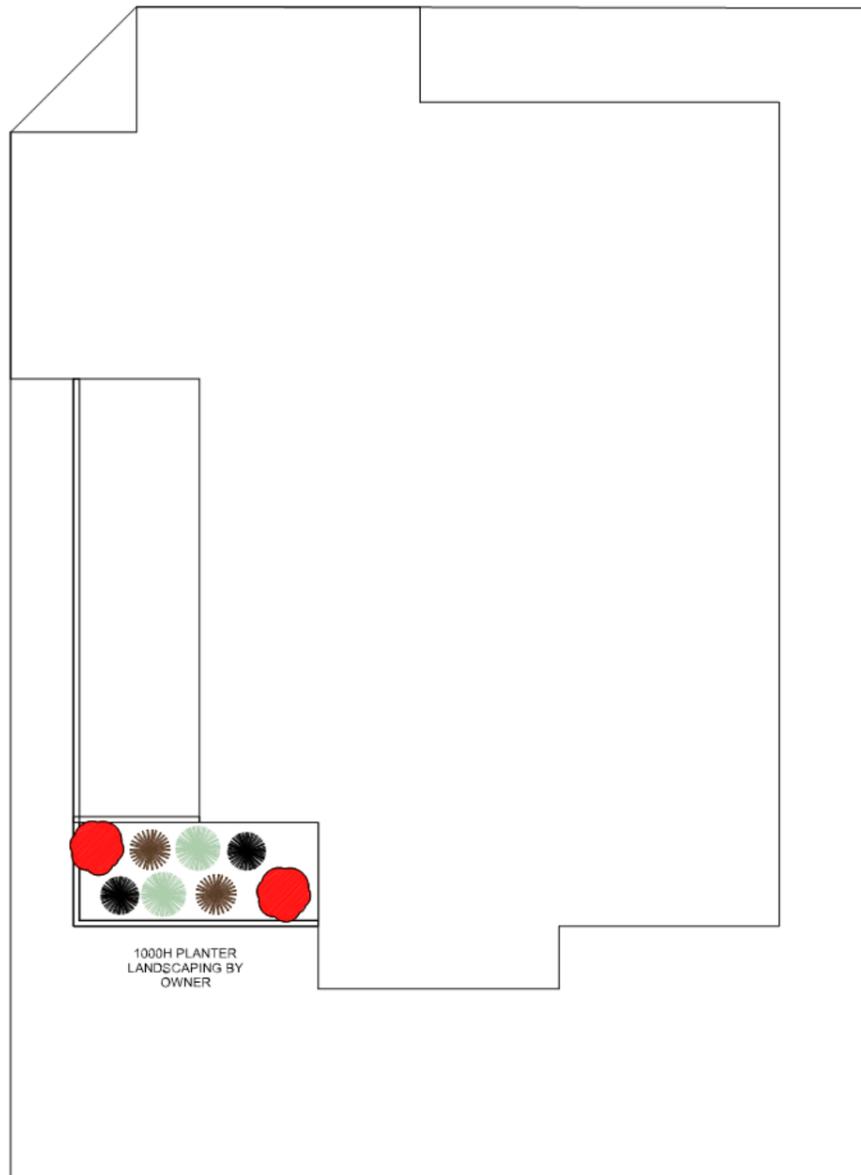


LANDSCAPING LEGEND	
ICON	PLANT SPECIES OR MATERIAL
	TREE - ORNAMENTAL PEAR (PYRU CALLERYANA 'CAPITAL')
	SHRUB - SMALL LEAF LILLY PILLY (SYZYGIUM LVEHMANNII)
	FLOWER - BLACK KANGAROO PAW (MACROPIDIA FULIGINOSA)
	FLOWER - KANGAROO PAW RED (ANIGOZANTHOS BIG RED)
	TREE - COTTONWOOD HIBISCUS
	FLOWER - CONOSTYLIS (CONOSTYLIS CANICANS - ENABBA FORM)
	SHRUB - CORDYLIN DWARF - GREEN STAR (CORDYLIN AUSTRALIS HYBRID)
	TREE - MAGNOLIA 'TEDDY BEAR' (MAGNOLIA GRANDIFLORA)
	SHRUB - DIANELLA COOLVISTA (DIANELLA REVOLUTA COOLVISTA)
	SHRUB - DIANELLA COOLVISTA (DIANELLA REVOLUTA COOLVISTA)
	PAVING
	GRASS LAWN - SPECIES TO BE SELECTED

JOB No. 20-006	DWG TITLE GROUND FLOOR LANDSCAPING	SCALE 1:100	DATE: 21/01/2021	PAGE: 7 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY			

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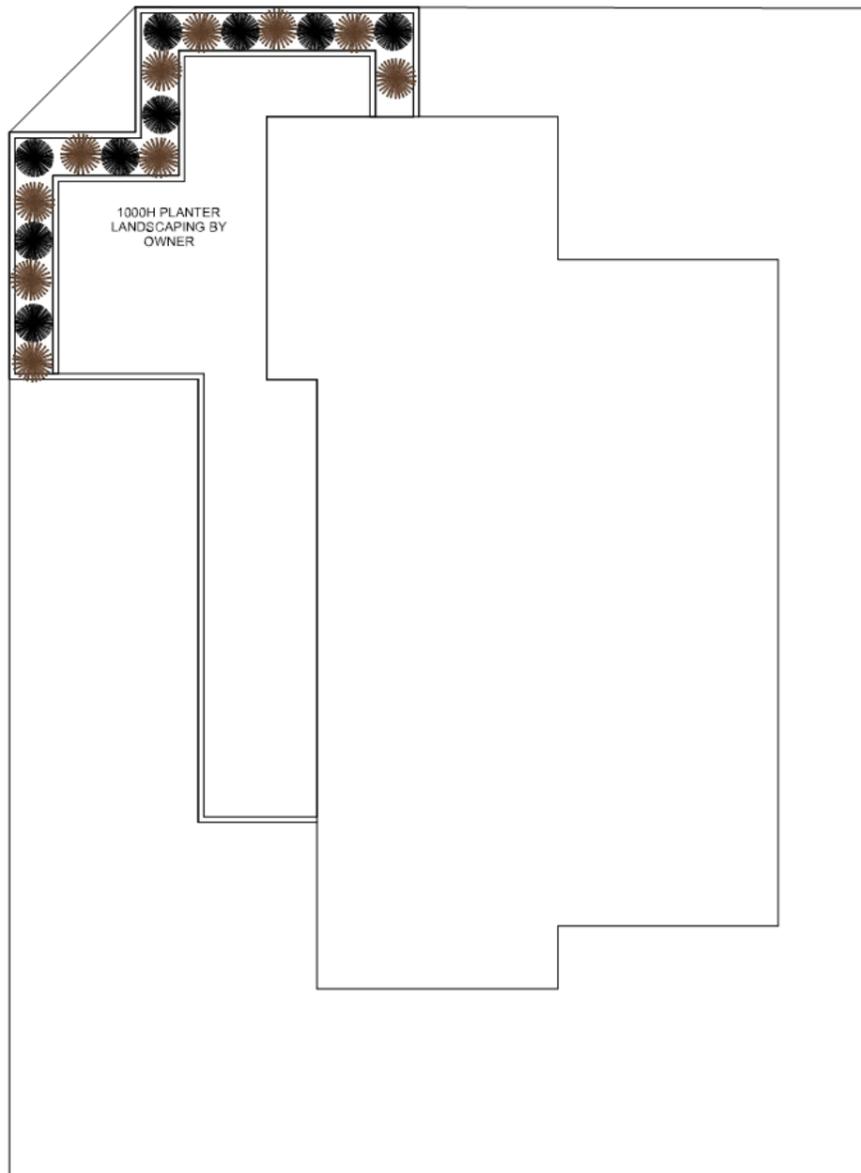


LANDSCAPING LEGEND	
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JOB No. 20-006	DWG TITLE FIRST FLOOR LANDSCAPING	SCALE 1:100	DATE: 21/01/2021	PAGE: 8 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St , MOUNT LAWLEY			

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21 Jan 2021



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	SHRUB - DIANELLA COOLVISTA (DIANELLA REVOLUTA COOLVISTA)
	PAVING
	GRASS LAWN - SPECIES TO BE SELECTED



JOB No. 20-006	DWG TITLE SECOND FLOOR LANDSCAPING	SCALE 1:100	DATE: 21/01/2021	PAGE: 9 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY			

9.3 NO. 50 (LOT: 412 D/P: 415381) BARLEE STREET, MOUNT LAWLEY - PROPOSED SINGLE HOUSE

Ward: South

- Attachments:
1. Consultation and Location Map 
 2. Development Plans 
 3. 3D Perspectives 
 4. Applicant's Written Justification 
 5. Superseded Advertised Plans 
 6. Detailed Streetscape Analysis 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the proposed Single House at No. 50 (Lot: 412; D/P: 415381) Barlee Street, Mount Lawley, in accordance with the plans in Attachment 2, for the following reasons:

1. The proposed primary street setback does not satisfy the Local Housing Objective of Clause 5.2 of the City's Policy No. 7.1.1 - Built Form and the Design Principles of Clause 5.1.2 of State Planning Policy 7.3: Residential Design Codes – Volume 1. The setback of the building from Barlee Street would result in building mass that has not been mitigated due to the massing, materials and detailing of the building design. This appearance of building bulk and scale associated with the development would not contribute to, preserve or enhance the existing streetscape;
2. The proposed building height does not satisfy the Local Housing Objectives of Clause 5.6 of the City's Policy No. 7.1.1 – Built Form (P5.6.1, P5.6.2 and P5.6.5) and the Design Principle of Clause 5.1.6 of State Planning Policy 7.3: Residential Design Codes – Volume 1. The building height and overall building design would result in building bulk and scale that would have an adverse impact on, and is inconsistent with the existing streetscape;
3. As a consequence of the street setback, building height and building design (relating to massing, materials, detailing and roof form), the proposal:
 - 3.1 Would result in a bulk, scale and appearance that is not compatible with its setting in the Residential zone (Clause 67(m) of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*);
 - 3.2 Would detract from the amenity and character of the residential locality (Clause 67(n) of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and
 - 3.3 Would result in a scale and mass that is not respectful of the heritage listed place at No. 69 Barlee Street, Mount Lawley (Clause 5 of the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties); and
4. The proposed development would not provide for adequate landscaping on site and would not result in a high quality landscaping outcome (Clause 67(p) of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*).

ORDINARY COUNCIL MEETING MINUTES

16 JUNE 2020

COUNCIL DECISION ITEM 9.3

Moved: Cr Topelberg, Seconded: Cr Hallett

That the recommendation be adopted.

CARRIED UNANIMOUSLY (9-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Loden, Cr Topelberg, Cr Smith and Cr Wallace

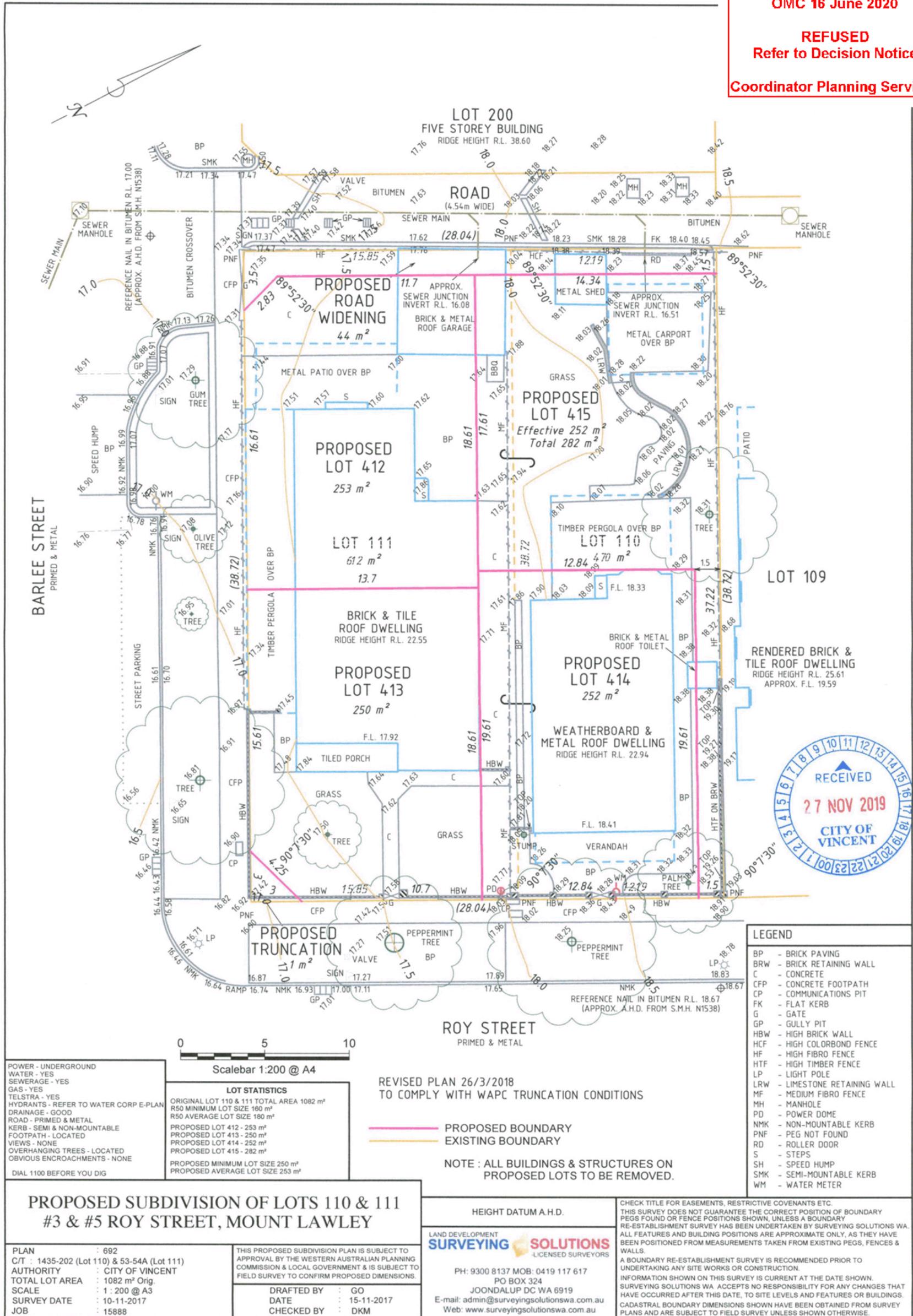
Against: Nil

CITY OF VINCENT
DA No. 5.2019.453.1

OMC 16 June 2020

REFUSED
Refer to Decision Notice

Coordinator Planning Services



POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - PRIMED & METAL
KERB - SEMI & NON-MOUNTABLE
FOOTPATH - LOCATED
VIEWS - NONE
OVERHANGING TREES - LOCATED
OBVIOUS ENCROACHMENTS - NONE
DIAL 1100 BEFORE YOU DIG

LOT STATISTICS	
ORIGINAL LOT 110 & 111 TOTAL AREA	1082 m²
R50 MINIMUM LOT SIZE	180 m²
R50 AVERAGE LOT SIZE	180 m²
PROPOSED LOT 412	253 m²
PROPOSED LOT 413	250 m²
PROPOSED LOT 414	252 m²
PROPOSED LOT 415	282 m²
PROPOSED MINIMUM LOT SIZE	250 m²
PROPOSED AVERAGE LOT SIZE	253 m²

REVISED PLAN 26/3/2018
TO COMPLY WITH WAPC TRUNCATION CONDITIONS

— PROPOSED BOUNDARY
— EXISTING BOUNDARY

NOTE : ALL BUILDINGS & STRUCTURES ON PROPOSED LOTS TO BE REMOVED.

LEGEND	
BP	- BRICK PAVING
BRW	- BRICK RETAINING WALL
C	- CONCRETE
CFP	- CONCRETE FOOTPATH
CP	- COMMUNICATIONS PIT
FK	- FLAT KERB
G	- GATE
GP	- GULLY PIT
HBW	- HIGH BRICK WALL
HCF	- HIGH COLORBOND FENCE
HF	- HIGH FIBRO FENCE
HTF	- HIGH TIMBER FENCE
LP	- LIGHT POLE
LRW	- LIMESTONE RETAINING WALL
MF	- MEDIUM FIBRO FENCE
MH	- MANHOLE
PD	- POWER DOME
NMK	- NON-MOUNTABLE KERB
PNF	- PEG NOT FOUND
RD	- ROLLER DOOR
S	- STEPS
SH	- SPEED HUMP
SMK	- SEMI-MOUNTABLE KERB
WM	- WATER METER

**PROPOSED SUBDIVISION OF LOTS 110 & 111
#3 & #5 ROY STREET, MOUNT LAWLEY**

PLAN : 692
C/T : 1435-202 (Lot 110) & 53-54A (Lot 111)
AUTHORITY : CITY OF VINCENT
TOTAL LOT AREA : 1082 m² Orig.
SCALE : 1 : 200 @ A3
SURVEY DATE : 10-11-2017
JOB : 15888

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.

DRAFTED BY : GO
DATE : 15-11-2017
CHECKED BY : DKM

HEIGHT DATUM A.H.D.
LAND DEVELOPMENT
SURVEYING SOLUTIONS
LICENSED SURVEYORS
PH: 9300 8137 MOB: 0419 117 617
PO BOX 324
JOONDALUP DC WA 6919
E-mail: admin@surveyingsolutionswa.com.au
Web: www.surveyingsolutionswa.com.au

CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA. ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN. SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS. CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

SITE ZONING	R50
TOTAL AREA OF SITE	253.78m ²
AREA OF BUILDING	146.90m ²
ROAD WIDENING/TRUNC.	22.55m ²
SITE COVERAGE	59.98%
ALLOWABLE COVERAGE	60.00%

Colour and Material Schedule:

1. Slab/ Suspended Slab - Concrete
2. Roof Tiles - Cement/ Clay-Red
3. Outside Brick - Standard - Red
4. Windows/ Frames - Dbl Glazed - White

Photo Provided

Prelay

All plumbing, electrical, stormwater and irrigation conduits to be installed prior to pouring concrete or laying paving

Paving

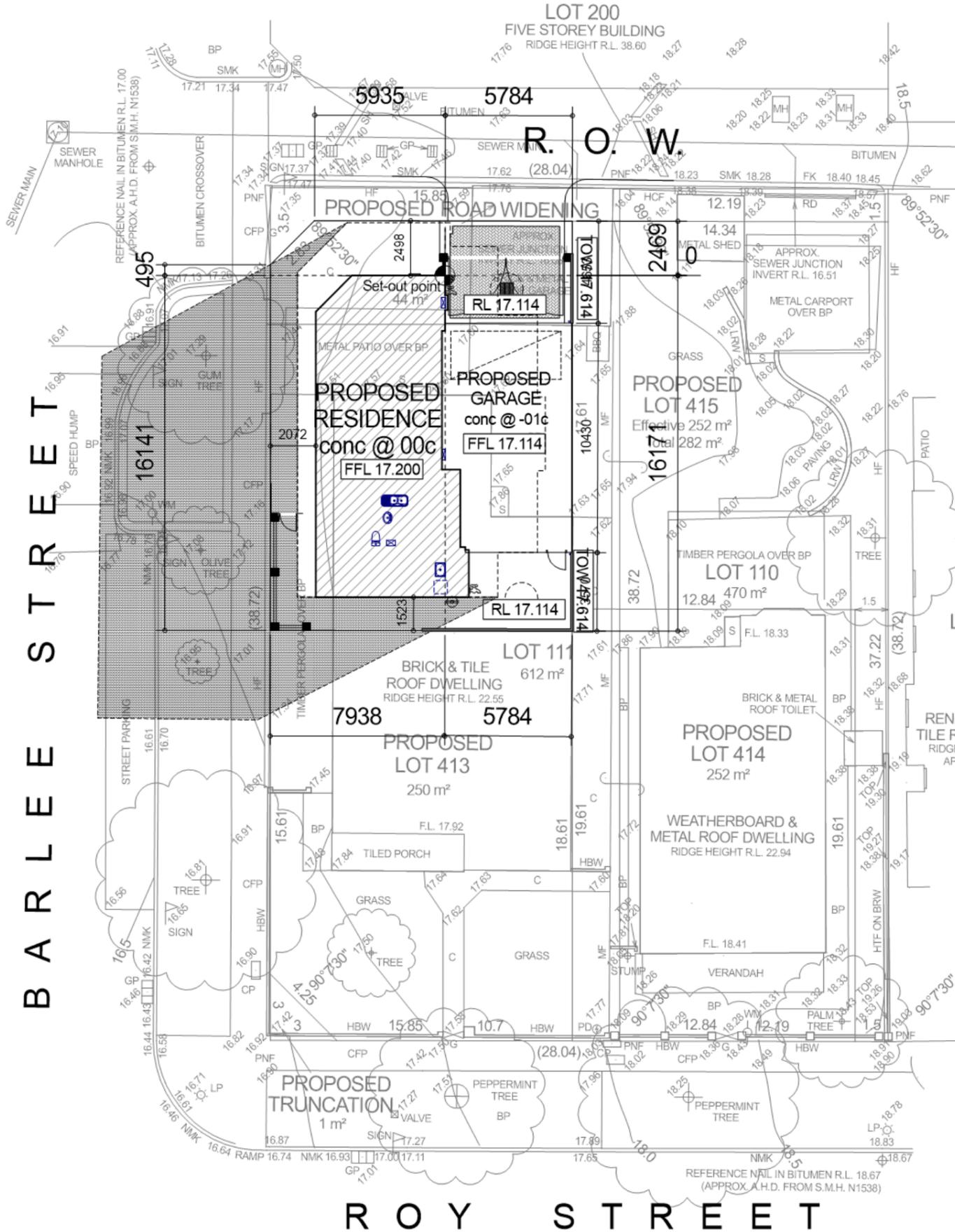
Extent of paving shown indicative only; Paving to be confirmed prior to commencement of works

Termite treatment

Supply and install Termite rust management system as per BCA clause 3.13 and to comply with AS 3660.1-2014 & manufacturers specification

Stormwater

Soakwell location shown as a guide only & to be confirmed by contractor prior to commencement. Refer to floor plans for downpipe locations and ensure all downpipes are connected to soakwells



Stormwater Calculation

Impervious area	245.31m ²
Rate	0.0125
Volume	245.31m ² x 0.0125 = 3.066m ³
1500Ø x 1200 deep conc. soakwell	= 2.10m ³
Total soakwell capacity	2 x 2.10m ³ = 4.20m ³

— twinside retaining wall

shadow cast @ 12 noon 21st June shown hatched all falls mainly on road and verge

CITY OF VINCENT
DA No. 5.2019.453.1
OMC 16 June 2020
REFUSED
Refer to Decision Notice
Coordinator Planning Services

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8 May 2020



Site Plan
 Scale 1:200 @ A3

@ArchitecturalOnline.com.au

client NIKOLIC site Proposed Single Dwelling Lot 412, Hn 50, Barlee St, MT LAWLEY	DATE: 17/04/2020	JOB No.	REV. DATE:	DESCRIPTION:	
	BUILDING PERMIT	18 - 894			
	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS	SHEET No.			
		A01 of 10			

CITY OF VINCENT
DA No. 5.2019.453.1

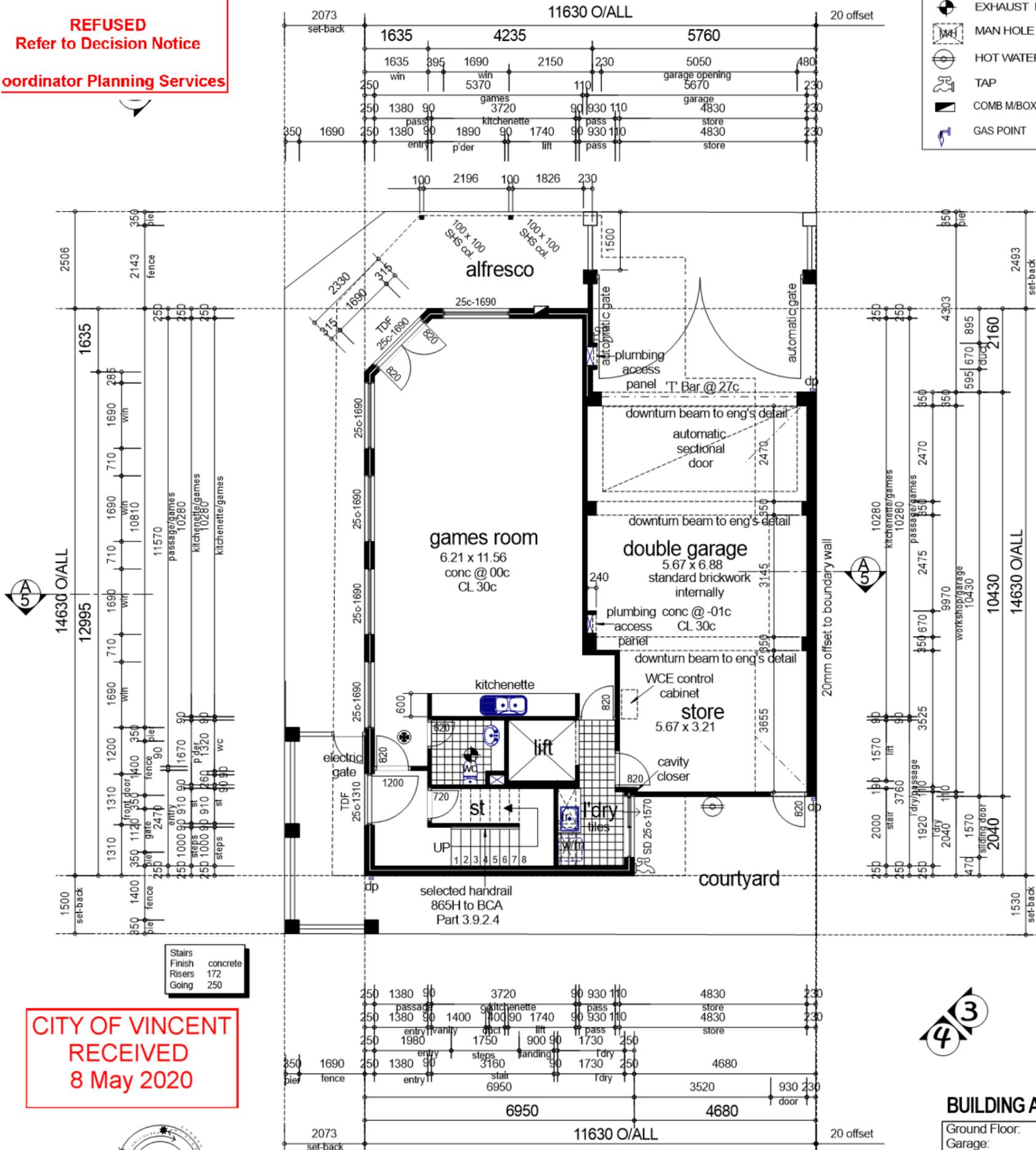
OMC 16 June 2020

REFUSED
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Coordinator Planning Services

SYMBOL LEGEND

- SMOKE DETECTOR
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB M/BOX
- GAS POINT



Stairs	concrete
Finish	172
Risers	172
Going	250

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Ground Floor Plan

Scale 1:100 @ A3



BUILDING AREA

Ground Floor:	88.67m ²
Garage:	58.23m ²
Upper Floor:	135.94m ²
UF Balcony:	33.86m ²
Loft Floor:	103.76m ²
Loft Balcony:	12.75m ²
Total Floor Area:	433.21m²
Perimeter (GF):	52.411m
Roof Area:	189.52m²

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client NIKOLIC site Proposed Single Dwelling Lot 412, Hn 50, Barlee St, MT LAWLEY	DATE: 17/04/2020	JOB No.	REV. DATE:	DESCRIPTION:
	BUILDING PERMIT		18 - 894	
	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS		SHEET No.	
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SYMBOL LEGEND

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- EXHAUST FAN
- MAN HOLE
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- TAP
- COMB M/BOX
- GAS POINT



Stairs	concrete
Finish	172
Risers	172
Going	250



Upper Floor Plan

Scale 1:100 @ A3

BUILDING AREA

Ground Floor:	88.67m ²
Garage:	58.23m ²
Upper Floor:	135.94m ²
UF Balcony:	33.86m ²
Loft Floor:	103.76m ²
Loft Balcony:	12.75m ²
Total Floor Area:	433.21m²
Perimeter (UF):	49.84lm
Roof Area:	189.52m²

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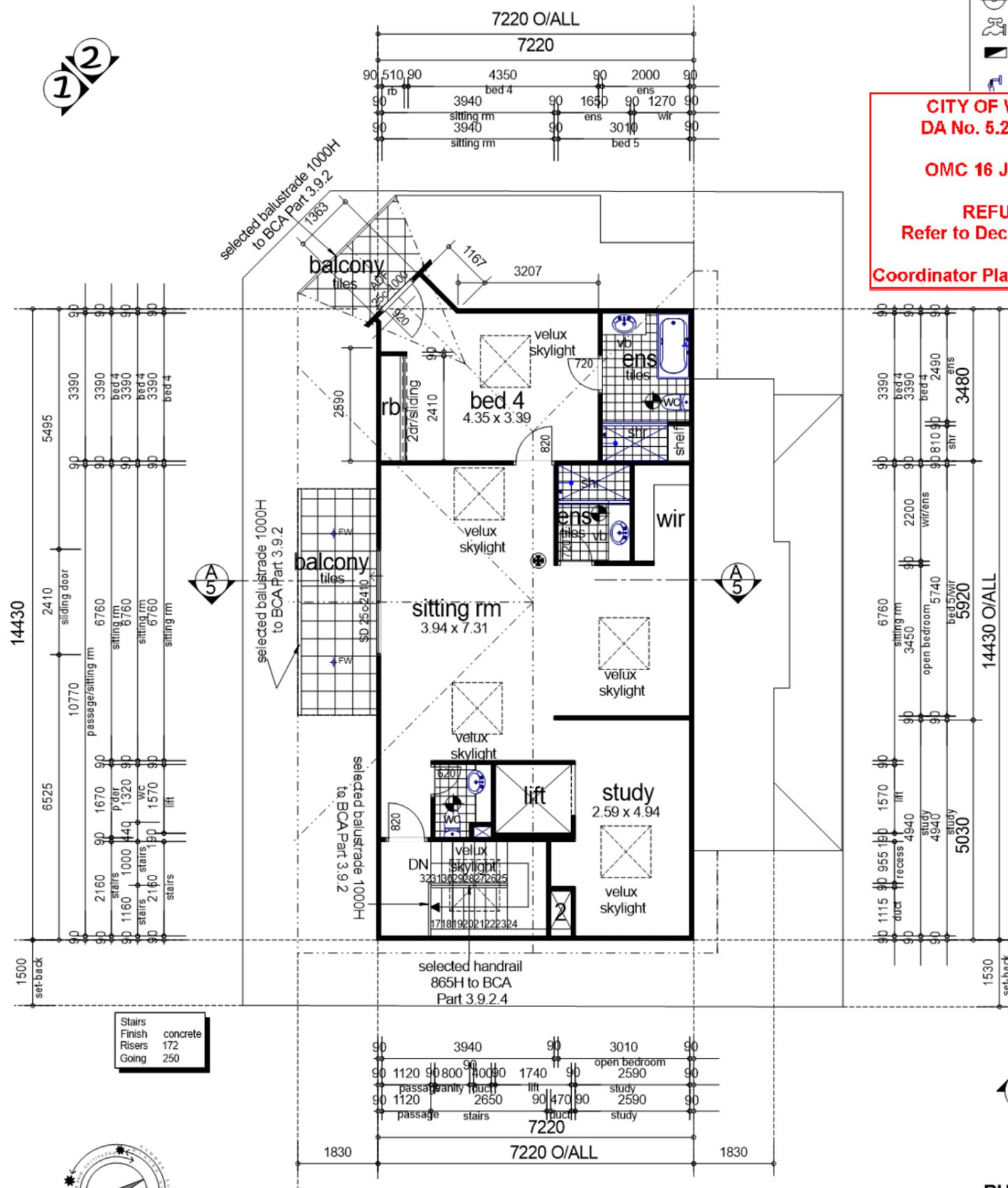
client NIKOLIC site Proposed Single Dwelling Lot 412, Hn 50, Barlee St, MT LAWLEY	DATE: 17/04/2020	JOB No. 18 - 894	REV. DATE:	DESCRIPTION:	
	BUILDING PERMIT				
	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS		SHEET No. A03 of 10		

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SYMBOL LEGEND

- SMOKE DETECTOR
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB M/BOX
- GAS POINT

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Stairs	concrete
Finish	172
Risers	172
Going	250

BUILDING AREA

Ground Floor:	88.67m ²
Garage:	58.23m ²
Upper Floor:	135.94m ²
UF Balcony:	33.86m ²
Loft Floor:	103.76m ²
Loft Balcony:	12.75m ²
Total Floor Area:	433.21m²
Perimeter (GF):	43.87Im
Roof Area:	189.52m ²

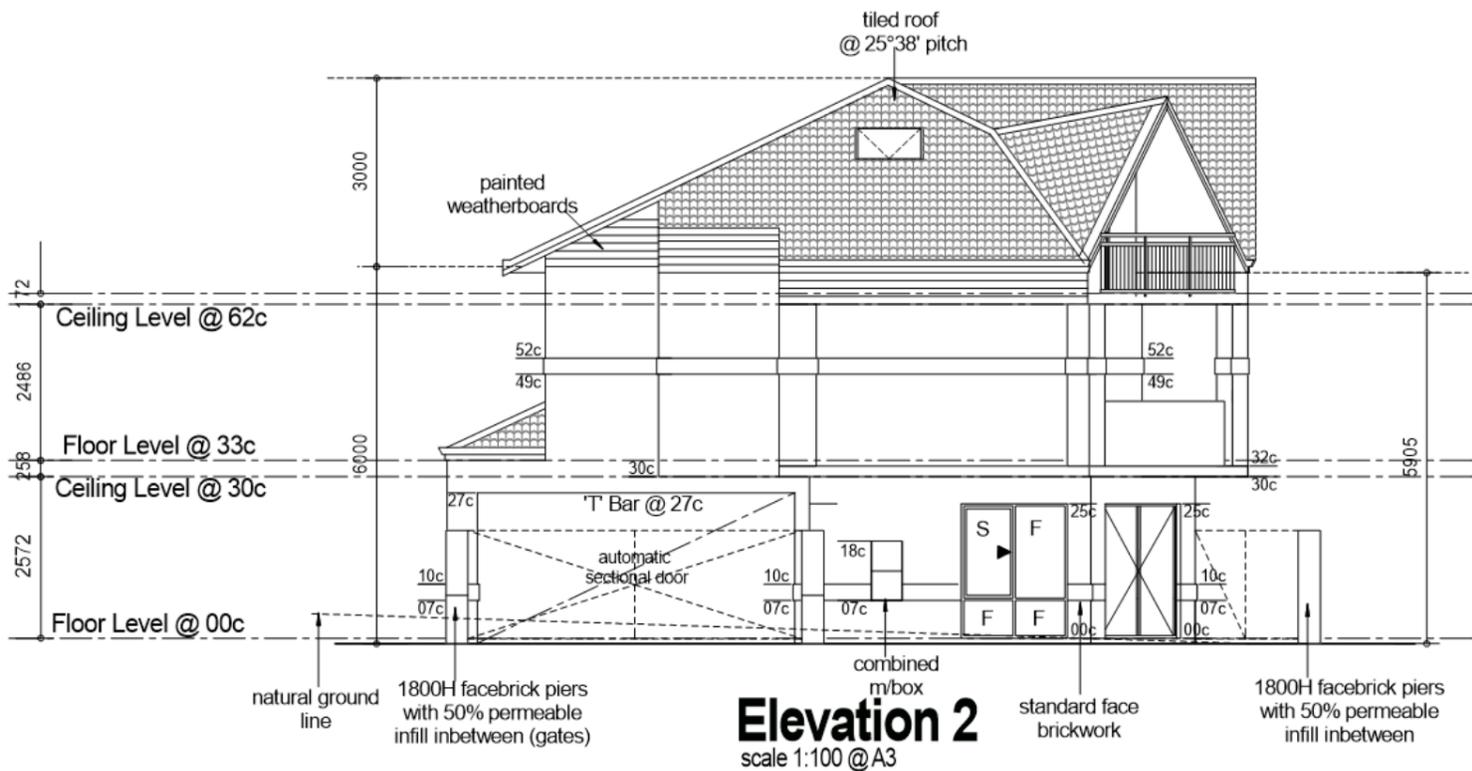
Loft Floor Plan
Scale 1:100 @A3

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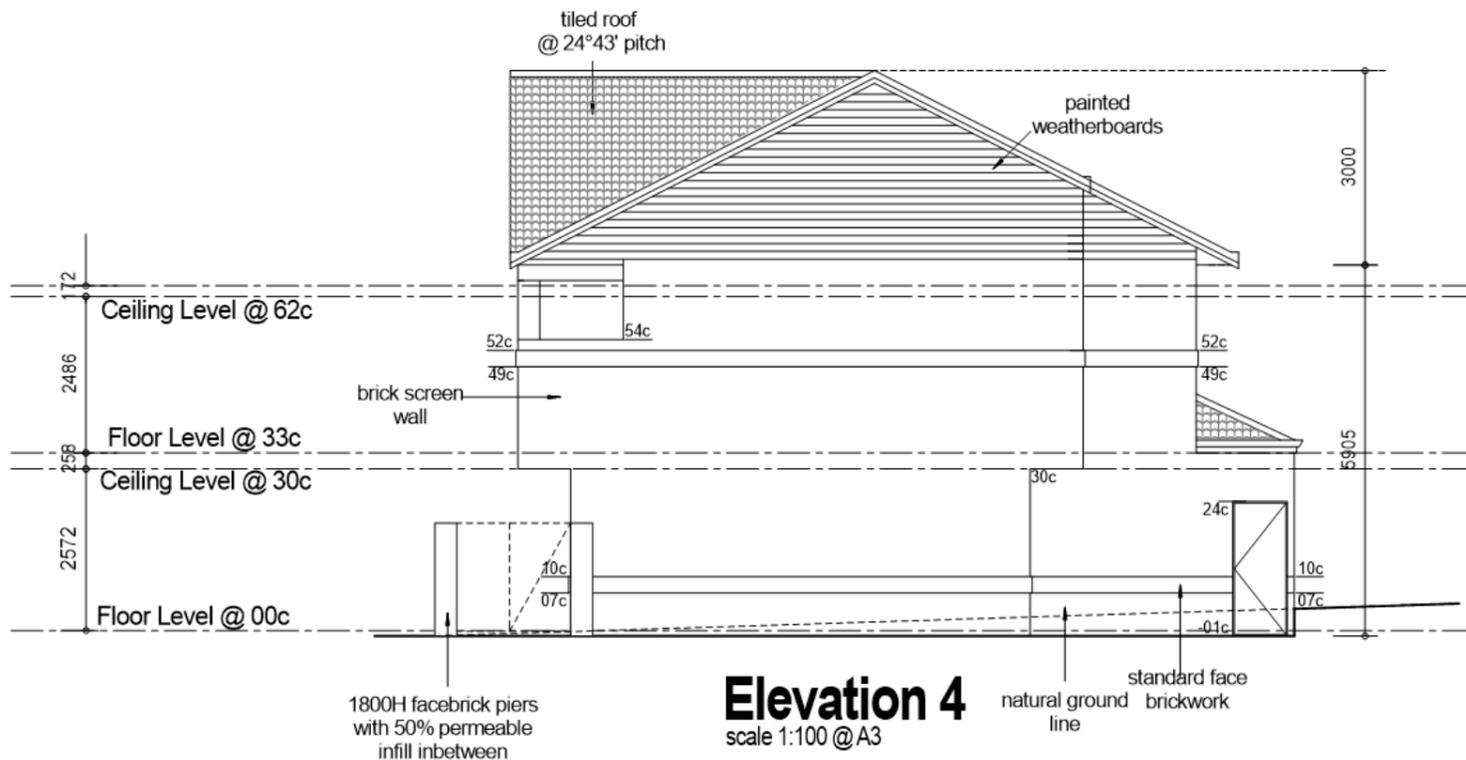
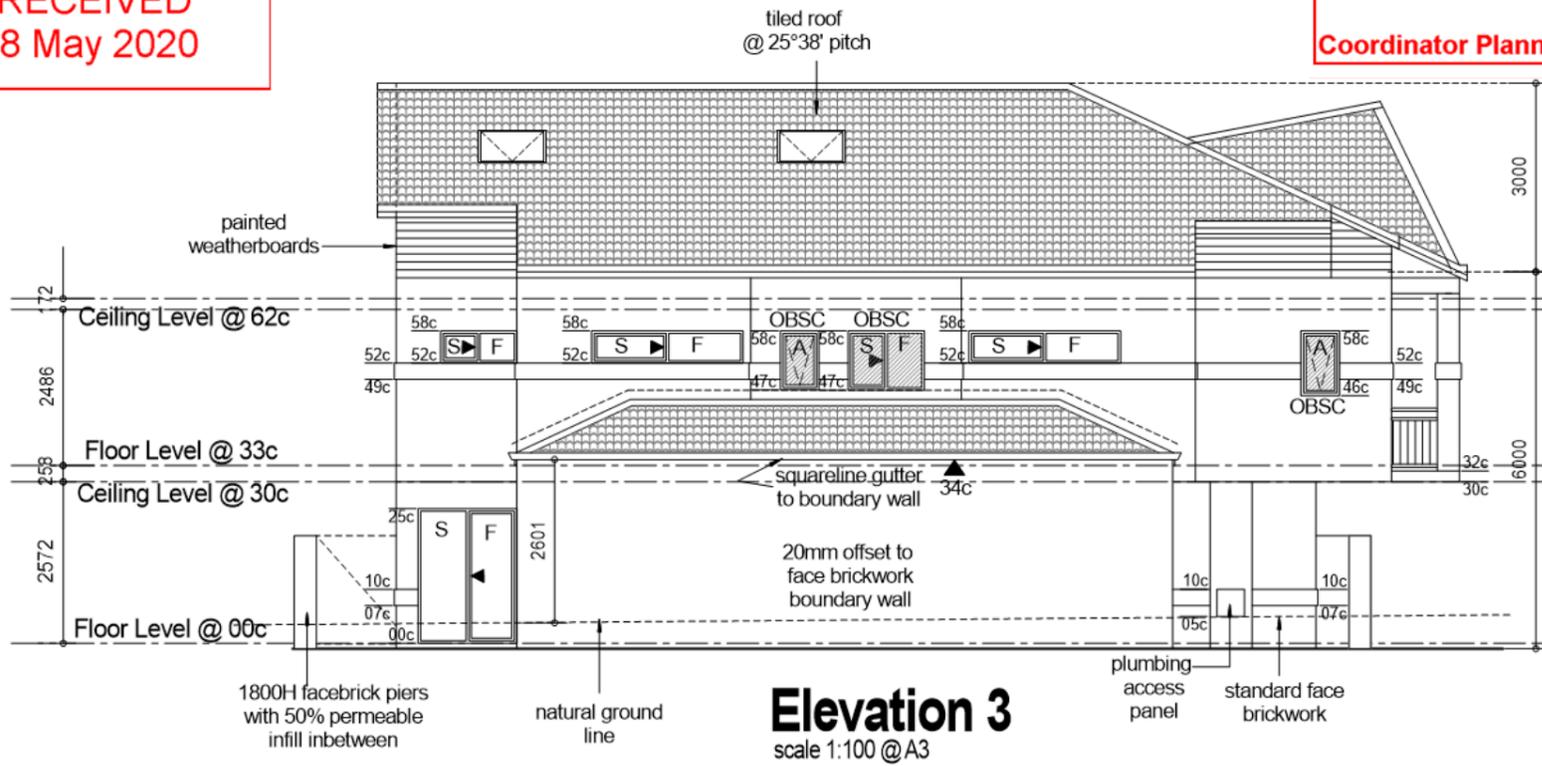
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		A06 of 10		

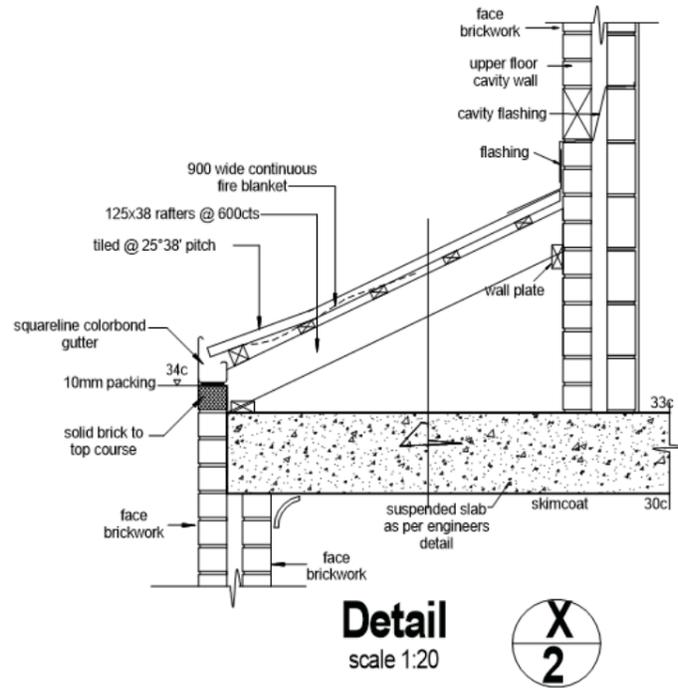
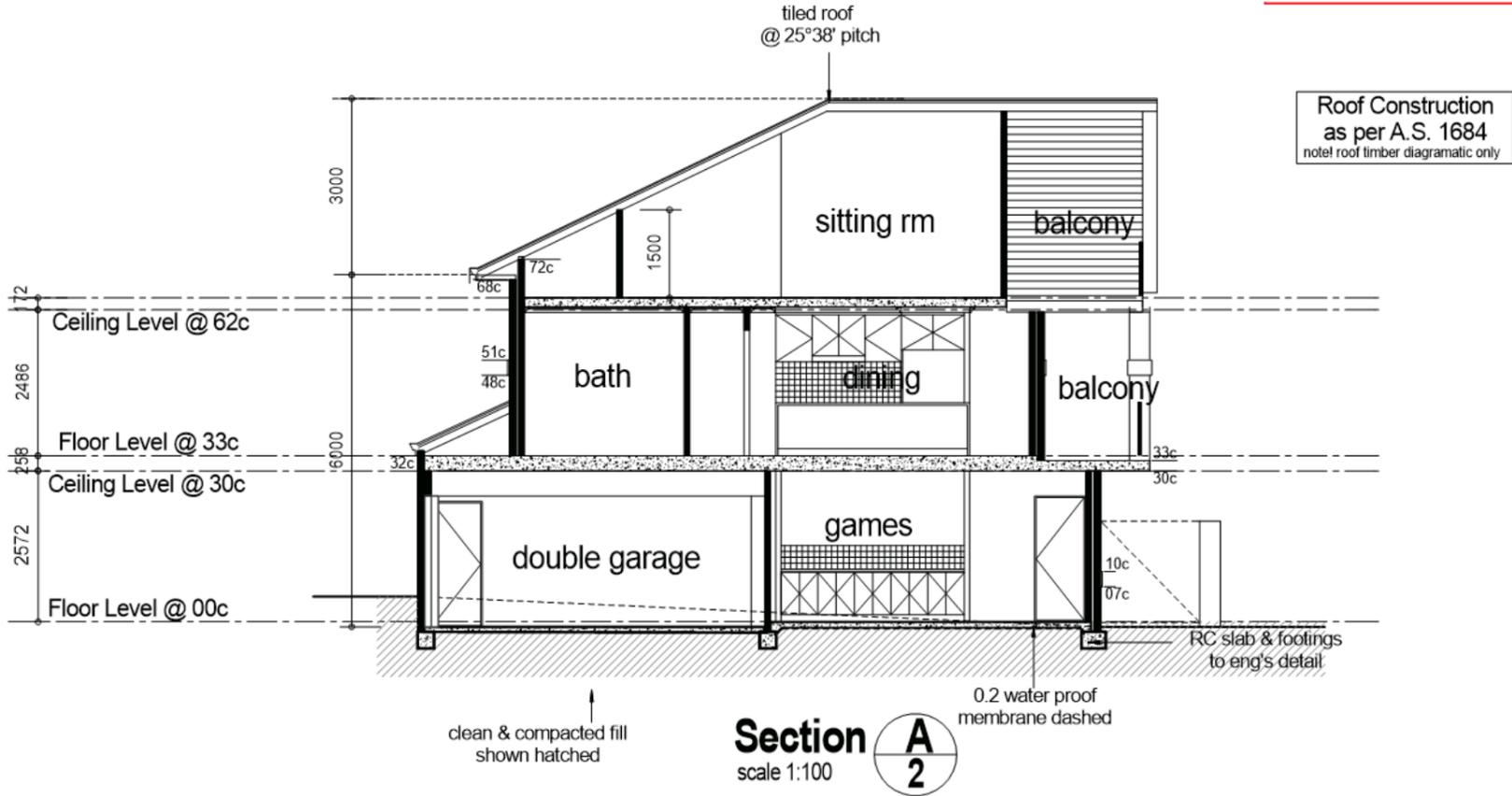
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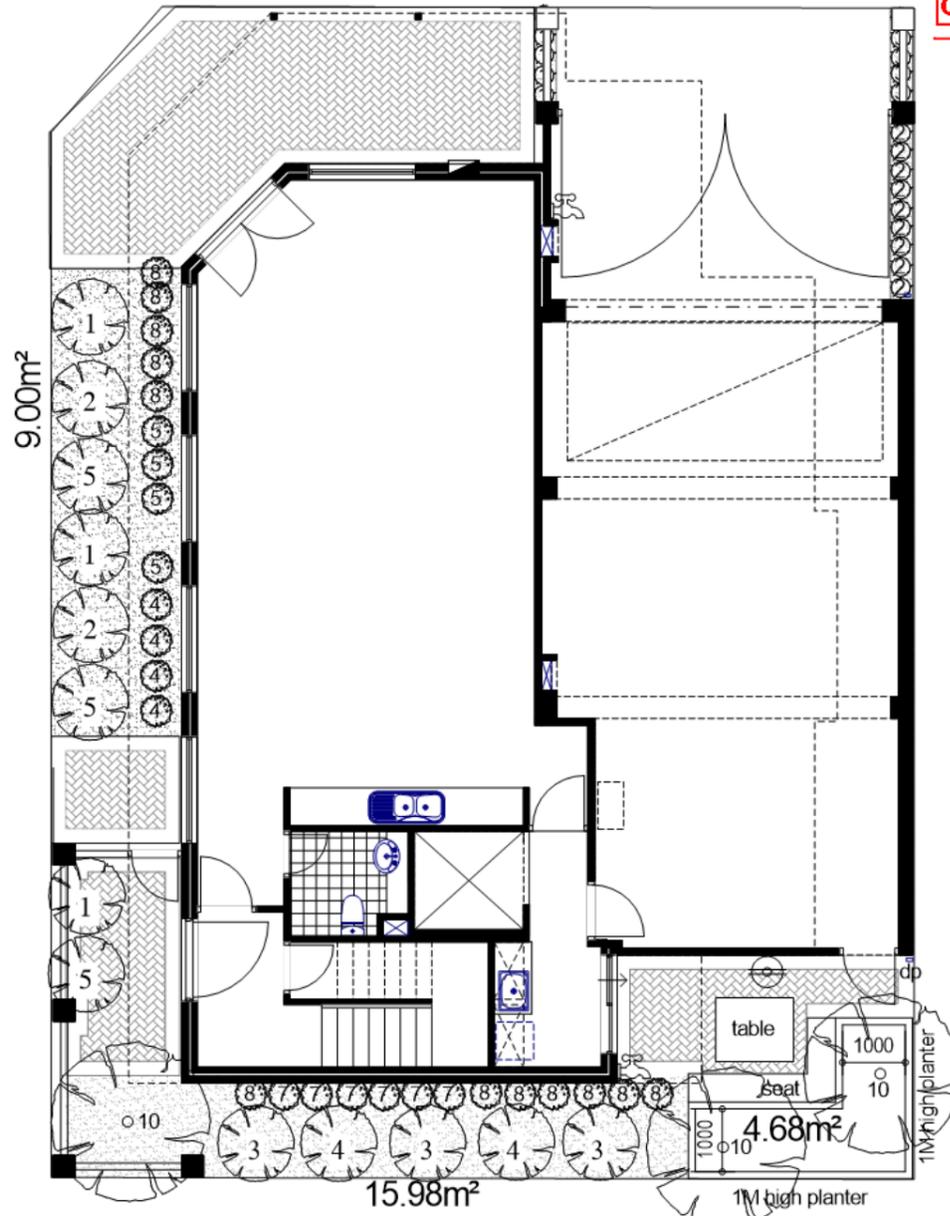
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R. O. W.

B A R L E E S T R E E T



List of dwarf fruit tree species is:

1. Dwarf Mulberry - Red Shahtoot (Grafted) (medium sun)
2. Lime - Sweet Lime (medium sun)
3. Dwarf Avocado - Lamb Hass (A) (Seedling) (full sun)
4. Dwarf Lemon - Meyer (Cutting) (full sun)
5. Dwarf Nectarine - Nectazee (Grafted) (medium sun)



Ground Floor Landscape Plan

Scale 1:100 @ A3

PLANTING SCHEDULE

CODE	BOTANICAL NAME	QTY.	SIZE (ht x spdm)
SHRUBS			
1	Pittosporum Tenuifolium (Screen Master)	16	0.4 x 0.4m
2	Lomandra Lime Tuff	27	0.4 x 0.4m
3	Dianella Verigated (Destiny)	16	0.4 x 0.4m
4	Albany Wooly Bush	4	1-2m
5	Anigozathus Rainbow Bush	6	1-2m
6	Westringia Silver Lining	12	0.4 x 0.4m
7	Phormium Tenax	6	1-2m
8	Anigozathus Yellow Bush	12	1-2m
9	Syzygium Bush Christmas	0	0.4 x 0.4m
TREES			
10	Frangipanni	3	3 x 4m
11	Dwarf Fruit Tree	13	12 x 1.5m

NOTE:
 - All shrubs to have a minimum pot size of 200mm.
 - All planting areas to have a minimum 75mm organic mulch with top level with adjoining.
 - All planting areas to have automatic trickle irrigation.
 - All trees to have a minimum bag size 45L.

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client NIKOLIC site Proposed Single Dwelling Lot 412, Hn 50, Barlee St , MT LAWLEY	DATE: 28/04/2020	JOB No.	REV.	DATE:	DESCRIPTION:	
	BUILDING PERMIT	18 - 894				
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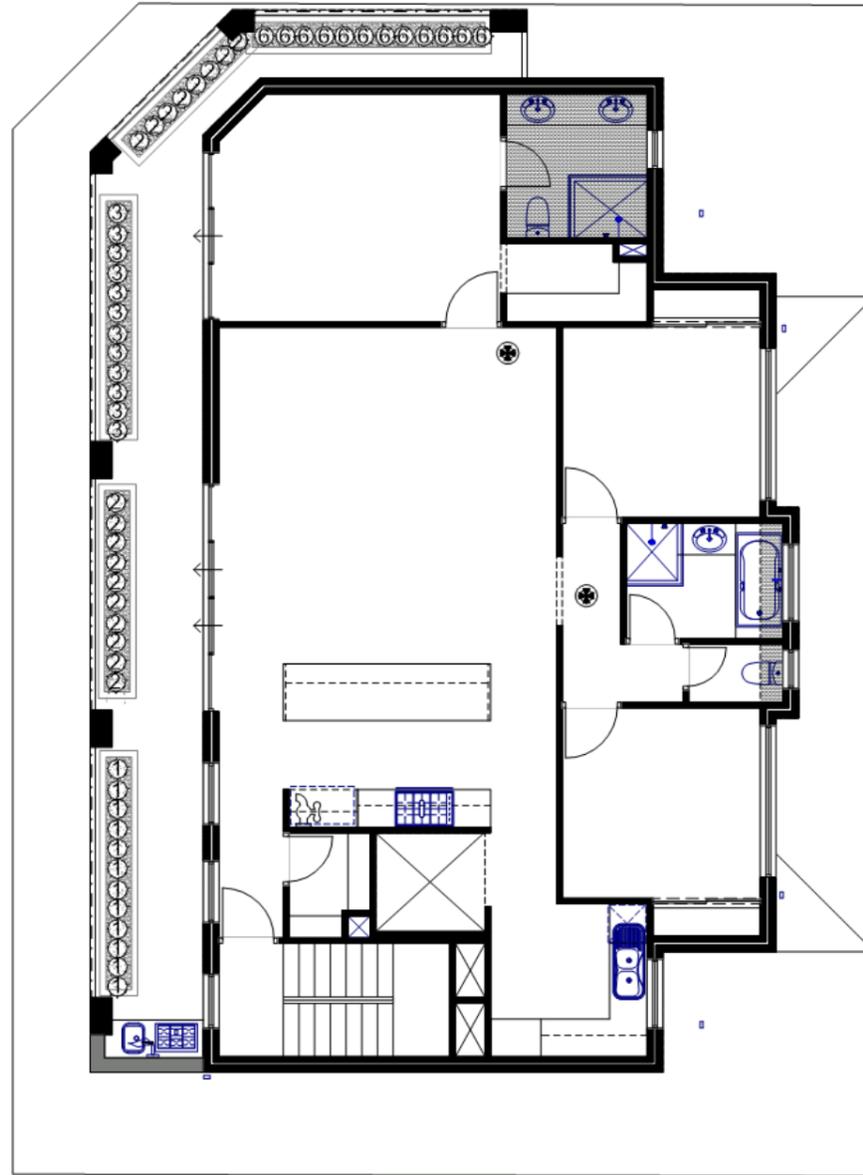
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B A R L E E S T R E E T



PLANTING SCHEDULE

CODE	BOTANICAL NAME	QTY.	SIZE (ht x spdm)
SHRUBS			
1	Pittosporum Tenuifolium (Screen Master)	16	0.4 x 0.4m
2	Lomandra Lime Tuff	27	0.4 x 0.4m
3	Dianella Verigated (Destiny)	16	0.4 x 0.4m
4	Albany Wooly Bush	4	1-2m
5	Anigozathus Rainbow Bush	6	1-2m
6	Westringia Silver Lining	12	0.4 x 0.4m
7	Phormium Tenax	6	1-2m
8	Anigozathus Yellow Bush	12	1-2m
9	Syzigium Bush Christmas	0	0.4 x 0.4m
TREES			
10	Frangipanni	3	3 x 4m
11	Dwarf Fruit Tree	13	12 x 1.5m

NOTE:
 - All shrubs to have a minimum pot size of 200mm.
 - All planting areas to have a minimum 75mm organic mulch with top level with adjoining
 - All planting areas to have automatic trickle irrigation.
 - All trees to have a minimum bag size 45L



Upper Floor Landscape Plan
Scale 1:100 @ A3

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client NIKOLIC site Proposed Single Dwelling Lot 412, Hn 50, Barlee St , MT LAWLEY	DATE: 28/04/2020	JOB No.	REV.	DATE:	DESCRIPTION:	
	BUILDING PERMIT	18 - 894				
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CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St , MOUNT LAWLEY			

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JOB No. 20-006	DWG TITLE 3D PERSPECTIVES	SCALE NTS	DATE: 21/01/2021	PAGE: 11 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St , MOUNT LAWLEY		

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JOB No. 20-006	DWG TITLE 3D PERSPECTIVES	SCALE NTS	DATE: 21/01/2021	PAGE: 12 OF 13
CLIENT DAVOR NIKOLIC	PROJECT ADDRESS Lot 412, Barlee St , MOUNT LAWLEY			

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JOB No. 20-006	DWG TITLE 3D PERSPECTIVES	SCALE NTS	DATE: 21/01/2021	PAGE: 13 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St , MOUNT LAWLEY		



Urban Design Study:

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant comment
Context & Character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	Gentle slope to the site though is relatively flat. Barlee street itself slopes down towards the East which is in keeping with the stepping effect of the proposal as will be explained below. Street Trees along the verge all the way down Barlee street which will be maintained. Some landscaping that will be visible on the Barlee street facade but isn't dominant or in the form of larger trees. this is in keeping with the rest of the residences on the street which do not tend to have large trees at the frontage due to the smaller street frontages.
Demonstrate consideration of the site's streetscape character.	The streetscape seeks to respond to the modernisation of the street whilst also giving a nod to the heritage elements through materiality. The actual design itself, is quite modern with the nods to th
Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.	<ul style="list-style-type: none"> - commercial properties to the West along Beaufort street including eateries, offices etc.. - Numerous Multi-residential buildings in the area which has increased density - Majority residential to the East including a mix of modernised housing and older character homes. Most homes - Many subdivisions along Barlee street which have created homes with smaller street frontages - Carpark in the immediate vicinity - Security a concern due to the proximity of car park as well as surrounding bars and eateries
Demonstrate how the site's context and character influenced the development. Consider the following: <ul style="list-style-type: none"> • History of the local area; • Heritage listed buildings in the area; • High quality contemporary buildings in the area; • Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and • Movement patterns / laneways. 	The area which surrounds the site is an interesting mix of commercial buildings, multi-residential complexes, old character homes and new homes. The proposal seeks to incorporate some of the heritage elements from the older character homes such as recycled red brickwork and natural timbers into a modern design that is in keeping with some of the other residences and multi-residential complexes in the area. The other primary material is a texture render which will be white so as not to be too dominant for the area. The proposal seeks to respond to the context by providing a stepping effect down from the 5 storey apartment complex to the West and the majority 2 storey residential buildings to the East. By including a residential space that can act as 2 apartments for the client and his family as well as a multi-purpose space on the ground floor that could potentially be used as a commercial office space in future the proposal seeks to combine the 2 major usages of the area into one efficient proposal.
Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	The existing site has a council crossover to Barlee street that includes 2 mature trees and some planting though is currently not well maintained.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	The proposal seeks to incorporate visible landscaping on all levels with the focus being visibility from the Barlee street facade. planters have been included to both the first and second floor balconies with a planter also adjoining the footpath on Barlee street to the ground floor. We have included awning elements that are both visible from Barlee street and the laneway that adjoins the property to the West. The intention is to plant climbers to grow around both of these awnings. Plants will all be natives.

Description	Applicant comment
<p>Built Form & Scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	
<p>What is the building massing and height of the streetscape? How has this been incorporated into the design?</p>	<p>As previously discussed with the city the site represents a unique location with a 5 storey apartment complex to the West and a 2 storey residential building to the East. As such the proposal is 3 stories as permitted though demonstrates a stepping effect down to the East. The first and second floors are setback from Barlee street to reduce the impact of the bulk and scale from the street facade. As such we believe the proposal</p>
<p>How does the development respond and contribute to the built form and scale of the streetscape?</p>	<p>As previously stated the proposal seeks to incorporate a stepping effect to create a step down in the street scape from the 5 storey apartment complex to the West and the majority 2 story built from form the rest of the Barlee street to the East.</p>
<p>Demonstrate how the development encourages an activated and vibrant streetscape environment.</p>	<ul style="list-style-type: none"> - The garage entrance being to the adjoining laneway to the west means that the Barlee street facade becomes more engaging and reduces vehicular traffic to the street. - The proposal seeks to activate Barlee street with the inclusion of 2 balconies to the north, both of which will be heavily used by the residents. - The proposal seeks to play with different materiality and openings to Barlee street to create interest in the facade. Landscaping has also been used to soften the facade.
<p>Functionality & Build Quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.</i></p>	
<p>Demonstrate how the proposed design complements the use of the building.</p>	<p>The proposal seeks to take advantage of the opportunity for future commercial office space to the ground floor in visibility of the busy Beaufort street. As such the majority of the ground floor in office space with a small kitchenette and powder room to service and an activity space providing connection to the external alfresco and courtyard. The spaces are designed so that they can be completely separated should the client want to submit for the office to become a commercial space in the future. The upper 2 floors have been designed to act as separate apartments as the client will have his parents living with him and requires 2 separate functional living spaces. The living spaces are orientated as such to maximize views to the city.</p>
<p>Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	
<p>Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.</p>	<ul style="list-style-type: none"> - recycled and natural materials used where possible - Cavity brickwork and light roof material with sufficient insulation - Whilst it has been stipulated that the garage has to be to the north and the setback restricts the height of openings to this boundary we have included as many northern openings as possible. - Proposal offers a sustainable financial design moving forward with the capability of commercial space to the ground floor. Internal layout allows for this. - Large balconies orientated towards the city creating effective outdoor living spaces and sustaining social connection.
<p>Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i></p>	
<p>Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers</p>	<p>As previously stated the proposal seeks to operate as 2 separate apartments due to the clients parents that will be living with him. All amenities are included to satisfy this requirement. by providing separate spaces we are optimising the design for the client increasing the livability. The ground floor office space can be a multi-functional room that can be used to house large family gatherings that the client often has or if it were to become a commercial space in the future provide a viable office space for the area. The use of materiality creates interest for onlookers and neighbours.</p>
<p>Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i></p>	
<p>Demonstrate how the design allow users and visitors to navigate through the development.</p>	<p>The proposal has a feature stairwell and lift shaft immediately connected to the entrance which provides easy access throughout all 3 floors. This entrance in connected to both the office space and activity space directly. If the office space were to become a commercial space this entrance could be sealed with the entrance to the commercial space instead occurring through the other entrance on the truncation of the lot.</p>
<p>Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	
<p>Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.</p>	<p>The inclusion of both the lift and stairs allows for safe and easy access between all 3 floors at all occasions for residents of all ages. The boundary wall surrounding the courtyard provides security to the rear of the development. All balconies have sufficient balustrades as per the NCC and Australian standards. Upper floor windows will have opening restrictors as per the Australian standrads if required.</p>



Description	Applicant comment
<p>Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i></p>	
<p>Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.</p>	<p>The proposal seeks to respond directly to it's context and engage with the community whilst also understanding that as a residence there needs to me a certain element of privacy and security maintained. The large open ground floor area has the ability to host large functions, not only for family but neighbours etc.. If this were to become a commercial office space it would be a direct response to the building context in a busy and prestigious area of Mount Lawley with a good view towards Beaufort street. This space could potentially engage with the community in a number of ways with the potential to be hired/leased out as the client see's fit.</p>
<p>Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>	
<p>Demonstrate how the surrounding context and character has been incorporated into the design of the development.</p>	<p>The major element of the design is the stepping effect towards the East which is a direct response to the context as previously discussed. Materiality has been used to create character. the selected materials allow what is quite a modern design to give a nod to the heritage of the area.</p>

Please complete all sections of this application and send to mail@vincent.wa.gov.au along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902.**

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Lot 412, Barlee St , MOUNT LAWLEY

Materials Schedule

Rendered Brickwork – White Texture Render

Face Brickwork – Recycled Red Brick

Cladding – Non-Combustible Ultrawood – Silver Oak

Environmentally Sustainable Design Requirements for Single Houses and Grouped Dwellings

The City’s Built Form Policy includes Local Housing Objectives related to achieving a development which incorporates Environmentally Sustainable Design (ESD) principles.

These principles seek to achieve new developments which have a reduced environmental impact, improved energy and water efficiency, and reduced reliance on non-renewable energy sources. The development of energy efficient buildings also delivers medium to long-term savings for owners and occupants.

By considering these principles of ESD through the development application process, a more holistic approach can be taken towards incorporating ESD principles into the building design, rather than retrospectively once the building design has been completed.

The Local Housing Objectives in the Built Form Policy are performance-based, which requires consideration as to how each of these have been achieved.

To assist landowners and applicants in preparing a development application, the below table outlines the Local Housing Objectives applicable to Single Houses and Grouped Dwellings, and information on how these can be addressed through principles of ESD.

For further information and further examples of what you could provide, please refer to the City’s Environmentally Sustainable Design Information Sheet [HERE](#). Alternatively, feel free to contact the City’s Development and Design team on 9273 6000.

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>Environmental Impact <i>Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.</i></p>	
<p>The environmental impact of developments can be impact by considerations such as building orientation, design and construction materials. Construction materials which are durable and are low maintenance generally have a low environmental impact.</p> <p>Some examples of building materials and design choices with reduced environmental impacts include:</p> <ul style="list-style-type: none"> • Incorporating an east-west orientation (where possible); • Minimising the extent of the building footprint; 	<ul style="list-style-type: none"> - Low maintenance construction materials used including recycled brick, rendered brickwork and ultrawood cladding. - Appropriate and effective insulation will be installed during the building phase - Large openings utilised to the south to take advantage of variable cool breezes - Aluminium awnings used to the majority of northern openings for shading

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<ul style="list-style-type: none"> • Incorporating good solar-passive design; • Reverse brick veneer (internal thermal mass, external insulation); • Low emission concrete; • Lightweight, recycled, non-toxic, minimally processed and recyclable materials; • Gabion walls filled with demolition waste; • High quality (durable), energy and water saving fixtures and fittings (such as reversible ceiling fans, water efficient taps and toilets); and • Installation of appropriate and effective insulation. 	<ul style="list-style-type: none"> - Minimal openings to east where there is no shading, biggest opening occurring go the alfresco which is shaded - Planting used heavily throughout the South, South-east and South-West sides of the development
<p>Thermal Performance <i>Development that optimises thermal performance of the building throughout the year through design elements and material selection.</i></p>	
<p>Thermal performance relates to the efficiency of buildings and materials to retain or transmit heat. In summer, a development with poor thermal performance will often absorb and retain more heat, resulting in the inside of the building feeling hotter.</p> <p>Design elements which can assist with achieving a high level of thermal performance relate to solar-passive design and includes the orientation and layout of the building, the placement of thermal mass, and the use of insulation.</p> <p>Material selection which can assist with achieving a high level of thermal performance can include those which have thermal mass (such as concrete, brick, tile, rammed earth) and insulation properties (such lightweight cladding, wood, recycled plastic composite, range of insulation materials, strategic use of air gaps).</p>	<ul style="list-style-type: none"> - Concrete and Brick construction - Insulation to cavity brickwork and roof structure - Large openings to southern side to maximise variable cool breeze
<p>Solar Passive Design <i>Development shall incorporate site planning principles that maximise solar passive design opportunities for both summer and winter</i></p>	
<ul style="list-style-type: none"> • Where the long axis of building runs east-west, the majority of glazing being provided to the north, with limited glazing provided to the east and west; and/or 	<ul style="list-style-type: none"> - Limited glazing provided to east and west - Setback requirements and required garage orientation has unfortunately meant that large openings to the north have not been achievable however openings maximised as best as

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<ul style="list-style-type: none"> The inclusion of a central light well or courtyard can help to maximise access to northern light. 	<p>possible and appropriately shaded.</p>
<p>Sunlight and Ventilation <i>The provision of natural ventilation and daylight penetration to reduce energy consumption</i></p>	
<ul style="list-style-type: none"> Rooms provided with ventilation openings on both sides to allow cross-flow of air; Maximum glazing provided to north-facing living areas; Bedrooms being located on the south; and/or Utility rooms and garages being located on east and west sides of a dwelling. 	<ul style="list-style-type: none"> Lot requirements (setbacks, crossover location, bulk and scale) as well as natural advantages of the lot such as views to the south have meant that living areas are location on the southern side. Large openings have been included to this areas to attempt to maximise light and take advantage of breezes. Where possible rooms include openings in 2 directions to maximise cross ventilation.
<p>Solar Heating <i>The provision of daytime areas with north-facing glazing to allow passive solar heating during winter</i></p>	
<ul style="list-style-type: none"> Up to 80% of the glazing provided to north facing living areas being unshaded in winter, and fully shaded by external structures in summer. 	<ul style="list-style-type: none"> Aluminium awnings included to the majority of northern openings to shade in summer
<p>Cross Ventilation <i>The provision of openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation</i></p>	
<ul style="list-style-type: none"> Windows located on north and south side of the dwelling being openable to utilise cooling breezes in summer; and/or Reversible ceiling fans facilitate cooling in summer and improve air dispersion for more efficient heating in winter. 	<ul style="list-style-type: none"> All openings to the north and south side of the dwelling are openable except for those located in the stairwell. Ceiling fans will be considered
<p>Water Re-use <i>The provision of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications</i></p>	
<ul style="list-style-type: none"> Rainwater captured in tank/s above or below ground and plumbed into toilet and laundry; Greywater used for garden irrigation, or hand basin draining into toilet cistern for flushing; and/or Soft landscaping is maximised to increase on-site stormwater infiltration. 	<ul style="list-style-type: none"> Significant soft landscaping utilised in the development of all levels including planters to balconies. Other re-use systems will be considered if budget allows
<p>Solar Gain <i>Incorporation of shading devices to reduce unwanted solar gain in summer and increase passive solar gain in winter</i></p>	

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<ul style="list-style-type: none"> Eaves, pergolas and other external shade structures designed to the correct depth to provide 0% shading in mid-winter and 100% shading in mid-summer. Such structures may also be movable, (e.g. mobile screens and adjustable pergolas) to allow increased control over light and heat gain. 	<ul style="list-style-type: none"> Aluminium awnings utilised as a shade structure due to the development proposing a low pitch roof with minimal eaves. Eaves utilised to some openings to the north-west and East
<p>Energy Consumption <i>Integration of renewable energy and energy storage systems to optimise energy consumption.</i></p>	
<ul style="list-style-type: none"> Solar photovoltaic system (with or without battery storage) for electricity generation; Solar or heat pump hot water system; and/or Smart-wired home to enable automated diversion of excess solar energy to power air conditioners and other appliances and reduce energy use at other times. 	<ul style="list-style-type: none"> Solar hot water system to be considered with the proposed roof allowing for a good number of solar panels
<p>Solar Absorptance <i>Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4</i> or <i>Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study</i></p>	
<p>Solar absorptance rating is a measure of how much solar energy a material absorbs and therefore how hot it gets when exposed to the sun. A rating of zero means no absorption and the material remains cool. A rating of 1 is 100% absorption and the material becomes very hot.</p> <p>As a general rule, light roof colours have lower absorptance values than dark roof colours. Roofing material suppliers can provide the absorptance values of their colour range.</p> <p>Roofs that are visible from the street or adjacent properties are permitted a higher absorptance value because lighter colours (which have lower absorptance values) may be visually less comfortable for some neighbours.</p>	<ul style="list-style-type: none"> Light roof colour utilised to minimise solar absorption
<p>Environmental Performance</p>	

What Does This Mean and How Can I Achieve This?	Applicant Comment – How I have achieved this objective
<p>Demonstrate that the development is capable of achieving the following performance standards when compared against the Perth statistical average for residences:</p> <ul style="list-style-type: none"> • 50% reduction in global warming potential (greenhouse gas emissions); and • 50% reduction in net fresh water use. <p>The acceptable method for demonstrating this is an independently reviewed EN15978 compliant Target Setting life cycle assessment (LCA) with a 20% factor of safety applied to improvement strategies</p>	
<p>Applications for new Single Houses and Grouped Dwellings should be accompanied by a target setting LCA which measures the environmental performance of the building over its lifetime, to understand how the design contribute towards reduced environmental impacts.</p> <p>You can find an LCA assessor by contacting the Australian Life Cycle Assessment Society (ALCAS) or by doing a general internet search. Please ensure that you or the assessor you engage use methodologies compliant with:</p> <ul style="list-style-type: none"> • Environmental standard EN15978 – Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method; and • That the system boundary includes all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to non-integrated energy (plug loads). <p>As an alternative to the LCA for Single and Grouped Dwellings, the City may accept an 8 star NatHERS rating, in conjunction with the development meeting the other local housing objectives listed above.</p> <p>The City can also consider other environmental sustainable design reports, however it is recommended these be discussed with the City prior to engaging someone, to ensure that the report will be accepted by the City.</p>	

Please complete all sections of this template and send to mail@vincent.wa.gov.au along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.

Detailed Streetscape Analysis

Proposed Single House

No. 50 Barlee Strete, MOUNT LAWLEY



A



- No. 1/602-610 Beaufort Street MOUNT LAWLEY – Six Storey Mixed Use Development (left)
 - No. 50 Barlee Street, MOUNT LAWLEY – Vacant Subject Site (right)

B



- No. 69 Barlee Street MOUNT LAWLEY – Former Salvation Army Citadel (left)
 - No. 596 Beaufort Street MOUNT LAWLEY – Car Park (right)

C



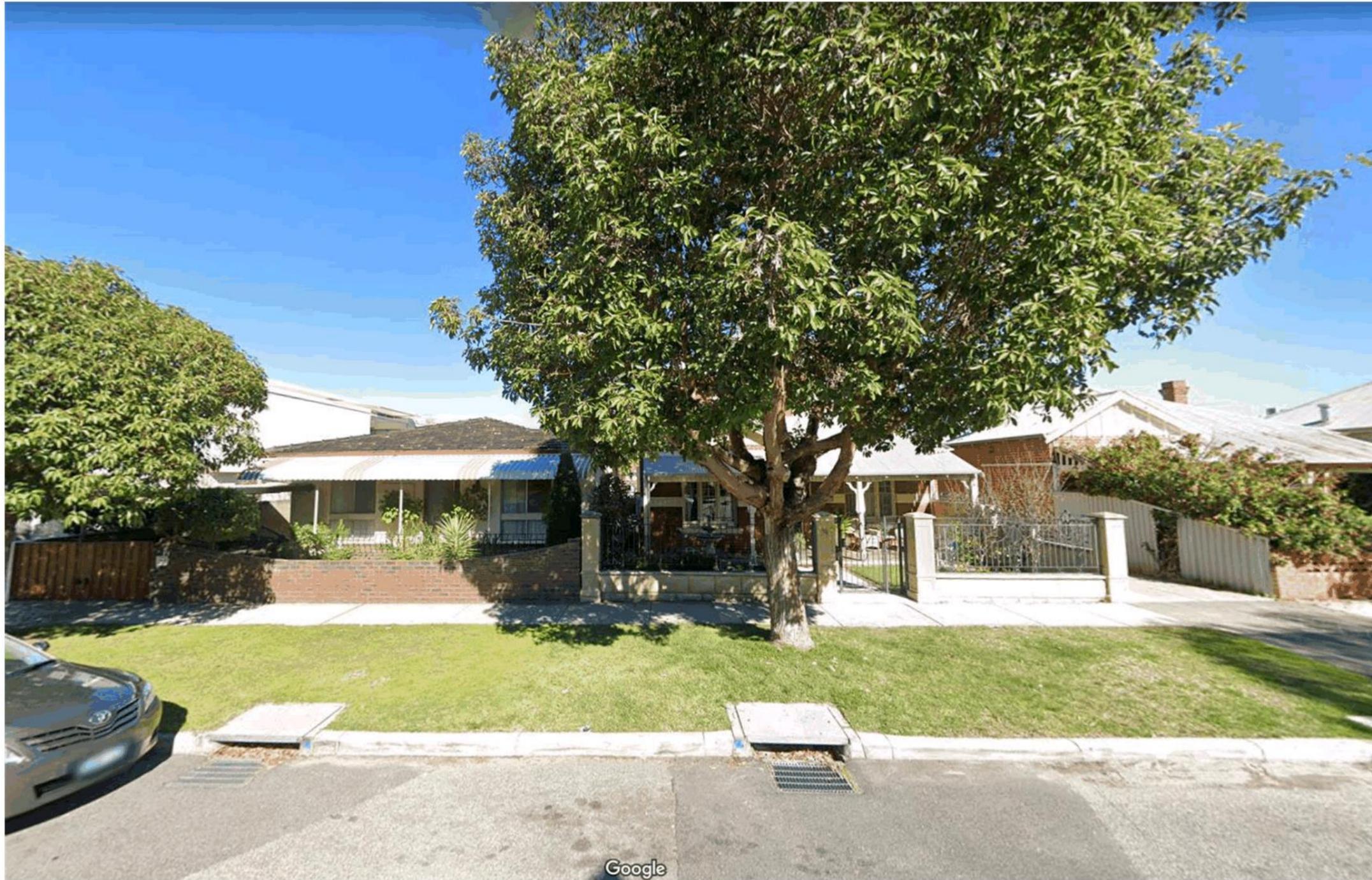
- No. 50 Barlee Street, MOUNT LAWLEY – Vacant Subject Site (left)
- No. 3 Roy Street, MOUNT LAWLEY – Vacant Site (right)

D



- Nos. 67, 65 and 63 Barlee Street, MOUNT LAWLEY (right to left)

E



- Nos. 65, 63 and 57 Barlee Street, MOUNT LAWLEY (right to left)

F



- No. 2 Roy Street, MOUNT LAWLEY – Corner of Roy and Barlee Streets

G



- Nos. 57, 55, 53 and 45 Barlee Street, MOUNT LAWLEY (right to left)

H



- Nos. 45 and 39 Barlee Street, MOUNT LAWLEY (right to left)



- Nos. 30, 34, 38 and 42 Barlee Street, MOUNT LAWLEY (left to right)

J



- Nos. 31, 27 and 25 Barlee Street, MOUNT LAWLEY (right to left)

K



- Nos. 17, 15, 13 and 9 Barlee Street, MOUNT LAWLEY (right to left)



- Nos. 16 and 12 Barlee Street, MOUNT LAWLEY (left to right)

M



- Nos. 3 and 1 Barlee Street, MOUNT LAWLEY (right to left)

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. 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. For further information regarding the Ministerial direction, please contact the City on (08) 9273 6000.
4. 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.
5. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning.
6. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
7. With reference to Condition 4, Clause 5.4.1 C1.2 Visual Privacy requirements of the R Codes states that screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6 metres 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.
8. In reference to Condition 6, visually permeable is defined as “in reference to a wall, gate, door or fence that the vertical surface has continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area; continuous vertical or horizontal gaps less than 50 millimetres in width, occupying at least one half of the total surface area in aggregate; or a surface offering equal or lesser obstruction to view; as viewed directly from the street”.
9. With reference to Condition 7, the City encourages landscaping methods and species selection which do not rely on reticulation.
10. With reference to Condition 8, no further consideration shall be given to the disposal of stormwater ‘offsite’ without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater ‘offsite’ be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
11. 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.
12. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
13. 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.