

9.1 NO. 128A (LOT: 2; STR: 80812) HAROLD STREET, MOUNT LAWLEY - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

- Attachments:**
1. Location and Consultation Plan
 2. Development Plans
 3. Superseded Plans Deferred by Council at 5 April 2022 Meeting
 4. Summary of Submissions - Administration's Response
 5. Summary of Submissions - Applicant's Response
 6. Comparison of Deferred Plans and Amended Plans
 7. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the development application for alterations and additions to single house at No. 128A (Lot: 2; S/P: 80812) Harold Street, Mount Lawley in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Development Plans

This approval is for alterations and additions as shown on the approved plans dated 4 May 2022. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the use of the terrace, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

3. External Fixtures

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

4. Visual Privacy

Prior to use of the terrace, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and are 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 details and annotations as indicated on the approved plans which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development;

6. 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; and

7. Amended Plans

Prior to issue of a building permit for the approved works, revised plans shall be submitted and approved demonstrating the following:

All privacy screens around the perimeter of the roof terrace shall be increased in height to sit 1.6 metres above the finished floor level of the pool at reduced level 13.45, in accordance with the deemed-to-comply standards of the Residential Design Codes Volume 1, Clause 5.4.1 (Visual Privacy), to the satisfaction of the City.

The revised plans shall not result in any greater non-compliance with the deemed-to-comply standards of the Residential Design Codes or the City's Policy No. 7.1.1 – Built Form.

PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to an existing single house at No. 128A Harold Street, Mount Lawley (the subject site).

PROPOSAL:

The application is to extend the first floor of the dwelling over the existing garage at the rear in order to construct a new terrace addition with a pool.

The proposed terrace addition would be unroofed and have a 1.6 metre high decorative perforated aluminium privacy screen on all sides.

A 0.3 metre wide planter box is proposed to be installed adjacent to the south eastern lot boundary.

The lip of the pool would be 1.4 metres above the finished floor line of the terrace and access to the pool would be via a set of four stairs adjacent to the north western lot boundary.

The existing first floor bedroom wall and highlight window facing north east is proposed to be removed and replaced with an aluminium framed sliding door to provide direct access to the terrace area from the bedroom.

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

BACKGROUND:

Landowner:	Lawrence Game
Applicant:	Anthony Rechichi Architect
Date of Application:	5 June 2021
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	231m ²
Right of Way (ROW):	Yes North-east – 3 metres wide, sealed and drained, and City owned.
Heritage List:	No

Site Context and Zoning

The subject site is bound by Harold Street to the south west, a two storey grouped dwelling to the north west, three single storey single houses across the ROW to the north east and a single storey single house to the south east. A location plan is included as **Attachment 1**.

The subject site and all adjoining properties are zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and all adjoining properties are also located within the Residential built form area and have a permitted building height of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site is 6.1 metres wide and contains an existing two storey single house. The existing dwelling on the subject site shares a common boundary wall with another two storey single house at No. 128B Harold Street to the north west which was simultaneously constructed and is a mirror image of the subject dwelling.

Ordinary Meeting of Council 5 April 2022

The application was previously presented to Council at its Ordinary Meeting on 5 April 2022 for determination. Administration's recommendation was that Council approve the application subject to conditions.

The following procedural motion was carried by Council after in considering the application:

That Item 9.1 No. 128A (Lot: 2; STR: 80812) Harold Street, Mount Lawley – Proposed Alterations and Additions to Grouped Dwelling be deferred for further information.

The deferral reason outlined during the Council meeting was to allow the applicant to give further consideration to the design with respect to the lot boundary setback of the first floor terrace to the south eastern lot boundary.

The development plans presented to Council at its 5 April 2022 Ordinary Meeting are included as **Attachment 3**.

Amended Plans in Response to Council Deferral - Key Changes

Following Council's deferral, the applicant submitted amended development plans included in **Attachment 2** to the City on 4 May 2022. The amended development plans sought to address the deferral reason cited by Council.

The changes undertaken by the applicant to address the reason for deferral are summarised as follows:

- Removal of the skillion roof patio structure that was covering the roof terrace. The roof terrace is now proposed to be completely uncovered;
- Reduction in the height of portions of the privacy screening around the pool from 2.7 metres previously proposed to 1.6 metres above the finished floor level of the pool terrace;
- Modification to the pool access stairs to remove the 1.1 square metre platform at the top of the staircase that was previously proposed. The access to the pool is now proposed to be via a set of four stairs adjacent to the north western lot boundary;
- Addition of a 0.3 metre wide planter box adjacent to the south eastern lot boundary; and
- Provision of supporting images to show the proposed design and aesthetic appearance of the perforated metal screens, landscaping and pool structure.

Side-by-side images that illustrate the changes to the design between the plans presented to the April Council Meeting and the amended plans submitted 4 May 2022 are included in **Attachment 6**.

The applicant has obtained a statement from the structural engineer who prepared the original structural documentation for the dwelling. This was obtained in response to concerns regarding the structural feasibility of the proposed pool.

The statement outlines that augmentation of the existing garage structure which may include partial deconstructive works, improvement of footings and a separate steel frame would enable the proposed pool to be safely supported structurally.

The applicant has also advised that an increased setback from the south eastern lot boundary was considered but ultimately not provided in the revised plans. This is on the basis that it would be detrimental to the functionality of the space for users and the abovementioned design changes would be sufficient to mitigate concerns regarding building bulk and scale.

The appropriateness of the proposed development as well as the revisions to the plans are discussed in further detail in the Comments section of this report.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes Volume 1. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Outdoor Living Areas	✓	
Visual Privacy	✓	
Solar Access	✓	

Detailed Assessment

The Built Form Policy and R Codes have two pathways for assessing and determining a development application. These are through design principles and local housing objectives, or through deemed-to-comply standards.

Design principles and local housing objectives are qualitative measures which describe the outcome that is sought rather than the way that it can be achieved.

The deemed-to-comply standards are one way of satisfactorily meeting the design principles or local housing objectives and are often quantitative measures.

If a planning element of an application meets the applicable deemed-to-comply standard/s then it is satisfactory and not subject to Council's discretion for the purposes of assessment against the Built Form Policy and R Codes.

If a planning element of an application does not meet the applicable deemed-to-comply standard/s then Council's discretion is required to decide whether this element meets the design principles and local housing objectives.

The planning elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are set out below. The changes from what was previously considered by Council at its 5 April 2022 Ordinary Meeting are as follows:

- The boundary wall height has reduced from 6.1 metres to 5.1 metres on the first floor terrace to the north western boundary; and
- The deemed-to-comply lot boundary setback standard for the first floor terrace to the south eastern lot boundary has reduced from 2.6 metres to 2.3 metres due to the removal of the skillion roof patio structure.

Lot Boundary Setbacks/Boundary Wall	
Deemed-to-Comply Standard	Proposal
R Codes – Clause 5.1.3 <u>Boundary wall length</u> Maximum permitted length of 22.2 metres. <u>Boundary wall height</u> Maximum permitted height of 3.5 metres.	First floor terrace north western boundary wall length of 31.3 metres. First floor terrace north western boundary wall height of 5.3 metres (inclusive of screen panels).

<p><u>Lot boundary setback</u> 2.3 metre setback for a building with a maximum height of 6.2 metres to the top of the bedroom wall extension, and a total length of 19.5 metres inclusive of the existing dwelling wall; and</p> <p>3.1 metre setback is required for an unenclosed area accessible for use as an outdoor living area, elevated more than 0.5m above natural ground level with a height of 6.0 metres and length of 9.5 metres</p>	<p>First floor Bedroom 2 extension to the south eastern boundary has a 1.1 metre setback</p> <p>First floor terrace south eastern boundary setback of 1.1 metres</p>
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The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community Consultation Prior to Council Deferral

Three different iterations of plans for the proposed development underwent community consultation prior to the application being deferred by Council at its meeting on 5 April 2022.

The first community consultation period was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days from 27 July 2021 to 9 August 2021. The method of consultation included a notice on the City's website and five letters being sent to all owners and occupiers adjoining the subject site, as shown in **Attachment 1** and in accordance with the City's (former) Policy No. 4.1.5 – Community Consultation.

Seven submissions were received at the conclusion of the first community consultation period, all of which objected to the proposal. One of these submissions contained seven signatories that opposed the proposed development. Administration contacted each of these objectors and confirmed their comments of objection as contained in the document.

The second and third community consultation periods were undertaken in accordance with the City's Community Engagement and Stakeholder Policy. This was based on amended plans and supporting information submitted by the applicant to address concerns raised. These amended plans were re-advertised to owners/occupiers who had previously provided a submission. In respect to this:

- The second community consultation period was for seven days from 29 October 2021 to 5 November 2021. Three submissions were received, all of which objected to the proposal.
- The third community consultation period was for seven days from 8 March 2022 to 15 March 2022. Three submissions were received, all of which objected to the proposal. The City erroneously advertised the south eastern lot boundary deemed-to-comply setback as 2.1 metres. Upon identifying the error, this was communicated to all previous submitters by the City via email.

Across the three community consultation periods, the key concerns raised in relation to the proposed development related to:

- Impacts of building bulk on adjoining properties;
- Loss of access to sunlight for adjoining properties;
- Dominance of the structure when viewed from the Harold Street streetscape and right of way;
- Overlooking from the retractable staircase; and
- Relocation of the existing air conditioning units upon construction of the terrace.

Community Consultation Following Council Deferral

The amended proposal that was submitted by the applicant in response to the deferral by Council at its meeting on 5 April 2022 was re-advertised to all previous submitters for a period of seven days from 5 May 2022 to 12 May 2022. The City received three submissions from previous submitters, all of which objected to the proposal.

The objections that were received reiterated previous concerns, with emphasis on the following:

- The impacts of building bulk on the streetscape;
- The impacts of the proposed setback to the south eastern lot boundary on the amenity of the adjoining property as a result of:
 - Increased overlooking and noise impacts, with reference made to the 75 percent obscenity of the privacy screening; and
 - Increased overshadowing to the outdoor living area and north facing windows; and
- The extent of the departures from the deemed-to-comply standards being sought, with a request that the 2.3 metre deemed-to-comply setback to the south eastern lot boundary be provided.

A summary of submissions received across the four consultation periods along with Administration's responses to each comment is provided in **Attachment 4**. The applicant's response to the submissions received are provided as **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: Yes

Two iterations of plans for the proposed development were referred to a member of the City's DRP for comments prior to the application being deferred by Council at its meeting on 5 April 2022.

The DRP member provided raised the following concerns and suggestions in relation to the original plans which proposed a nil setback of the roof terrace to the south eastern lot boundary:

- The upper floor setback to the south eastern lot boundary directly impacts on perceived visual bulk and scale of the addition. Consider greater separation of the south eastern screen wall from the lot boundary. Also consider the introduction of a greater setback for the screen from the north western lot boundary;
- There is minimal information of colours and materials on the proposed plans for privacy screening. Recommend the architect provides further clarification on materials and colours proposed to ensure the R Codes requirement relating to obscenity is achieved with the privacy screening;
- The location of the landscaping on the south eastern lot boundary setback would be difficult to access and maintain without going onto adjoining property resulting in potential overlooking concerns; and
- The retractable staircase is discouraged as it poses a safety and overlooking issue that would impact the amenity of the adjoining neighbour. Recommend removal of the retractable staircase and emergency access.

The applicant made the following changes to the plans in response to the DRP member's initial concerns and recommendations:

- Increased setback of privacy screen on first floor terrace to south eastern boundary from 0.645 metres to 1.1 metres;
- Removal of planting area along the 1.1 metre setback on top of the garage roof to the eastern boundary; and
- Removal of the proposed retractable staircase located to the east of the existing bedroom on the first floor.

The DRP members comments on the set of plans included in **Attachment 3** that were deferred by Council at its meeting on 5 April 2022 were as follows:

- The increased setback to the roof terrace is an improvement and reduces the impact to the adjoining properties and ROW. It is noted that it does not meet R Codes deemed to comply provisions, but it is consistent with the setback to the upper storey wall along this side. The transition to a lightweight privacy screen at 1.6 metre height further mitigates bulk/scale impacts.
- The lightweight perforated privacy screen treatments proposed is supported in principle based on colours and materials and subject to further detailed review at Building Permit stage. Colour proposed should ideally be neutral and perforations compliant with privacy provisions of the R Codes.
- The removal of landscaping above the eastern boundary wall is appropriate because there would have been practical difficulties accessing this area for maintenance.

- The proponent could still have planter or pot plants along the inside of the screen on the terrace. This could possibly grow through the privacy screen as well to soften this interface.
- The increased setback to the eastern lot boundary should provide a reduction in the shadow cast over the eastern property and the privacy screen having a height of 1.6 metres to this location.

Further DRP advice was not sought in relation to the amended plans included in **Attachment 2** which were submitted by the applicant in response to the deferral by Council at its meeting on 5 April 2022. This is because none of the changes that are proposed conflict with the DRP's previous advice and does not increase the bulk and scale of the built form was that previously proposed.

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;
- Community Engagement and Stakeholder Policy (formerly Policy No. 4.1.5 – Community Consultation); and
- Policy No. 7.1.1 – Built Form.

Planning and Development Act 2005

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

Delegation to Determine Applications:

This matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the delegation does not extend to applications for development approval that received more than five objections during the City's community consultation period.

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.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budgeted implications from this report.

COMMENTS:Lot Boundary Setback to South East

The R Codes deemed-to-comply standard sets out the ~~wall~~ **Bedroom 2 extension wall** on the first floor to be setback 2.3 metres from the south eastern lot boundary. This has reduced from 2.6 metres due to the removal of the skillion roof patio which had a maximum height of 7.1 metres and that was previously proposed. **This setback applies to the Bedroom 2 minor addition only.**

The R Codes deemed-to-comply standard sets out that the first floor terrace be considered a raised outdoor living area with a major opening and is to be setback 3.1 metres from the south-eastern lot boundary. A privacy screen is being proposed to the south east of the first floor terrace that would be on top of an existing wall. Subject to Condition 7, this privacy screen would measure 7.0 metres in length and 1.6 metres in height above the pool finished floor level. The privacy screening is setback 1.1 metres from the south eastern lot boundary.

The privacy screen addition connects to a proposed 0.6 metre extension to the existing upper floor bedroom used to access the pool terrace area. This wall would reach a total height of 6.4 metres and is also setback 1.1 metres to the south eastern lot boundary. The remainder of the existing dwelling first floor wall to this south eastern boundary is 11.9 metres in length, 6.6 metres in height and setback 1.1 metres.

The proposed lot boundary setback satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy for the following reasons:

- Mitigating Building Bulk:
 - The top of the privacy screen would be 5.3 metres in height measured from natural ground level which is 1.3 metres less than the existing south eastern first floor wall of the dwelling that it would adjoin. The stepping down of height would assist in reducing the impact of the building bulk associated with the first floor wall to the south eastern adjoining property;
 - The proposed aluminium privacy screening on the first floor would provide a contrast in colours and materials from the existing ground and first floors when viewed from the adjoining property. The privacy screens would be a neutral colour tone. The existing dwelling is constructed from white rendered brick wall and face brick boundary walls. This contrast would successfully delineate and distinguish the first floor from the ground floor to assist in reducing the extensions bulk impact. The view from the eastern adjoining property to the area where the terrace is proposed is currently the roof of a garage, air conditioner and parapet blade wall beyond;
 - The additions are unroofed, mitigating the impact of bulk by making the terrace less enclosed;
 - The massing associated with the remainder of the existing first floor wall is effectively reduced through existing window openings that have previously been approved; and
 - The DRP member noted that the transition between the existing first floor brick wall and light weight privacy screening would mitigate the impact of building bulk.
- Visual Privacy:
 - The proposed privacy screening shown on the proposed plans is 1.6 metres in height measured from the terrace floor level. The applicant confirmed that the finished floor level of the pool is 13.45, which would sit 200 millimetres above the terrace finished floor level at 13.25. Administration has recommended a condition of development approval that requires the privacy screening to be increased in height to sit 1.6 metres above the finished floor level of the pool to restrict the cone of vision into adjoining properties;
 - The privacy screening proposed would restrict views from the terrace area to the adjoining properties and complies strictly with the deemed-to-comply standards of the R Codes in relation to visual privacy. A condition of approval has been recommended requiring privacy screening to be installed prior to use of the terrace area;
 - Following the deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans which include a 0.3 metre wide planter box along the inside south eastern edge of the roof terrace to provide separation between the usable area of the roof terrace and the south eastern adjoining property. The setback of the usable area of the roof terrace to the south eastern lot boundary would now be 1.5 metres; and
 - The proposed staircase provides an entrance straight into the pool with no additional platform for viewing over the proposed privacy screening when entering the pool.

- Solar Access:
 - The proposal complies with the deemed-to-comply standard of the R Codes relating to solar access for adjoining properties. Overshadowing of the existing dwelling inclusive of the proposed terrace is 20.42 percent of the adjoining site's area. This is less than the 50 percent overshadowing permitted for R50 coded properties under the R Codes deemed-to-comply standard. Overshadowing is assessed under the R Codes based on shadow cast to the south on 21 June during winter. This is when the sun is at its lowest in the sky and would cast the greatest shadow during the course of a year when the sun's angle is at 34 degrees. The subject site is oriented such that the shadow cast in a south direction is angled which assists in reducing the amount of overshadowing on the adjoining property; and
 - The proposed terrace would result in an additional 8.1 square metres of shadow cast onto the adjoining property and equates to 1.52 percent of the adjoining property's site area. This is calculated based on when overshadowing is at its worst on 21 June as per the R Codes. The shadow cast onto the adjoining property would fall over a portion of the south eastern property's kitchen window and outdoor living area. Access to direct sunlight would still be maintained for the majority of the outdoor living area and rear of to the adjoining property.
- Ventilation: The proposed setback of 1.1 metres between the proposed privacy screen and the south eastern lot boundary provides separation to allow for sufficient ventilation to the subject site and adjoining property.
- Streetscape: The proposed lot boundary setback would not have an adverse impact on the Harold Street streetscape. It is located towards the rear of the site and would be obstructed from view by the existing dwelling.

Boundary Wall to North West

The R Codes deemed to comply standard permits boundary walls to two sides with a height of 3.5 metres and length of 22.2 metres, being two thirds the balance of the lot boundary behind the front setback.

The privacy screen proposed to the north west of the first floor terrace is 7.6 metres in length and has maximum height of 5.3 metres above natural ground level, resulting in a 0.5 metre increase to the existing boundary wall height for this portion of the boundary. The proposed privacy screen to the first floor terrace would extend the existing boundary wall along the north western lot boundary by 7.6 metres to a total boundary wall length of 31.3 metres.

Following deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted the amended plans included in **Attachment 2** which reduced the proposed boundary wall height to the north western lot boundary by 1.0 metre, from the maximum height of 6.1 metres that was previously proposed.

The proposed boundary wall extension satisfies the design principles of the R Codes and local housing objectives of the Built Form Policy for the following reasons:

- Mitigating Building Bulk:
 - The boundary wall extension would abut the garage of the adjoining property to the north-west. This would limit the impact associated with building bulk, as this area is void of any habitable rooms and living spaces; and
 - The proposed increase of 0.5 metres in height of the existing boundary wall would be due to the installation of aluminium privacy screening. The screen would be of varying material and colour to the existing parapet wall that would assist with breaking up the mass, reducing the appearance of blank walls and creating visual interest.
- Visual Privacy:
 - The proposed privacy screening on top of the existing parapet wall would restrict views west from the terrace area and assists in making more effective use of the proposed outdoor living area. As per recommended Condition 7, the screening would be 1.6 metres in height measured from the floor level of the pool and meets the deemed-to-comply standard of the R Codes in relation to visual privacy; and
 - Following deferral of the application by Council at its meeting on 5 April 2022, the applicant submitted amended plans which removed the previously proposed raised deck area at the top of the stair access to the pool, further reducing opportunities for perceived overlooking to adjoining properties.

- Ventilation: The proposed boundary wall extension abuts the roof area of the adjoining property's garage to the north west. The boundary wall would not restrict ventilation to any windows or living areas of the subject site or adjoining property.
- Solar Access: The proposed boundary wall extension does not restrict direct sunlight to the north western adjoining property including its highlight window to bed 3 on the first floor. This is because the shadow cast from the boundary wall and as measured in accordance with the R Codes would be cast to the south onto the proposed terrace area and subject site itself. The proposed boundary wall extension would not contribute to additional overshadowing of any of the adjoining properties.
- Streetscape:
 - The proposed boundary wall extension would not have an adverse impact on Harold Street, as it is located away from this street towards the rear of the site and obscured from view by the existing dwelling; and
 - The proposed boundary wall extension would not detrimentally impact the streetscape quality of the right of way (ROW). The ROW to the rear of the site is characterised by garage doors, boundary fences and examples of existing two storey buildings with blank upper floor facades.