

5.2 NO. 72 (LOT: 258; PLAN: 3642) THE BOULEVARDE, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE

Ward: North

Attachments:

1. Consultation and Location Map
2. Development Plans
3. Summary of Submissions - Administration's Response
4. Summary of Submissions - Applicant's Response
5. Determination Advice Notes
6. Superseded Development Plans
7. Applicant's Design Principles Assessment for Northern Elevation of Upper Floor

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for a Single House at No. 72 (Lot: 258; Plan: 3642) The Boulevarde, Mount Hawthorn in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Development Plans

This approval is for a Single House as shown on the approved plans dated 19 July 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 occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

3. External Fixtures

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

4. 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;

5. 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 (Visual privacy) of the Residential Design Codes Volume 1 deemed-to-comply provisions, to the satisfaction of the City;

6. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 19 July 2022;

7. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site.

Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

8. Sight Lines

8.1 Walls, fences and other structures truncated or reduced to no higher than 0.75 metres within 1.5 metres of where The Boulevard and Larne Street intersect and Larne Street and the right of way intersect, with the exception of:

- One pier with a maximum width of 0.4 metres x 0.4 metres and height of 1.8 metres, with decorative capping permitted to 2.0 metres;
- Infill that provides a clear sight line; and
- If a gate is proposed:
 - When closed: a minimum of 50 percent unobstructed view;
 - When open: a clear sightline;

Unless otherwise approved by the City of Vincent; and

8.2 Walls, fences and other structures truncated or reduced to no higher than 0.75 metres within 1 metre of where the driveway meets the right of way;

9. Car Parking and Access

9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1; and

9.2 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. Minor Projections

The eaves to the northern elevation of the dwelling shall project no more than 0.75 metres into the setback area, in accordance with Clause 5.1.3 C3.1 (Lot boundary setback) of the Residential Design Codes Volume 1; and

11. Existing Crossover Removal

Prior to the first occupation of the development, the crossover to Larne Street shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's expense.

PURPOSE OF REPORT:

To consider an application for development approval for a Single House at No. 72 The Boulevard, Mount Hawthorn (the subject site)

PROPOSAL:

The application proposes the demolition of the existing dwelling and construction of a new two storey single house. The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Andrew and Jane DiLorito
Applicant:	Urbanista Town Planning
Date of Application:	27 January 2021
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	P
Lot Area:	470m ²
Right of Way (ROW):	Yes East – 6 metres wide, sealed, and drained. State owned
Heritage List:	No

Site Context and Zoning

The subject site is bound by The Boulevard to the west, a single house to the north, a ROW to the east and Larne Street to the south. The subject site and adjoining properties are zoned Residential R30 under the City's Local Planning Scheme No. 2 (LPS2) and are within the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). A location plan is included as **Attachment 1**.

The Boulevardde Character Retention Area

The subject site and properties fronting The Boulevardde are located within The Boulevardde Character Retention Area and subject to assessment against the standards of the City's Local Planning Policy Character Retention Areas and Heritage Areas – Appendix 5: The Boulevardde and Matlock Street Character Retention Guidelines (Character Guidelines).

The Guidelines do not have the same effect as a Heritage Area designated under Clause 9 of the LPS Regulations and proposals to demolish a dwelling within a Character Area would not require development approval.

The prevailing character of the area is comprised of modest single storey early twentieth century dwellings constructed during the interwar period. The primary street setbacks are generally consistent and maintain a consistent pattern of development. There is a high level of retained traditional details and building materials within the existing streetscape. New development is generally sympathetic to the form, bulk, and scale of the original dwellings within the streetscape.

The development plans show the retention of the existing fence within the primary street setback. This fence would not comply with the deemed-to-comply standards of the Character Guidelines and is not wholly contained within the subject site. It has been marked as an element that would not form part of the approval on the development plans.

DETAILS:**Summary Assessment**

The State Government's Residential Design Codes Volume 1 (R Codes) set out the framework for residential development. The Built Form Policy amends and augments aspects of the R Codes. The Character Guidelines similarly replace or augment aspects of the R Codes and are read in conjunction with the R Codes and the Built Form Policy.

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the Built Form Policy, the R Codes and the Character Guidelines. 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		✓
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy		✓
Solar Access	✓	
Front Fence	✓	
Site Works/Retaining Walls	✓	
Garages and Carports		✓
Sightlines		✓
External Fixtures, Utilities and Facilities		✓

Detailed Assessment

The R Codes, Built Form Policy and Character Guidelines 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 as follows:

Street Setback	
Deemed-to-Comply Standard	Proposal
<p>Character Guidelines – Appendix 5 Clause 1 – Street Setbacks</p> <p>Ground floor setback from The Boulevard: 5.3 metres</p>	<p>Ground floor (bay window) set back from The Boulevard: 5.2 metres</p>
<p>Built Form Policy Volume 1 Clause 5.1 – Street Setback</p> <p>Ground floor setback from Larne Street: 1.5 metres Upper floor setback from Larne Street: 3 metres.</p>	<p>Ground floor (verandah and alfresco) set back: 1 metre Upper floor set back: 1.9 metres</p>

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
<p>Built Form Policy Volume 1 Clause 5.2 - Lot Boundary Setback</p> <p>Northern Lot Boundary:</p> <p>Lot Boundary Wall maximum height 3.5 metres</p> <p>Lot Boundary Setbacks: Ground Floor: Guest – Pantry: 1.8 metres Upper floor: Study – Walk in Robe: 2.4 metres</p>	<p>Lot boundary wall (laundry) height: 3.8 metres</p> <p>Ground Floor: Guest – Pantry: 1.06 metres Upper floor: Study – Walk in Robe: 1.06 metres</p>
Privacy	
Deemed-to-Comply Standard	Proposal
<p>R Codes Volume 1 Clause 5.4.1 – Visual Privacy</p> <p>Major openings to bedrooms and studies which have a floor level of more than 0.5 metres above natural ground level and overlook any part of any other residential property behind its street setback line are set back 4.5 metres to properties coded R50 or lower.</p>	<p><u>North Boundary</u> Study setback: 2.9 metres</p>
Garages and Carports	
Deemed-to-Comply Standard	Proposal
<p>Character Guidelines – Appendix 5 Clause 1 – Garages and Carports</p> <p>Garages to have a maximum wall height of 2.7 metres.</p> <p>Built Form Policy Volume 1 Clause 5.5 Garages which are 50 percent or less of the width of the lot</p>	<p>Garage has a maximum wall height of 3 metres</p> <p>The garage would be 50.3 percent of the width of the lot</p>
Sightlines	
Deemed-to-Comply Standard	Proposal
<p>Built Form Policy Volume 1 Clause 5.8 – Sight lines</p> <p>Development to provide a 1.5 metre by 1.5 metre sight line where the driveway meets the right of way.</p>	<p>Development would provide a 1 metre by 1 metre sight line where the driveway meets the right of way.</p>

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 29 May 2022 and 8 June 2022. The method of consultation included a notice on the City's website and 85 letters being sent to all owners and occupiers within The Boulevard Character Retention Area, as shown in **Attachment 1** in accordance with the City's Community and Stakeholder Engagement Policy.

12 submissions were received at the conclusion of the advertising period including seven objections and five in support of the proposal.

The key concerns raised were as follows:

- The proposed development is not sympathetic in bulk or form to the surrounding houses and ignores the character retention guidelines for the street;

- The upper floor setback would not sufficiently reduce the bulk and scale of the dwelling as presented to the street and would not be in keeping with the single storey character of street;
- The reduced setback and the design of the façade would result in the building being overbearing to the street;
- The development proposes insufficient levels of tree canopy and landscaping to soften the bulk of the proposed house and integrate the house with The Boulevardde streetscape;
- The proposed use of weatherboard and the proposed form is not in keeping with the surrounding early 20th century brick and iron houses in the character retention area; and
- The proposed upper floor setbacks from the northern lot boundary wall does not provide sufficient openings or articulation to break-up the bulk of the wall. The lack of articulation of the ground floor and upper floor setbacks exacerbates the bulk impact of the development.

Following the submission of amended plans on 7 July 2022, a further seven days of community consultation was undertaken from 14 July 2022 to 20 July 2022. Previous submitters were notified, and a notice placed on the City's website.

The 7 July 2022 plans modified the following key aspects of the proposal:

- Increase the primary street setback of the upper floor study to be 4.5 metres behind the ground floor guest bedroom predominant building line consistent with the deemed-to-comply provision;
- Increase the primary street setback of the upper floor Bedroom 2 to be 4 metres behind the ground floor library/office;
- Increase length of upper floor wall to northern elevation by 2.6 metres and reduction in setback of eastern portion of the upper floor from 2.6 metres to 1.06 metres;
- Removal of proposed fence to The Boulevardde elevation; and
- Simplification of roof form and presentation to The Boulevardde.

Following the conclusion of the second round of community consultation, the City had received three submissions from previous submitters, reiterating their objection to the proposal as summarised above.

A summary of the submissions received along with Administration's response to each comment is provided in **Attachment 3**. The applicant's response to the submissions received are provided as **Attachment 4**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a Heritage experienced member on the City's DRP for comment on two occasions. These referrals related to development plans dated 28 April 2022 included in **Attachment 6** and requested comment on how the development would present to The Boulevard.

In response to the community consultation and DRP member comments, the applicant made changes to the proposal as detailed in the Consultation section above. The amended plans were referred to the DRP member on the 18 July 2022.

A summary of the DRP progress is shown in the table below:

Design Review Progress		
	Supported	
	Pending further attention	
	Not supported	
	No comment provided / Insufficient information	
	Referral Date:	DRP Member Comments
		15 June 2022 18 July 2022
Principle 1 – Context & Character		
Principle 2 – Landscape Quality		
Principle 3 – Built Form and Scale		
Principle 4 – Functionality & Built Quality		
Principle 5 – Sustainability		
Principle 6 – Amenity		
Principle 7 – Legibility		
Principle 8 – Safety		
Principle 9 – Community		
Principle 10 – Aesthetics		

The member provided the following comments in respect to the final set of amended plans:

- The form, scale and detailing to the street elevation has been reconsidered noting the Statement of Character for The Boulevard Character Retention Area.
- The first floor setback has been further considered to align with the Character retention Area guidelines and the roof plan has been simplified with some dormer roof forms removed.

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;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form Policy; and
- Local Planning Policy: Character Retention Areas and Heritage Areas – Appendix 5: The Boulevard and Matlock Street Character Retention Guidelines.

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.

Planning and Development (Local Planning Scheme) Regulations 2015

The City is to have due regard to the matters set out in Schedule 2, Clause 67 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (LPS Regulations) in determining an application. The due regard matters relevant to this application are:

- the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*
- any approved State planning policy;*
- any local planning policy for the Scheme area;*

- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following –*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality; and*
 - (iii) *social impacts of the development;*
- (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (y) *any submissions received on the application;*
- (zb) *any other planning consideration the local government considers appropriate; and*
- (zc) *any advice of the Design Advisory Committee.*

Consideration of these matters is included in the Comments section of this report.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

The objectives of The Boulevard and Matlock Street Character Retention Guidelines are a relevant consideration for the application. These objectives are:

- *Retention and conservation of original dwellings;*
- *Protection and enhancement of the original streetscape character;*
- *Retention of the visual character of the early twentieth century Interwar styles of architecture;*
- *Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;*
- *New development that is visible from the street responds appropriately and complements and complements the surrounding streetscape through:*
 - *consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and*
 - *built form that incorporates consistent physical built form elements of the prevailing character without the requirement to mimic the style of the original character dwellings.*
- *Development to the rear of a dwelling where not visible from the street may be contemporary in style, respecting the scale and bulk of the prevailing character;*
- *Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and*
- *Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.*

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments, as the application received more than five objections during the 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 budget implications from this report.

COMMENTS:

An assessment against the discretionary aspects of the application is set out below. These relate to consideration against the R Codes, Built Form Policy and Character Guidelines.

Street Setback

In accordance with the Character Guidelines the deemed-to-comply primary street setback is 5.3 metres. Upper floors are to be set back a minimum of 4 metres behind the predominant ground floor building line.

The ground floor bay window would be set back 5.2 metres from The Boulevard. The remainder of the house and front verandah would be set back 5.3 metres to 7.5 metres from The Boulevard.

The secondary street (Larne Street) setback is 1.5 metres, in accordance with Table 1 of the R Codes. The application proposes a wrap-around verandah and alfresco area to be set back 1 metre from Larne Street. The library and formal lounge would be set back 2 metres from Larne Street.

The proposed primary and secondary street setbacks would satisfy the design principles of the R Codes, Local Housing Objectives of the Built Form Policy and Character Guidelines for the following reasons:

- Consistency with established streetscape: The proposed primary street setback would contribute to the existing streetscape and would also be consistent with the setbacks of the established streetscape. The portion of the ground floor that would project forward of the deemed-to-comply standard would be a 1.6 metres wide bay window. The scale of this projection would mean it would not present significant bulk to the street. The window would contribute visual interest to the façade and would facilitate street surveillance as clear glazing is proposed. The fenestration of the bay window would have a vertical emphasis consistent with that seen in the surrounding streetscape. The ground floor incorporates an asymmetrical form, with the remainder of the dwelling set back 7.5 metres. This articulation of the primary street elevation is a predominant feature of the interwar dwellings in the streetscape.
- Landscaping of primary street setback: As a result of the site having vehicular access from the ROW, the primary street setback would not be constrained by the provision of vehicle access. This would provide for greater opportunities for landscaping, including planting of trees, and open space within the primary street setback. The primary street setback would be largely free of hard surfaces, except for where pedestrian access is provided. The provision of soft landscaping would be consistent with the

objectives of the Character Guidelines. The setback would provide for sufficient open space to the front and rear of the property.

- Articulation of The Boulevarde elevation: The Boulevarde elevation would be articulated, with setbacks varying from 5.2 metres to 7.5 metres. The upper floor would be set back a further 4.5 metres behind the ground floor maintaining the single storey appearance as viewed from The Boulevarde.
- Articulation of the Larne Street elevation: The Larne Street elevation would incorporate a large number of major openings and articulation in the form of two bay windows which would assist in breaking up the massing of the proposed development. The Larne Street elevation of the upper floor would be articulated from the ground floor by the primary street setback that would be visible from Larne Street. The wrap-around verandah would project forward of the upper floor, reducing the massing and bulk of the elevation.
- Verandah and Alfresco provide articulation: The verandah and alfresco area would be open and light-weight structures. The verandah and alfresco add visual articulation and interest to the Larne Street elevation and assist in reducing the perception of bulk presented to the street.

Lot Boundary Setbacks

The application proposes the following lot boundary setbacks that do not satisfy the deemed-to-comply standards:

- The ground floor guest room to the scullery would be set back 1.06 metres from the northern lot boundary in lieu of 1.8 metres;
- The upper floor study to walk in robe would be set back 1.06 metres in lieu of 2.4 metres; and
- The laundry/mud room would have a maximum wall height of 3.8 metres above natural ground level in lieu of 3.5 metres.

The applicant's justification for the reduced setback of the northern elevation of the upper floor is included as **Attachment 7**. The lot boundary setbacks and boundary wall to the northern lot boundary would satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy and Character Guidelines for the following reasons:

- Consistency with existing setbacks: The proposed reduced setback to this boundary is consistent with existing development context and urban form of The Boulevarde, which typically incorporates reduced side setbacks to one lot boundary;
- Visual Privacy impacts: The proposed lot boundary setbacks would not result in overlooking of the adjoining property. Windows to habitable rooms raised more than 0.5 metres above natural ground level on the northern elevation would be screened, while still allowing for cross ventilation of the house;
- Ventilation: The 1.06m setback in conjunction with the 0.9 metre setback of the adjoining property would provide 1.96 metres of separation between the dwellings which would allow sufficient space for air flow to allow for cross-ventilation of both the subject site and adjoining property;
- Impact on solar access: The subject walls are located to the south of the adjoining property and would not result in a reduction in access to direct sunlight. Due to the orientation of the site the development would not shadow over adjoining properties for the purposes of assessment and would comply with R Codes Clause 5.4.2 – Solar access for adjoining sites;
- Articulation: The adjoining property has two major openings on their southern elevation to the east and west of the proposed stairwell on the subject site. The proposed development would provide articulation to these major openings with a 1.7 metres setback to the proposed stairwell. This would assist in breaking up the mass and bulk presented to the adjoining property;
- Location of reduced setback: The upper floor ensuite and walk in robe would all be adjacent to portions of the adjoining property with no major openings. Views of this portion of the dwelling from the adjoining property's outdoor living areas would be obscured by their dwelling, reducing the level of bulk that would be visible from these areas;
- Length of boundary wall: The portion of lot boundary wall that exceeds the deemed-to-comply height of 3.5 metres would be 2.5 metres wide. The remainder of the boundary wall to the northern lot boundary would be 2.4 metres to 2.7 metres in height. Due to its short length, the bulk presented by the boundary wall would be unlikely to adversely impact the amenity of the adjoining property;
- Location of boundary wall: The lot boundary wall would be adjacent to a side setback area of the adjoining property with no major openings. The boundary wall would not result in a reduction of light and ventilation to the adjoining property, and due to its location would not adversely impact the amenity of the adjoining property.

Privacy

The upper floor study proposes a 2.9 metre cone of vision setback to the northern lot boundary in lieu of the 4.5 metre deemed-to-comply standard of the R Codes.

The proposal would meet the design principles of the R Codes for the following reasons:

- Oblique views: The study window would be located on the front façade and orientated towards The Boulevard. The cone of vision that would fall within No. 74 The Boulevard (the adjoining property), would be oblique rather than direct. This would reduce the actual and perceived level of overlooking from the study.
- Views towards primary street setback: The cone of vision would fall to a portion of narrow lot boundary setback area of the adjoining property, with views towards the primary street setback area. Under the R Codes explanatory guidelines that support the design principles it is noted that lesser need for protection from overlooking is usually required in the case of front gardens and areas visible from the street which are frequently less used. Given the street facing location of this opening it is considered that modifying the window size, increasing the window height or screening the window would not be a suitable design response and would impact the symmetry of the dwelling as viewed from the street.
- No overlooking of active habitable spaces: The southern open space is not the primary outdoor living area of the adjoining dwelling and the portion of dwelling affected by the overlooking does not contain any major openings which would enable overlooking of internal habitable spaces from the proposed study.

Garages and Carports

In accordance with the Character Guidelines, garages are permitted to have a maximum wall height of 2.7 metres. The proposed garage would have a wall height of 3 metres.

The garage wall height would be acceptable for the following reasons:

- Absence of parking facilities to primary street: The garage would front the ROW and positively enhances the streetscape by maintaining the absence of car parking facilities within the Boulevard streetscape; and
- Impact on presentation of dwelling: Due to its location at the rear of the property, the garage would not impact the presentation of the dwelling to the street.

The Built Form Policy sets the deemed-to-comply standard for garage width of 50 percent of the lot width. The proposed garage would be 50.3 percent, or 0.04 metres more than the deemed-to-comply standard.

The proposed garage width would be acceptable for the following reasons:

- Visual connectivity between street and house: The garage would front the ROW and would not impact on the visual connectivity between the dwelling and the character streetscape; and
- Impact on street character: The ROW is intended to be used for vehicle access, the location of the garage to the ROW would be consistent with the objectives of the Character Guidelines and would preserve and enhance the character of the existing streetscape, with similar structures provided located fronting the ROW at Nos. 79 and 83 Matlock Street.

Sightlines

The deemed-to-comply standards of the Built Form Policy require a 1.5 metre by 1.5 metre truncation to be provided where a driveway intersects a street or ROW. The proposed garage would provide a 1 metre by 1 metre sightline to the ROW on the northern side of the garage and a 1 metre by 0.5 metre sightline to the southern side due to the presence of a boundary fence. A condition requiring a 1 metre by 1 metre sightline to be provided is included in the officer recommendation.

The 1 metre by 1 metre sightlines satisfy the local housing objectives of the Built Form Policy for the following reasons:

- Safety: The garage would be setback adequately from the ROW to ensure safe vehicle movements out of the site are provided with sufficient opportunities to view oncoming vehicles and pedestrians within the ROW;

- Reduced Traffic Volumes to ROW: The accepted engineering practice within the City for sightlines to ROWs is a 1.0 metre by 1.0 metre truncation area. This is due to the reduced pedestrian and vehicle traffic volumes and slower speeds of vehicle movements in ROWs; and
- Manoeuvring: The setback of the garage meets the vehicle manoeuvring requirements, as per the Australian Standards (AS2890.1). The City's Engineering team have confirmed vehicles could safely enter and exit from the vehicle access points.

External fixtures

Under the Built Form Policy air conditioning units to single houses are to be located to the rear of a dwelling at the ground floor, below the fence line (1.8 metres). The proposed development would have air conditioning units to the northern (side) elevation.

The proposed air conditioning unit is acceptable for the following reasons:

- Not visible from adjoining property: The unit would be screened by the dividing fence between Nos. 72 and 74 The Boulevarde, which would ensure that it would protect the visual amenity of the adjoining property;
- Not visible from street: The air conditioning unit would be located within a nook in the northern elevation of the proposed dwelling which would screen the unit from view 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. The deemed-to-comply landscaping standards set out in the Built Form Policy have not yet been approved by the Western Australian Planning Commission as such, these provisions are given regard only in the assessment of the application and do not have the same weight as other policy provisions.

The Built Form Policy deemed-to-comply standard is for 30 percent of a lot to be provided as canopy coverage at maturity. The application initially proposed 4.2 percent of the site to be canopy coverage. Following community consultation, the applicant submitted amended plans with an additional tree and modification of species. The development would now provide 17.5 percent canopy coverage at maturity.

The proposed landscaping would satisfy the local housing objectives of the Built Form Policy for the following reasons:

- Deep Soil Zones and Planting Areas: The subject site would provide 19.2 percent deep soil zones and planting areas, greater than the 12 percent and 3 percent required respectively by the Built Form Policy. Additional landscaping areas that do not meet the minimum 1 metre dimension would also be provided increasing the planting areas. The deep soil zones and planting areas proposed offer additional opportunities for canopy and smaller planting across the site;
- Canopy Coverage: Tree species proposed on site would be capable of providing 10 metres of canopy width each at maturity. The width, spacing and location of deep soil zones and canopy trees would ensure landscaping proposed is capable of growing to full maturity, which has also been reviewed and supported by the City's Parks team; and
- Streetscape Benefits: The mature verge trees to The Boulevarde and Larne Street would be retained. The planting of two jacaranda trees within the primary street setback would be consistent with the objectives of the Character Guidelines of providing soft landscaping within the Boulevarde street setback areas.

Character Guidelines

The Character Guidelines desired development objectives encourage retention and conservation of the existing stock of inter-war dwellings and seek to protect and enhance the existing streetscape character. However, the Guidelines do not have the same effect as a Heritage Area designated under Clause 9 of the LPS Regulations and proposals to demolish a dwelling within a Character Area would not require development approval.

The Character Guidelines consider that where new development is proposed this should respond with built form that incorporates consistent physical built form elements of the prevailing character. In addition to

replacing portions of the deemed-to-comply provisions of the R Codes, the Character Guidelines provides additional Local Housing Objectives that do not replace deemed-to-comply criteria of the R Codes.

The proposal is considered to meet the objectives of the Character Guidelines for the following reasons:

- The proposed development is of a sympathetic style to the inter-war dwellings within the Boulevardde Character Retention Area. The dwelling incorporates design elements including an asymmetrical presentation to the street with front verandah and a pitched roof form with gables;
- The fenestration to the Boulevardde and Larne Street demonstrates a vertical emphasis which is consistent with the style seen within the surrounding streetscape;
- Although not a common material within the Boulevardde Character Retention Area, weatherboard is a traditional building material which is seen in character streets and would be sympathetic to the streetscape;
- The plans received support from the DRP Member following amendments to the upper floor primary street setback which has been increased to meet the policy requirements;
- The floor levels of the proposed dwelling would be compatible with the floor levels of the adjoining property; and
- The front setback area would be developed as a predominantly soft landscaped garden. This would be consistent with the majority of houses fronting The Boulevardde which include soft landscaping areas. It would also be consistent with the objectives of the Character Guidelines.

**CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE**

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

-  PARKS AND RECREATION
-  R Restricted Public Access
-  PRIMARY REGIONAL ROADS RESERVATION
-  OTHER REGIONAL ROADS RESERVATION
-  RAILWAYS
-  PUBLIC PURPOSES
Particular use denoted as follows:
-  H Hospital
-  HS High School
-  TS Technical School
-  CP Car Park
-  U University
-  CG Commonwealth Government
-  SU Special Use
-  WSD Water Authority of Western Australia
-  P Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

-  PUBLIC OPEN SPACE
-  R Restricted
-  PUBLIC PURPOSES
Particular use denoted as follows:
-  PS Primary School
-  CP Car Park
-  CU Civic Uses
-  HS High School
-  I Institute for the Deaf
-  W Water Supply Sewerage and Drainage
-  TS Technical School

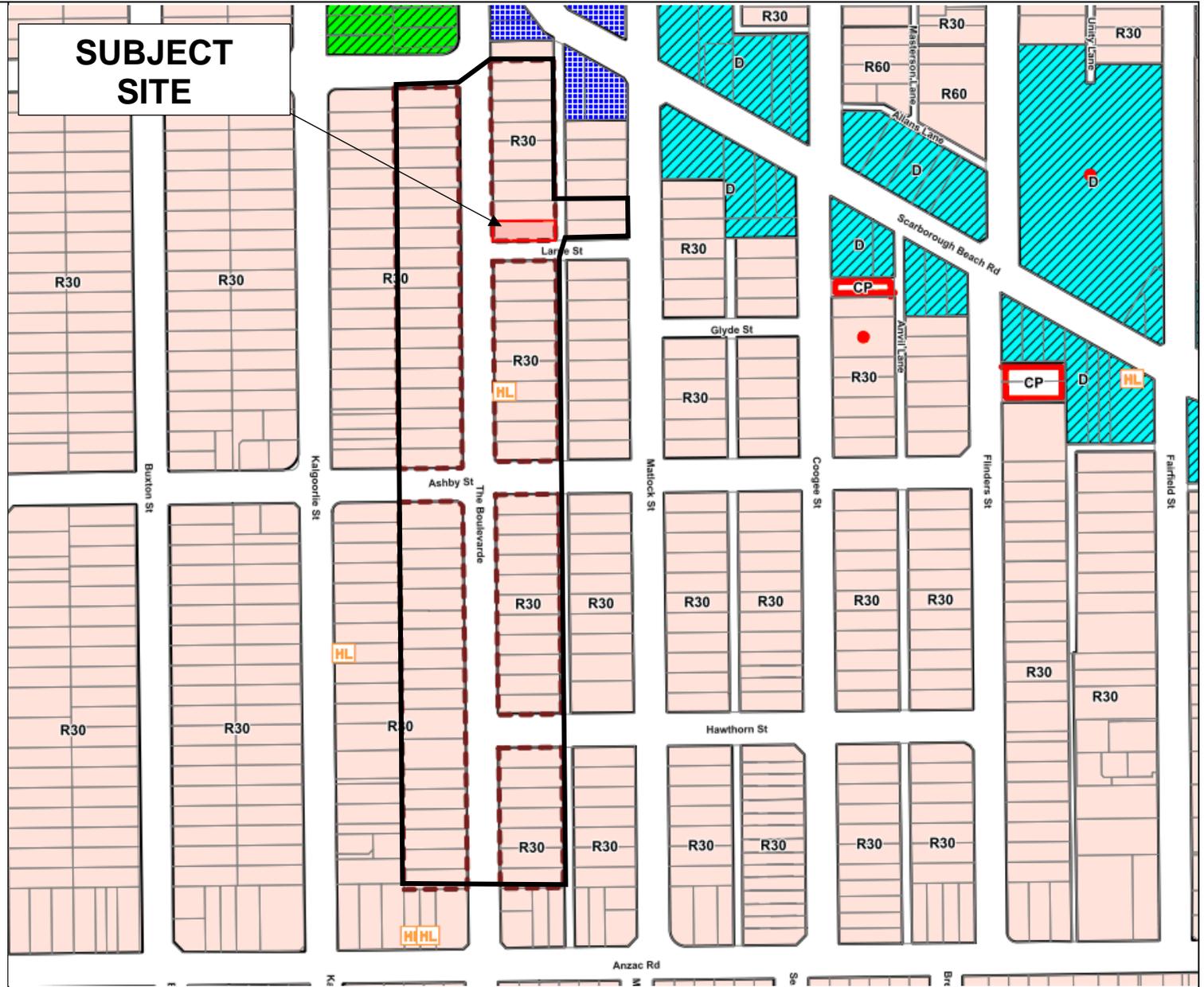
CITY OF VINCENT SCHEME ZONES

-  RESIDENTIAL
-  MIXED USE
-  COMMERCIAL
-  LOCAL CENTRE
-  DISTRICT CENTRE
-  REGIONAL CENTRE
-  SPECIAL USE
Particular use denoted as follows:
-  CP Car Park
-  CU Community Use
-  FC Function Centre
-  HC Hall and Non Residential Club
-  H Hotel
-  PW Place of Worship
-  S Service Station

 ADDITIONAL USE

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

-  CODE AREA BOUNDARY
-  SCHEME AREA BOUNDARY
-  DENSITY CODE



CITY OF VINCENT

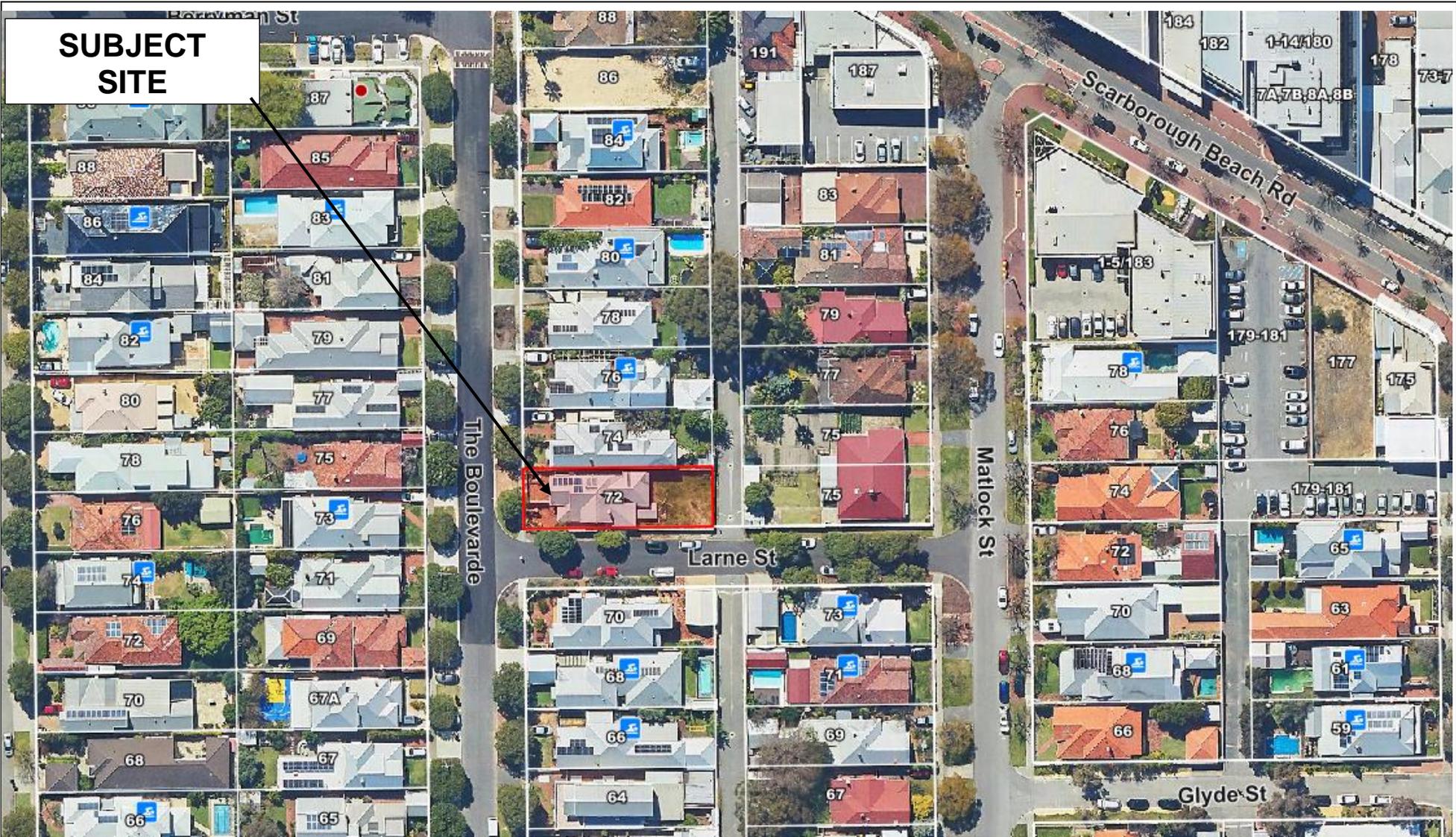
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Consultation and Location Map

No. 72 The Boulevard,
Mount Hawthorn

Extent of Consultation





CITY OF VINCENT

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No. 72 The Boulevard,
Mount Hawthorn



CLIENT:	PLAN: P 3642	LOT AREA: 470m ²	SURVEY DATE: 05/05/21
BUILDER: BRANCATO	C/T Vol: 1011 Fol: 32		MAP REFERENCE:
BUILDER JOB #	HEIGHT DATUM: AHD	COASTAL ZONE: >1KM	
AUTHORITY: CITY OF VINCENT	HEIGHT CORRECTION TO AHD: NO	SEWER INFORMATION: YES	

FEATURE SYMBOL LEGEND

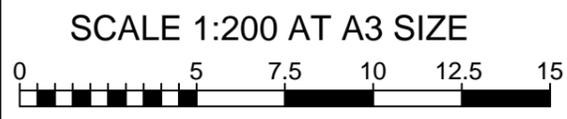
NOTES
 (1) ALL FEATURES IN GOOD CONDITION EXCEPT WHERE NOTED
 (2) DEVELOPMENT AREA: ESTABLISHED
 (3) FOR CLARITY, TREE SPREADS ARE NOT SHOWN TO SCALE



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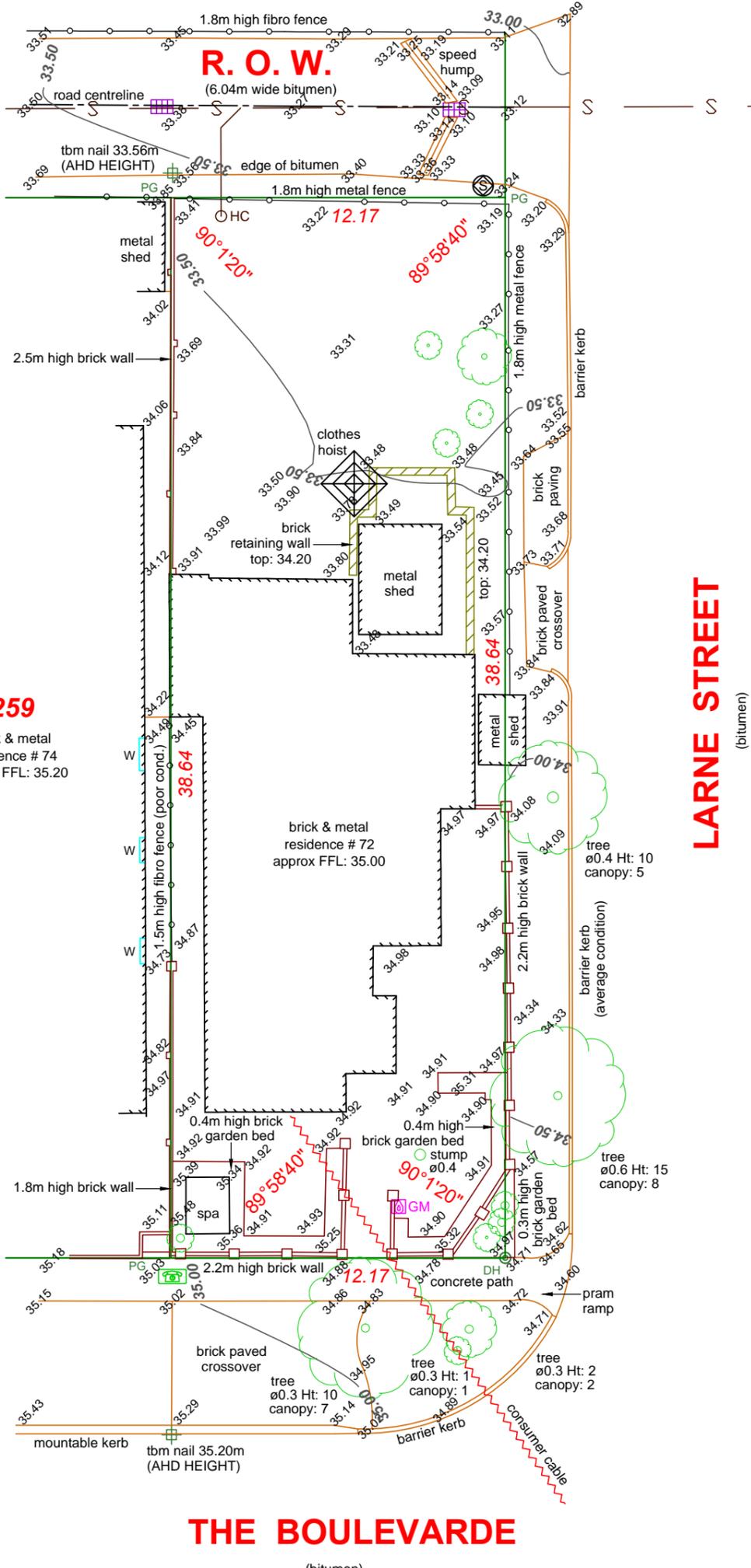
POWER	
CABLE DOME	POWER POLE
CABLE BOX	CONSUMER POLE
POWER MARKER	EXPOSED CABLES
LIGHT POLE	STAYWIRE ANCHOR
WATER	
WATER METER / TAP	FIRE HYDRANT
TAP	STOP VALVE
FLUSHING POINT	RETIC VALVE
BORE	WATER MARKER
SEWERAGE	
SEWER M/H (SQUARE LID)	SEWER M/H (ROUND LID)
INSPECTION SHAFT	INSPECTION OPENING
HOUSE CONNECTION	
TELSTRA	
TELSTRA PIT	TELSTRA MANHOLE
TELSTRA MARKER	
DRAINAGE	
DRAIN M/H (SQUARE LID)	DRAIN M/H (ROUND LID)
SIDE ENTRY PIT	DRAINAGE GRATE
COMBINED ENTRY PIT	
GAS	
GAS METER	GAS VALVE
GAS MARKER	
SURVEY MARKS	
PEG FOUND	PEG GONE
DRILL HOLE	BENCH MARK
PEN MARK	NAIL & PLATE
	NAIL
MISCELLANEOUS INFO.	
STREET SIGN	SPOT HEIGHT
UNKNOWN SERVICE MARKER	BOLLARD
OVERHEAD POWER LINE	SEWER LINE
FENCE LINE	WINDOW / OPENING
SERVICE DETAILS	
WATER: A, TBC OVERHEAD POWER: L U/G POWER: NS TELSTRA: L GAS: L SEWER: L	
SERVICE NOTES	
L: LOCATED NS: NO SERVICE A: AVAILABLE BUT NOT LOCATED TBC: LOCATION TO BE CONFIRMED	

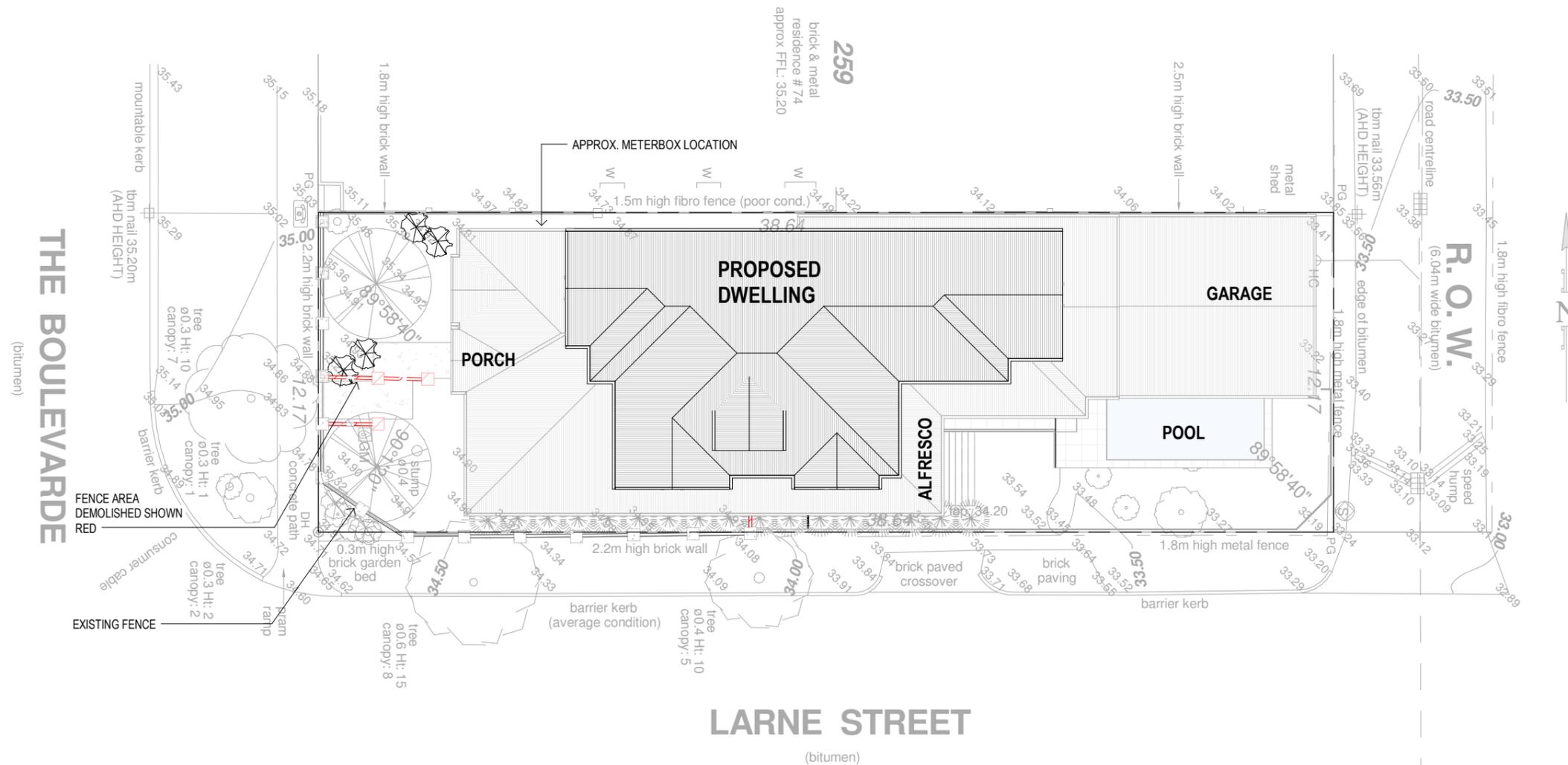
SEWER JUNCTION DETAILS	
HOUSE CONNECTION (HC) IL:	30.60
UP DISTANCE:	1.1
DEPTH TO CONNECTION:	1.60



IMPORTANT FEATURE SURVEY NOTES

- The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
- The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
- The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
- All service information shown of this plan should be verified with the relevant authorities.
- Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.





AREAS:	
GROUND FLOOR	171.17 m ²
GARAGE	45.20 m ²
ALFRESCO	30.25 m ²
VERANDAH	17.85 m ²
PORCH	7.09 m ²
	271.56 m ²
FIRST FLOOR	119.75 m ²
	119.75 m ²
TOTAL	391.30 m ²

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72 THE BOULEVARDE, MOUNT HAWTHORN, WA 6016

DRAWING
SITE PLAN

LOT: 258
SP/RP: P3642
LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**
SCALE @A3 **As indicated**
DWG NO. **DA 02** REV. **M**

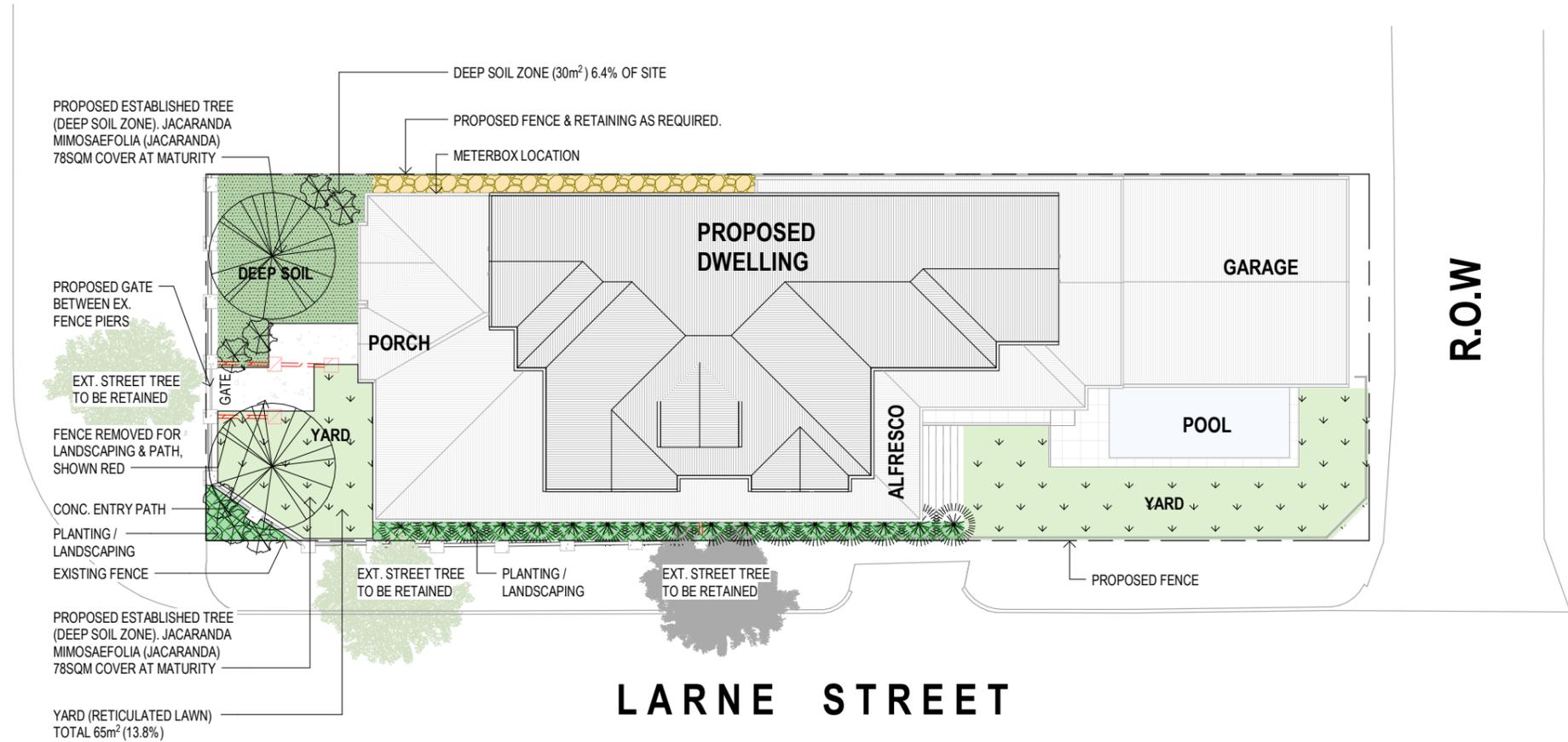
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L	AMENDED DA ISSUE	JV/DM	07.07.22
J	AMENDED DA ISSUE	JV/DM	04.07.22
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21



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THE BOULEVARDE



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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
LANDSCAPE PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. 72TBMH

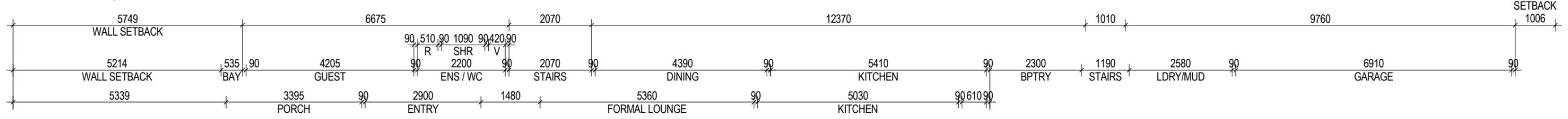
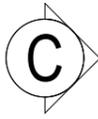
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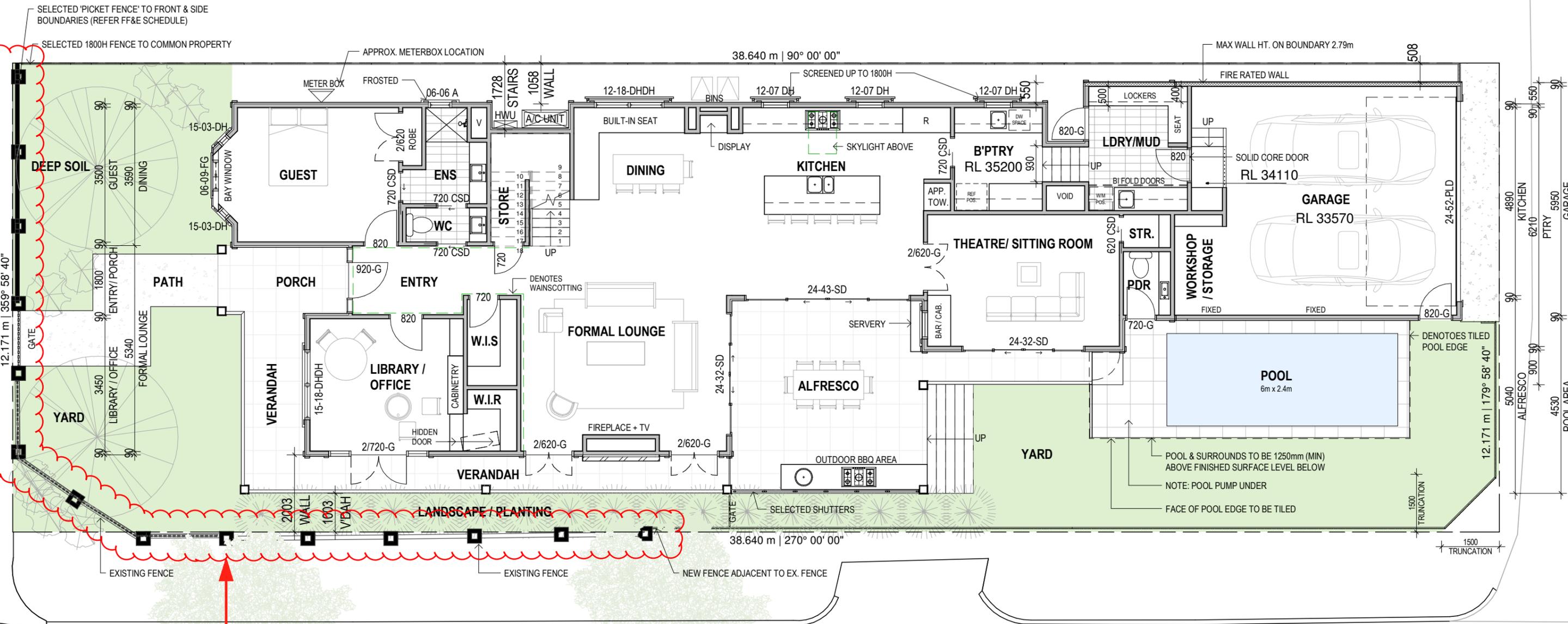
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H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
REV		DRAWN	



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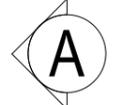


THE BOULEVARDE



NOT PART OF THIS APPROVAL

LARNE STREET



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72 THE BOULEVARDE, MOUNT HAWTHORN, WA 6016
DRAWING
GROUND FLOOR PLAN

LOT: 258
SP/RP: P3642
LOCAL GOVT: CITY OF VINCENT

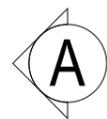
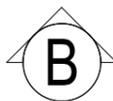
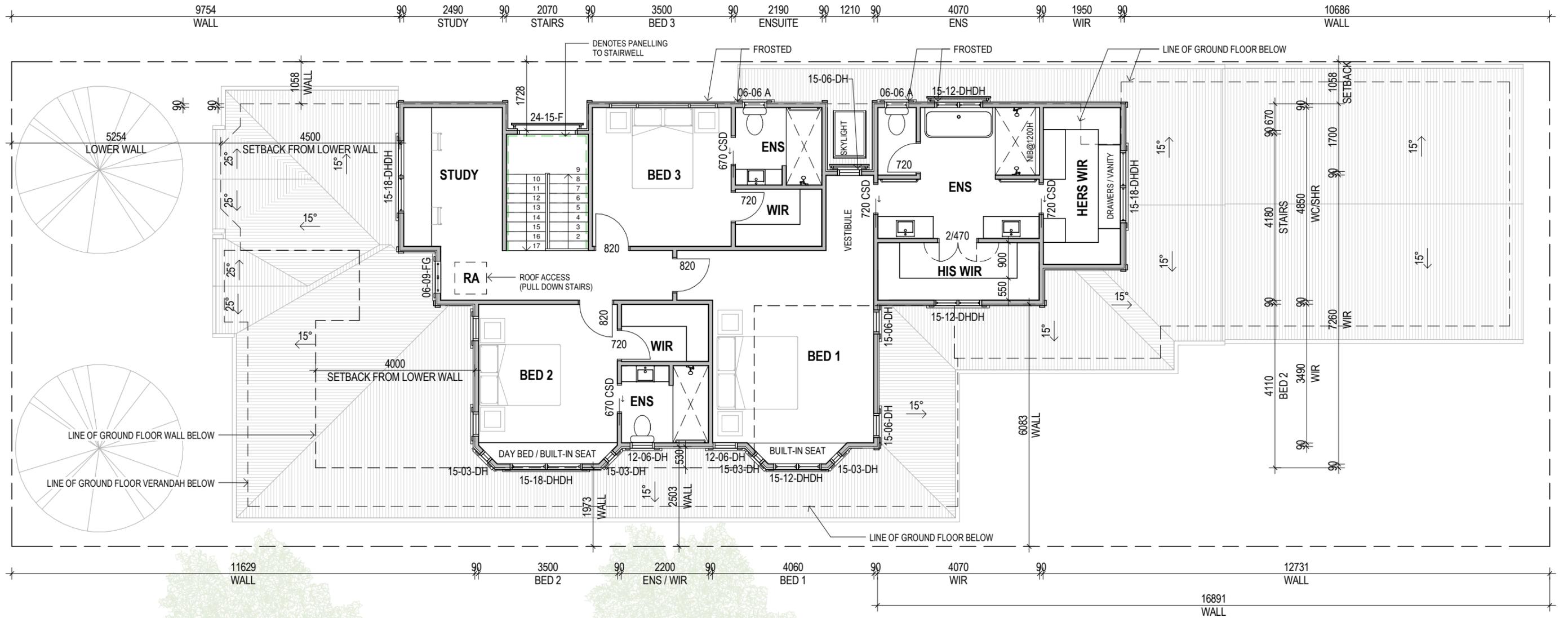
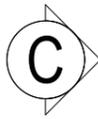
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SCALE @A3 **1 : 100**
DWG NO. **DA 03** REV. **M**

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L	AMENDED DA ISSUE	JV/DM	07.07.22
J	AMENDED DA ISSUE	JV/DM	04.07.22
I	D&W SCHEDULE	JV	03.05.22
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22



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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
FIRST FLOOR PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

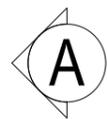
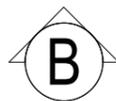
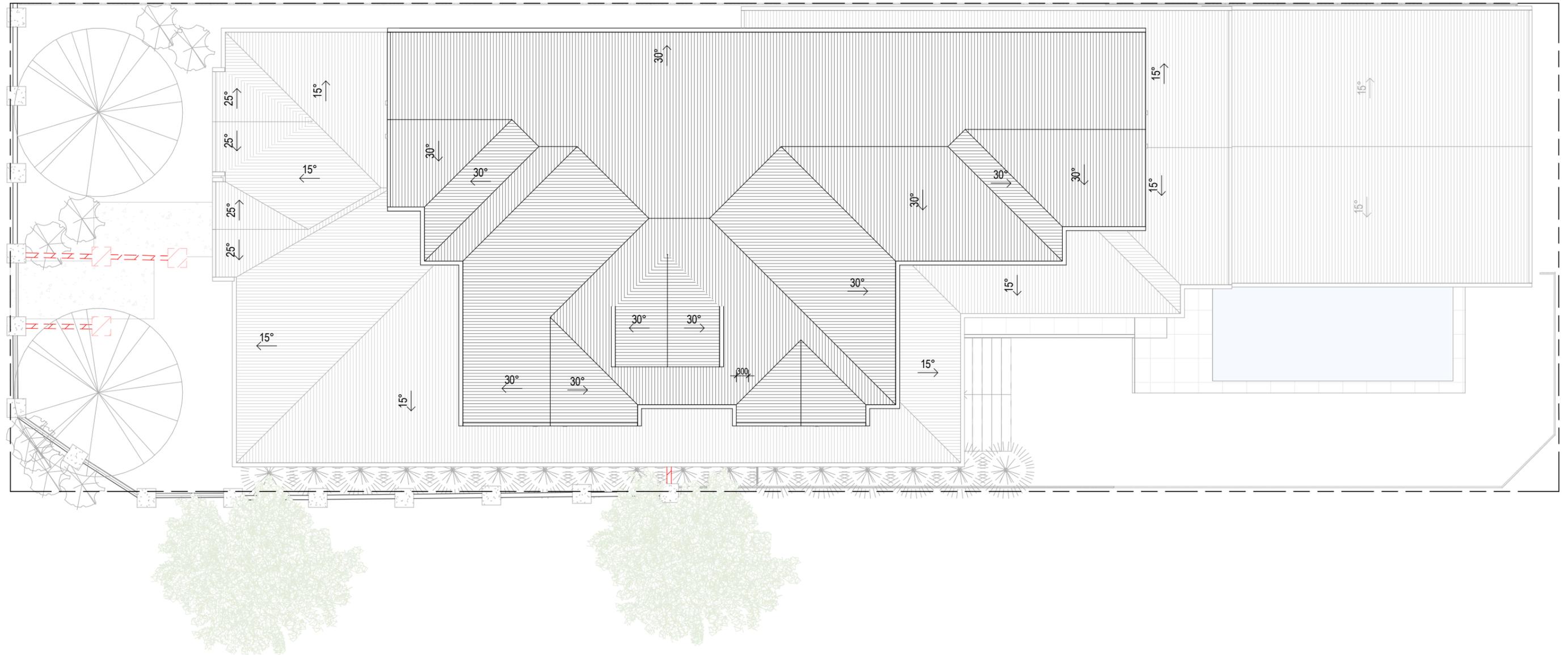
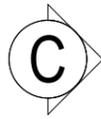
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SCALE @A3 **1 : 100**

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L	AMENDED DA ISSUE	JV/DM	07.07.22
J	AMENDED DA ISSUE	JV/DM	04.07.22
I	D&W SCHEDULE	JV	03.05.22
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
ROOF PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 **1 : 100**

DWG NO. **DA 05** REV. **M**

REV	DESCRIPTION	DRAWN	DATE
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L	AMENDED DA ISSUE	JV/DM	07.07.22
J	AMENDED DA ISSUE	JV/DM	04.07.22
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21

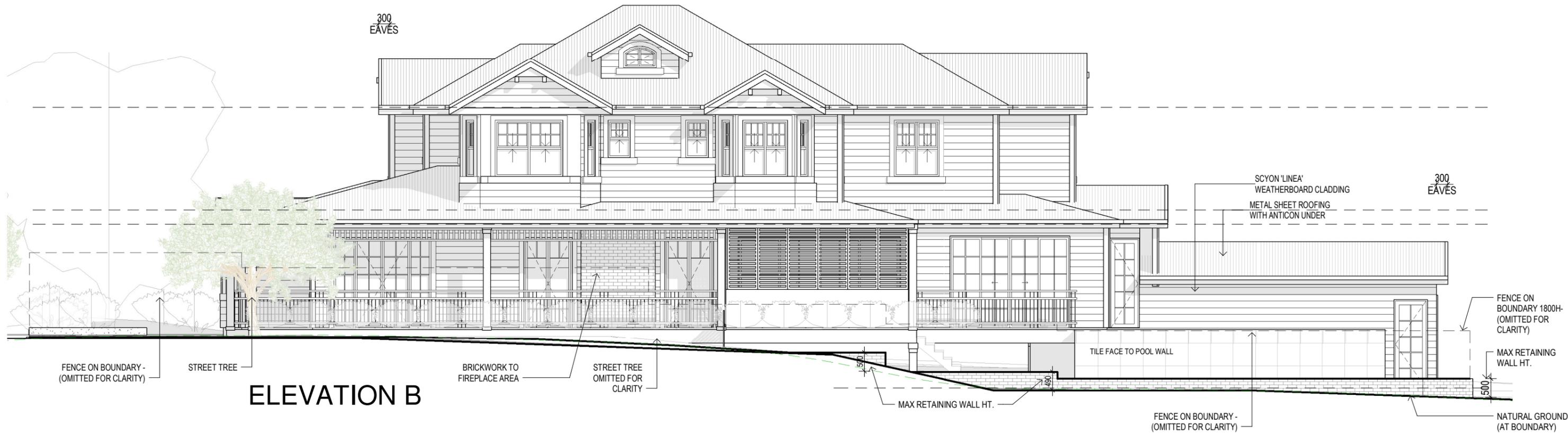
Do not scale from
drawing. Verify all
dimensions on site.



ELEVATION A

MATERIAL LEGEND

-  'SCYON' LINEA WEATHERBOARD
-  RENDERED FINISH
-  TIMBER CLADDING (SELECTED FINISH)
-  'SCYON' AXON CLADDING
-  BRICKWORK TO FIREPLACE



ELEVATION B

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
ELEVATIONS

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 **1 : 100**

DWG NO. **DA 06** REV. **M**

REV	DESCRIPTION	DRAWN	DATE
M	AMENDED DA ISSUE	JV/DM	19.07.22
L	AMENDED DA ISSUE	JV/DM	07.07.22
J	AMENDED DA ISSUE	JV/DM	04.07.22
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINAY DA ISSUE	JV	17.12.21

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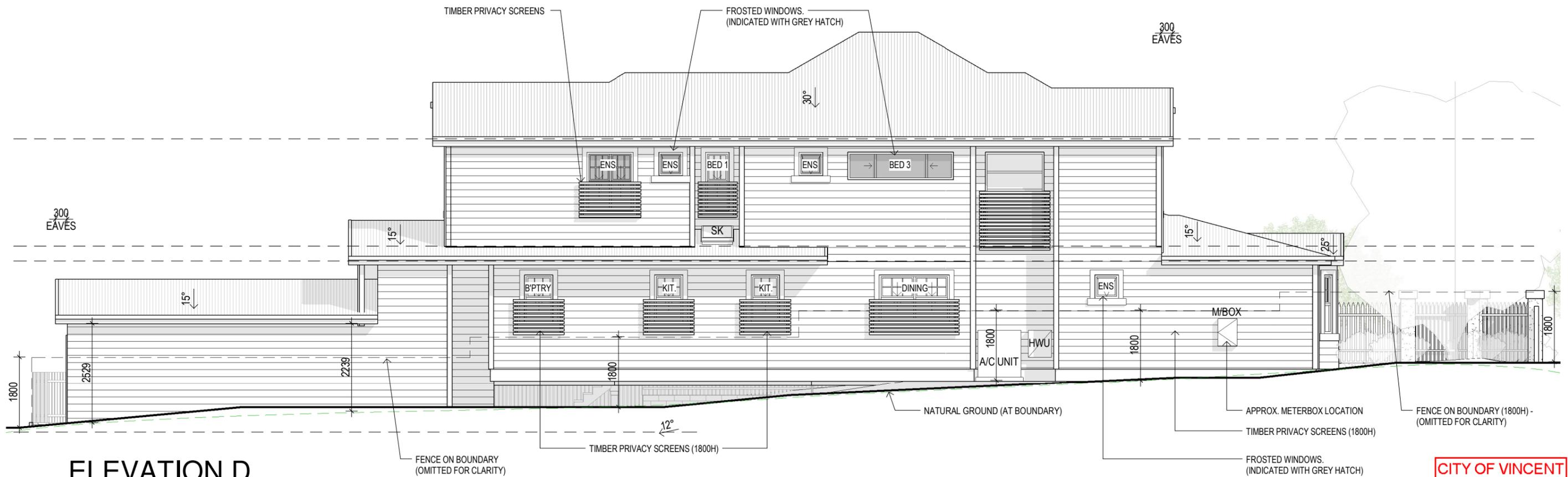
Do not scale from
drawing. Verify all
dimensions on site.

MATERIAL LEGEND

-  'SCYON' LINEA WEATHERBOARD
-  RENDERED FINISH
-  TIMBER CLADDING (SELECTED FINISH)
-  'SCYON' AXON CLADDING
-  BRICKWORK TO FIREPLACE



ELEVATION C



ELEVATION D

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
ELEVATIONS

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

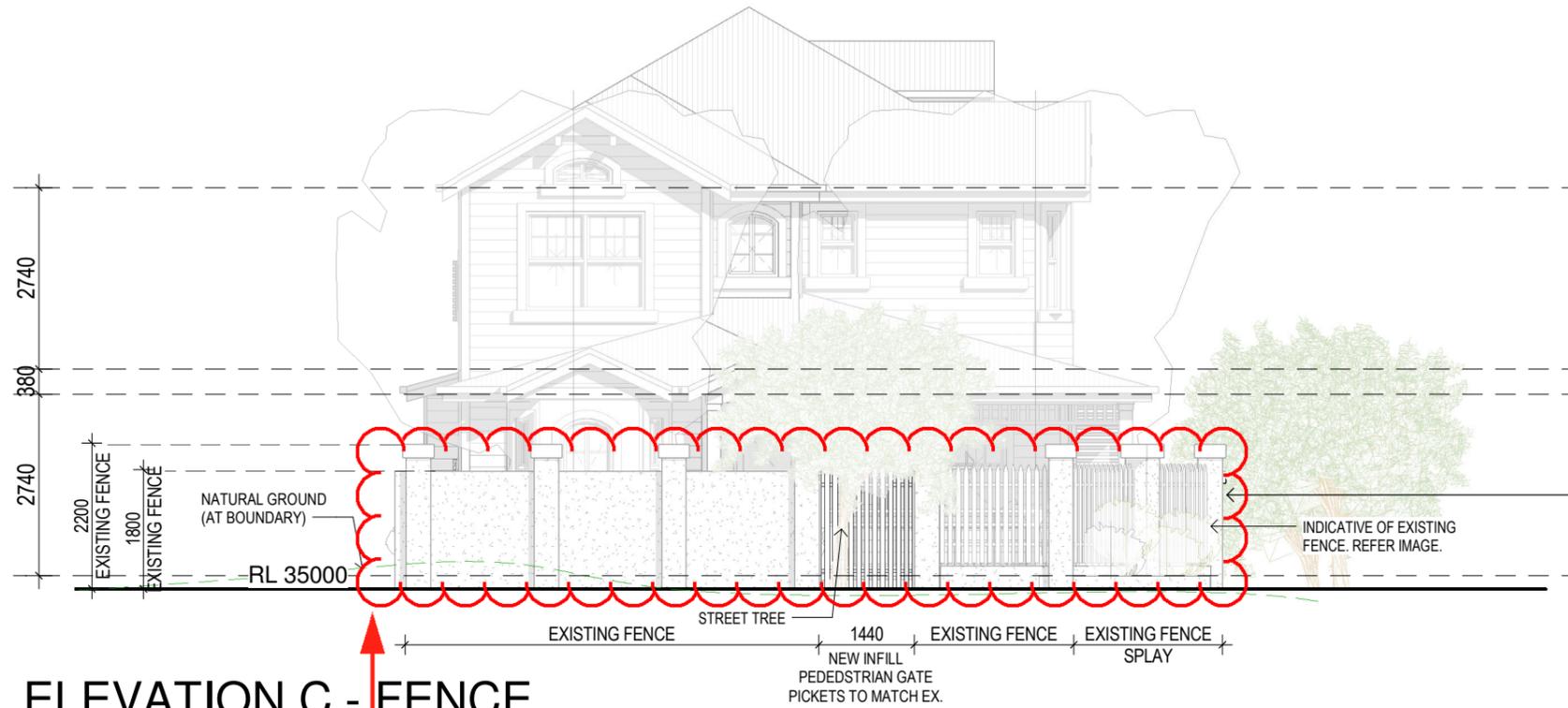
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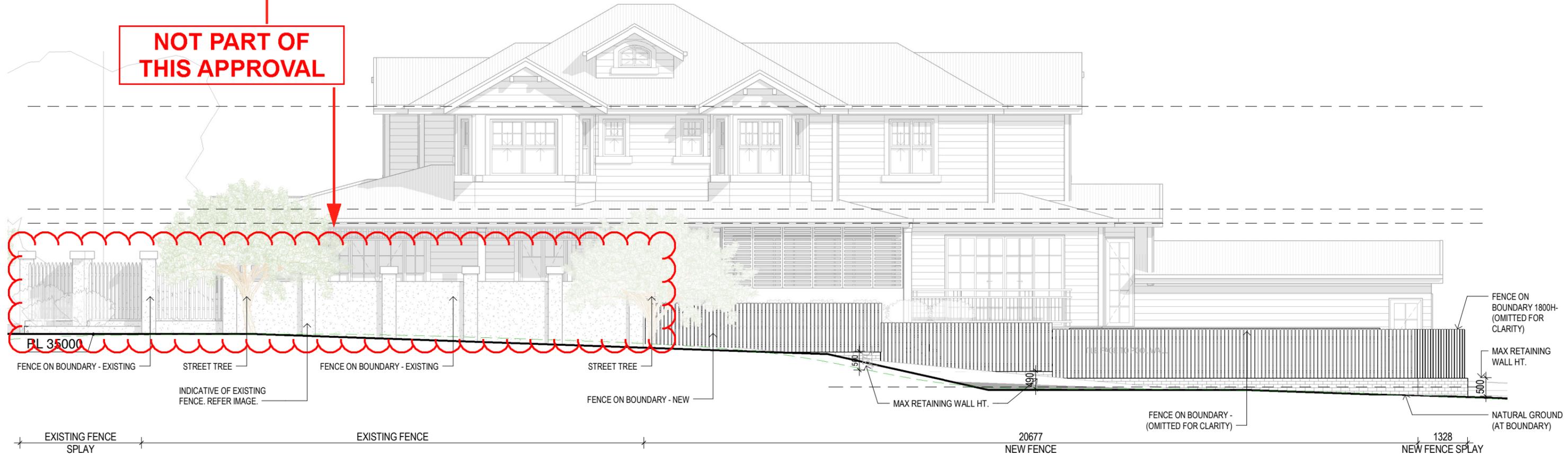
Do not scale from
drawing. Verify all
dimensions on site.



EXISTING RENDERED MASONRY FENCE WITH CORNER SPLAY PICKET FENCE INFILL
 IMAGE CREDIT: GOOGLE STREET VIEW

ELEVATION C - FENCE
 1 : 100

NOT PART OF THIS APPROVAL



ELEVATION B - FENCE
 1 : 100

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72 THE BOULEVARDE, MOUNT HAWTHORN, WA 6016
 DRAWING
FENCE ELEVATIONS

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 **1 : 100**

DWG NO. **DA 08** REV. **M**

REV	DESCRIPTION	DATE	DRAWN	DATE
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L	AMENDED DA ISSUE	07.07.22	JV/DM	
REV				

Do not scale from drawing. Verify all dimensions on site.

Summary of Submissions:

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

Comments Received in Support:	Administration Comment:
<p><u>General</u></p> <ul style="list-style-type: none"> • Support the larger size of house to accommodate families. • Consider the proposed dwelling is consistent with the style of the area. • Support the architectural style proposed. 	<p>Noted.</p>

Comments Received in Objection:	Administration Comment:
<p><u>General</u></p> <p>The character of The Boulevard should be protected. The proposed development is not sympathetic in bulk or form to the surrounding houses and ignores the character retention guidelines for the street.</p>	<p>The intent of the Character Guidelines is to protect the character of The Boulevard streetscape. The architectural style of the proposed dwelling would be of a character style, which incorporates elements of the interwar style of the Character Area, such as the front verandah and the pitched and gable roof forms. The bulk and scale presented to the street is considered to be acceptable as outlined below.</p>
<p><u>Streetscape</u></p> <ul style="list-style-type: none"> • Concerns about the proposed street setbacks and lack of canopy coverage which would impact the streetscape and would not maintain the intent of character retention of the street. • The house would present bulk and scale that would be dominant to the primary and secondary streets. It would detract from the surrounding character properties. • Suggest the application should comply with deemed-to-comply garage width. 	<ul style="list-style-type: none"> • Following the second round of consultation, amended plans were submitted incorporating two jacaranda trees within the front setback area. These would assist in providing greater canopy coverage across the site as and would reduce the impact of the development as viewed from the Boulevard as the trees approach maturity. • Following community consultation, amended plans were submitted increasing the upper floor setback to the primary street to meet the deemed-to-comply standard within the Character Guidelines. <p>The Larne Street elevation would have a large number of major openings and articulation in the form of two bay windows. In conjunction with the verandah, the dwelling would be highly articulated which would reduce the apparent bulk presented to Larne Street.</p> <ul style="list-style-type: none"> • The variation to the garage width is 4 centimetres. The garage would be located off the ROW to the east of the subject site and would have minimal impact on the streetscape. The relocation of vehicle access to the ROW would also result in the removal of an existing paved crossover to Larne Street.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Upper Floor Street Setback</u></p> <ul style="list-style-type: none"> The upper floor setback would not sufficiently reduce the bulk and scale of the dwelling as presented to the street. The upper floor setback would not be in keeping with single storey character of street. 	<p>Following the initial community consultation, amended plans were submitted that increased the setback of the upper floor from The Boulevarde to meet the deemed-to-comply upper floor standard of the Character Guidelines.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed lack of landscaping coverage would have a negative environmental impact in the area. The lack of landscaping and canopy coverage on site would contribute to the bulk and scale of the proposed dwelling to both the street and adjoining properties. The development has inadequate levels of tree canopy and general landscaping to soften the bulk of the proposed house and integrate it into the streetscape. 	<ul style="list-style-type: none"> Following the second round of community consultation, amended plans were submitted that provided two jacarandas to the primary street setback area. The canopy coverage at maturity would be 17.5 percent in lieu of the 30 percent standard provided in the Built Form Policy. The proposal complies with the deemed-to-comply provisions of the R Codes. The provisions of the City's Built Form Policy may be given regard, but may not form the basis of a refusal.
<p><u>Design and Character</u></p> <ul style="list-style-type: none"> The bulk and form of the house would be inappropriate for the location. The proposed development would not adhere to the objectives of the Character Retention Areas including the objective to <i>"encourage building design that retains and enhances the prevailing character of the area"</i>. The application proposes the demolition of the existing dwelling. The proposed use of weatherboard and the proposed form is not in keeping at all with the surrounding early 20th century brick and iron houses in the character retention area. The reduced setback of the upper floor, when combined with the busyness of the façade results in the building would be visually overbearing to the street. 	<ul style="list-style-type: none"> The amended proposal now meets the deemed-to-comply provisions relating to the setback of the upper floor from the primary street. The bulk presented to the primary and secondary streets is considered to meet the Design Principles of the R Codes and Local Housing Objectives of the Built Form Policy and Character Guidelines. Both The Boulevarde and Larne Street elevations would be highly articulated which would assist in breaking up the massing presented to the streets. The development would incorporate character elements including verandahs and gables which would be consistent with the character of the area. The intent of the Character Guidelines is to protect the character of The Boulevarde streetscape through the retention of existing dwellings. However, the Guidelines do not have the same effect as a Heritage Area designated under Clause 9 of the Deemed Provisions of the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> (LPS Regulations). Proposals to demolish a dwelling within a Character Area would not require development approval in accordance with Clause 61 of the Deemed Provisions of the LPS Regulations. Weatherboard is a traditional material which would be consistent with the interwar era of development of the Boulevarde. Following advice from the City's Design Review Panel, the applicant amended the plans to reduce the complexity of the Boulevarde façade. The modifications to the design, combined with the increased upper floor setback, have reduced the bulk presented to the street.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> • There are no other houses in the vicinity of the same height and this dwelling is out of character for the area. • The dwelling appears to be over-height and out of keeping with the character of the area. 	<ul style="list-style-type: none"> • It is noted that there are limited examples of two-storey dwellings along The Boulevard and that this an element included in the Statement of Character. However, the planning framework, including the Character Guidelines allow for two storey developments within the locality. • The proposed dwelling complies with the Building Height provisions of the Character Guidelines, which permit two-storey dwellings with a wall height of 7 metres.
<p><u>Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> • The proposed upper floor wall to the northern elevation would not provide sufficient openings or articulation to break up the bulk of the wall. The lack of articulation of the ground floor and upper floor setbacks further contributes to the bulk impact of the development. • The combination of the boundary wall and the proposed setback variation will restrict the ventilation to the northern adjoining property. • The proposed variations would be located adjacent to major openings to habitable rooms on the adjoining property including a bedroom and a living area both with operable windows and will have an impact on the amenity of these areas and their access to direct sun. • No landscaping would be provided along the northern boundary to reduce the impacts of building bulk on the northern adjoining property. 	<ul style="list-style-type: none"> • The elevation would include 11 windows which would assist in breaking up the massing of the elevation. The application proposes a continuation of the ground floor eave along the eastern portion of the wall which would assist in articulating the ground floor from the first floor. • The proposed boundary wall would be adjacent to a portion of the adjoining dwelling with no openings and would not affect the adjoining property's access to ventilation. • The northern elevation of the development would provide physical articulation at the point at which it could be seen from the adjoining property from the major openings which would assist in reducing the massing that could be seen from the adjoining property. The subject site is to the south of the adjoining property and would not affect the adjoining property's access to direct sunlight. • It is noted that no landscaping is provided to the northern elevation, however it is considered that the proposed elevation meets the design principles and local housing objectives for lot boundary setbacks.

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

Summary of Submissions:

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

Comments Received in Support:	Applicant Comment
<p><u>General</u></p> <ul style="list-style-type: none"> • Support the larger size of house to accommodate families. • Consider the proposed dwelling is consistent with the style of the area. • Support the architectural style proposed. 	<ul style="list-style-type: none"> • Noted. • Noted. • Noted.
Comments Received in Objection:	Applicant Comment
<p><u>General</u></p> <ul style="list-style-type: none"> • The character of The Boulevarde should be protected. The proposed development and is not sympathetic in bulk or form to the surrounding houses and ignores the character retention guidelines for the street. 	<p>The City's Design Review Panel are supportive of the overall architectural style of the dwelling however made suggestions to reduce the impact of the dwelling's bulk onto the streetscape. This has been done by:</p> <ul style="list-style-type: none"> • Setting the upper floor further back from the primary street to comply with the setback requirement. • The shape and form of the façade has been modified to incorporate the DRP's comments in the following manner: <ul style="list-style-type: none"> ○ Moving the bulk further east to address the slope from the west to the east. ○ Refinement and simplification of architectural detailing by scaling down the variety in roof forms to ensure they do not dominate the façade and compete with lower scale more simpler roof forms in the locality. This reduces the visual impact. ○ Removing the dormer windows to the roof plane. ○ Removing the arched head windows to the front façade and the cladding material extending to the gable. <p>The below images depict how the DRP's suggest changes respond to the concerns raised in the submissions.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment
	
<p><u>Streetscape</u></p> <ul style="list-style-type: none"> Concerns about the proposed street setbacks and lack of canopy coverage which would impact the streetscape and would not maintain the intent of character retention of the street. The house would present bulk and scale that would be dominant to the primary and secondary streets. It would detract from the surrounding character properties. Suggest the application should comply with deemed-to-comply garage width. 	<ul style="list-style-type: none"> The canopy coverage has been modified by incorporating 2 x Jacaranda trees into the proposal. The provision of these trees in the design means that the proposal now exceeds the 30 per cent minimum canopy coverage requirement. Bulk and scale addressed above. As the garage is oriented to address the right-of-way at the rear of the site, the additional width is not considered to have any impact on the streetscape. This is because there is limited amenity associated with the right-of-way streetscape as it simply serves as a vehicle access corridor for the adjoining properties.
<p><u>Upper Floor Street Setback</u></p> <ul style="list-style-type: none"> The upper floor setback would not sufficiently reduce the bulk and scale of the dwelling as presented to the street. The upper floor setback would not be in keeping with single storey 	<ul style="list-style-type: none"> The upper floor setback now complies.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment
<p>character of street.</p>	
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed lack of landscaping coverage would have a negative environmental impact in the area. The development has inadequate levels of tree canopy and general landscaping to soften the bulk of the proposed house and integrate it into the streetscape. The lack of landscaping and canopy coverage on site would contribute to the bulk and scale of the proposed dwelling to both the street and adjoining properties. 	<ul style="list-style-type: none"> As detailed above, the landscaping plan has been amended to ensure canopy cover now complies.
<p><u>Design and Character</u></p> <ul style="list-style-type: none"> The bulk and form of the house would be inappropriate for the location. The proposed development would not adhere to the objectives of the Character Retention Areas including the objective to <i>"encourage building design that retains and enhances the prevailing character of the area"</i>. The application proposes the demolition of the existing dwelling. The proposed use of weatherboard and the proposed form is not in keeping at all with the surrounding early 20th century brick and iron houses in the character retention area. The reduced setback of the upper floor, when combined with the busyness of the façade results in the building would be visually overbearing to the street. 	<ul style="list-style-type: none"> The amended proposal now reflects the prevailing character of the area. Specifically, the have the upper floor significantly set back from the primary street. Noted. Although an alternative material (weatherboard) is proposed, the overall architectural style has been modified to ensure is appropriately setback from the street and expressed in a simpler manner. Noted. Has been addressed as described above.
<p><u>Height</u></p> <ul style="list-style-type: none"> There are no other houses in the vicinity of the same height and is out of character for the area. The dwelling appears to be over-height and out of keeping with the character of the area. 	<ul style="list-style-type: none"> It is noted that there are limited examples of two-storey dwellings along The Boulevarde. The planning framework allows two-storey dwellings to be contemplated. Where examples do exist in the locality, the upper floor has been setback to meet the requirements of the local planning framework. This proposal has been amended to comply with that requirement.
<p><u>Lot boundary setbacks</u></p> <ul style="list-style-type: none"> The proposed upper floor wall to the northern elevation would not provide sufficient openings or articulation to break up the bulk of the wall. The lack of articulation of the ground floor and upper floor setbacks further contributes to the bulk impact of the development. The combination of the boundary wall and the proposed setback variation will restrict the ventilation to the northern adjoining property. 	<ul style="list-style-type: none"> The upper floor has been setback. The walls to the upper floor are articulated to provide visual amenity and interest to the dwelling. A total of 6 windows are provided along the upper floor of the north-facing wall. Between this dwelling and the dwelling to the north, there is a separation distance of at least 2 metres (not including the boundary fence and the boundary wall at the rear). As the boundary wall is located at the rear and is not located near any of the neighbouring property's built form, it is

Summary of Submissions:

Comments Received in Objection:	Applicant Comment
<ul style="list-style-type: none">• The proposed variations would be located adjacent to major openings to habitable rooms on the adjoining property including a bedroom and a living area both with operable windows and will have an impact on the amenity of these areas and their access to direct sun.• No landscaping would be provided along the northern boundary to reduce the impacts of building bulk on the northern adjoining property.	<p>irrelevant. This allows for sufficient ventilation between dwellings.</p> <ul style="list-style-type: none">• Windows are screened to ensure there is no overlooking to the neighbouring dwelling to the north. This will be no impact on solar access to the northern dwelling, as the subject site is located along the southern boundary.• This comment is not warranted because no landscaping is provided along the southern boundary of the property to the north (being No. 74 The Boulevard) which suggests the dwelling has not been designed with the impact of the bulk onto the property to the south in mind. Notwithstanding, it is essentially that landscaping on the subject site be provided in areas that are not only of benefit to the dwelling but to the streetscape. For this reason, landscaping is predominantly proposed along the western and southern boundaries, to address the street,

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

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 two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. 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.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. NO verge trees shall be removed. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorised pruning.
6. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will 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 shall be made in writing. The bond is non-transferable.
7. 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.
8. 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.
9. Clause 5.4.1 C1.2 Visual Privacy requirements of the R codes states that *screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property.*
10. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. 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. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.

PROJECT NOTES:

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- FLOOR TO BE PREFABRICATED TO MANUFACTURERS SPEC. & ALLOW 360MM MIN' DEPTH TO ALLOW FOR SERVICES
- SPACED & FIXED TO PROVIDE SUPPORT @ 450MM CRS OR TO ENGINEERS/FLOOR MANUFACTURERS DETAILS.

ROOF FRAMING

- ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS / ROOF PLAN.
- SPACED & FIXED AT 600MM MAX. CRS.
- SKILLION ROOF SPACED & FIXED AT 900MM MAX.; CRS.
- GIRDER TRUSSES TO BE PLACED DIRECTLY OVER EXTERNAL WALL STUDS OR APPROVED LINTEL.

WALL FRAMING

- EXTERNAL STUD WALLS 90MM TH, U.N.O. @ 600 MAX. CRS
- INTERNAL STUD WALLS 90MM TH U.N.O. @ 600 MAX. CRS
- ALL WINDOWS HEADS TO FINISH FLUSH WITH SOFFIT LINING U.N.O.
- LINTEL SIZES TO ENGINEERS DESIGN
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL

GARAGE DOOR

- 2130MM GARAGE DOOR OPENING, FRAMING AT 2105MM AFFL
- 2325MM GARAGE DOOR OPENING, FRAMING AT 2400MM AFFL
- GARAGE DOOR OPENING > 2130MM, FRAMING 25MM BELOW OPENING DIMENSION

CLADDING

ROOF CLADDING/PLUMBING

- CLADDING AS SPECIFIED ON ELEVATIONS
- SELECT COLORBOND FASCIA & GUTTER
- SELECT COLORBOND (RAINHEADS WHERE NOTED)/ DOWNPIPES TO BE CONNECTED TO U/G DRAINAGE
- BOX GUTTERS AS PER HYDRAULIC ENGINEERS DETAILS.

INTERNAL CEILING/WALL - GENERAL

- CEILING 'DIRECT FIX' 10MM UNISPAN PLASTERBOARD (OR APPROVED EQUIVALENT) U.N.O.
- WALLS TO BE 10MM PLASTERBOARD U.N.O (EXLC. FIRE RATED WALLS).

EXTERNAL CEILING/WALL - GENERAL

- CEILINGS 'DIRECT FIX' 10MM UNISPAN (OR APPROVED EQUIVALENT) PLASTERBOARD U.N.O.
- BRICK COURSING TO BE SET OUT TO ACHIEVE 2120 ABOVE F.F.L. FOR ALL WINDOW HEADS U.N.O.
- PROVIDE FC. SHEET INFILL ABOVE SIDE & REAR ELEVATION WINDOWS & DOORS WHERE INDICATED BY HATCHING, TO WALLS WITH SELECTED FACE BRICK. USE BLUEBOARD INFILL WHEN SELECTED RENDERED FINISH
- USE F.F.L. FOR DATUM OF WALL BRICK COURSES
- A.J. - DENOTES BRICKWORK ARTICULATION JOINTS. REFER TO ENGINEERS SLAB DESIGN &/OR BCA 3.3.1.8 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50MM MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 30MM MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPEN.
- RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT FREE OF RENDER & ARE NOT BLOCKED, IF RENDERED.

SOFFIT DETAIL

- 4.5MM FC SHEET (U.N.O.)
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK.
- ADD 160 TO EAVE WIDTH IN LIGHTWEIGHT CLAD AREA. DISREGARD (PACKING/ CLADDING)

ENGINEERING

- BUILDING TO CHECK ALL ENGINEERING DETAILS AND DOCUMENTATION, BEAM AND POST LOCATIONS, PRIOR TO ORDERING MATERIALS OR STARTING ON SITE.
- SETOUT OF STEELWORK AND STRUCTURE, INCLUDING POST, BEAM & EXISTING BEARER LOCATIONS (WHERE APPLICABLE) ARE THE RESPONSIBILITY OF THE BUILDER. ALL POST LOCATIONS TO BE CHECK MEASURE AND CONFIRMED ON SITE, PRIOR TO CONCRETE SLAB CONSTRUCTION.
- RETAINING WALLS AND ASSOCIATED DETAILS ARE TO BE AS PER THE ENGINEERS DETAILS.
- LEVELS (RL, FFL), SETOUTS & ASSOCIATED DETAILS ARE TO CONFIRMED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION TAKING PLACE.
- THE ENGINEER (STRUCTURAL, HYDRAULIC, TRAFFIC, CIVIL ETC) & INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR ALTERATIONS TO THE PLANS &/OR DETAILS BY THE BUILDER DURING OR AFTER 'STAGE C' OF INVILLA PTY LTD DESIGN AGREEMENT WITH THE CLIENTS.

BRICK PIERS/COLUMNS/POSTS

- PROVIDE BALCONY/ PORTICO &/OR ROOF SUPPORT WITH ENCASED SLIP JOINT SHS POSTS (FULL LENGTH U.N.O.) CHEM-SET TO CONCRETE FOOTING TO ENGINEERS DETAIL
- HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE.
- USE 330MM BELOW FFL FOR DATUM OF PIER BRICK COURSES

TERMITE PROTECTION

- PROVIDE TERMITE MANAGEMENT SYSTEM DEEMED TO SATISFY A.S. 3660.1

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH B.C.A. 3.9.1.
- BARRIERS & HANDRAILS MUST COMPLY WITH B.C.A. 3.9.2.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3870 &/OR B.C.A. 3.8.1.
- WALL LINING TO WET AREAS TO BE 6MM VILLABOARD U.N.O..
- CEILING 'DIRECT FIX' 10MM UNISPAN (OR EQUIVALENT) PLASTERBOARD
- ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO SUIT. SHOWER TILING TO EXTEND MIN. 20MM ABOVE SCREEN.

GLAZING

- WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE (WHERE BRICKS ARE IN USE).
- WIN. SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WIN. U.N.O.
- ALUMIN. WIN. & DOORS TO SIDE & REAR ELEVATIONS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288 GLASS IN BUILDINGS, & WITH A.S. 4055 FOR WIND LOADING
- ALL WINDOWS WITH A SILL HEIGHT OF 2M OR MORE ABOVE GROUND LEVEL SHALL BE RESTRICTED TO BE UNOPENABLE BEYOND 125MM, TO COMPLY WITH BCA 3.9.2.5 REQUIREMENTS (U.N.O.)
- *FLASHINGS* MUST BE PROVIDED TO ALL SIDES OF OPENINGS, EXCEPT AS PERMITTED, AND THE *FLASHING* EXTENDS NOT LESS THAN 110 MM BEYOND THE REVEALS. REFER NCC 3.5.4.6;

ENERGY EFFICIENCY NOTES

- PROVIDE BULK CEILING INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
- PROVIDE EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
- PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.

MISCELLANEOUS

- FLUES FOR ALL HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH B.C.A. 3.8.3.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, BCA & A.S. 3500

CONCRETE SLAB ON GROUND

- CONCRETE SLAB TO ENGINEERS DETAIL

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- 70MM STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600 COLD-FORMED STEEL STRUCTURES
 - AS4055 WIND LOADS FOR HOUSING
 - AS4100 STEEL STRUCTURES CODE
 - AS 3623 DOMESTIC METAL FRAMING
 - AS 3566.1 SELF DRILLING SCREWS

GENERAL NOTES

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. PLANS DRAWN AT SCALE 1:100 @ A3 UNO. PRINTED PLANS MAY NOT BE TO SCALE. ALWAYS REFER TO DIMENSIONS OR CONTACT INVILLA PTY LTD TO CONFIRM DIMENSIONS.
- PROVIDE 1:100 FALL TO ALL BALCONIES & PATIO'S U.N.O.
- PROVIDE 1800HT FENCING TO COMMON BOUNDARIES U.N.O
- RETAINING WALL HEIGHT(S) & LOCATION AS PER ENGINEERS DETAILS.
- ALL INTERNAL STAIR AND EXTERNAL STEPS/RAMPS TO COMPLY WITH SLIP-RESISTANCE RATINGS AS PER NCC 3.9.1.4
- 190MM CORE FILLED BLOCKWORK W/ 28MM FURRING CHANNELS ON WALL CLIPS (30/190/30) WITH FRAMEWORK TO EXTEND TO BLOCK WALL U.N.O. (REFER TO DETAIL)

NOTE: NOT FOR CONSTRUCTION.

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72 THE BOULEVARDE, MOUNT HAWTHORN, WA 6016

DRAWING

COVER PAGE

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

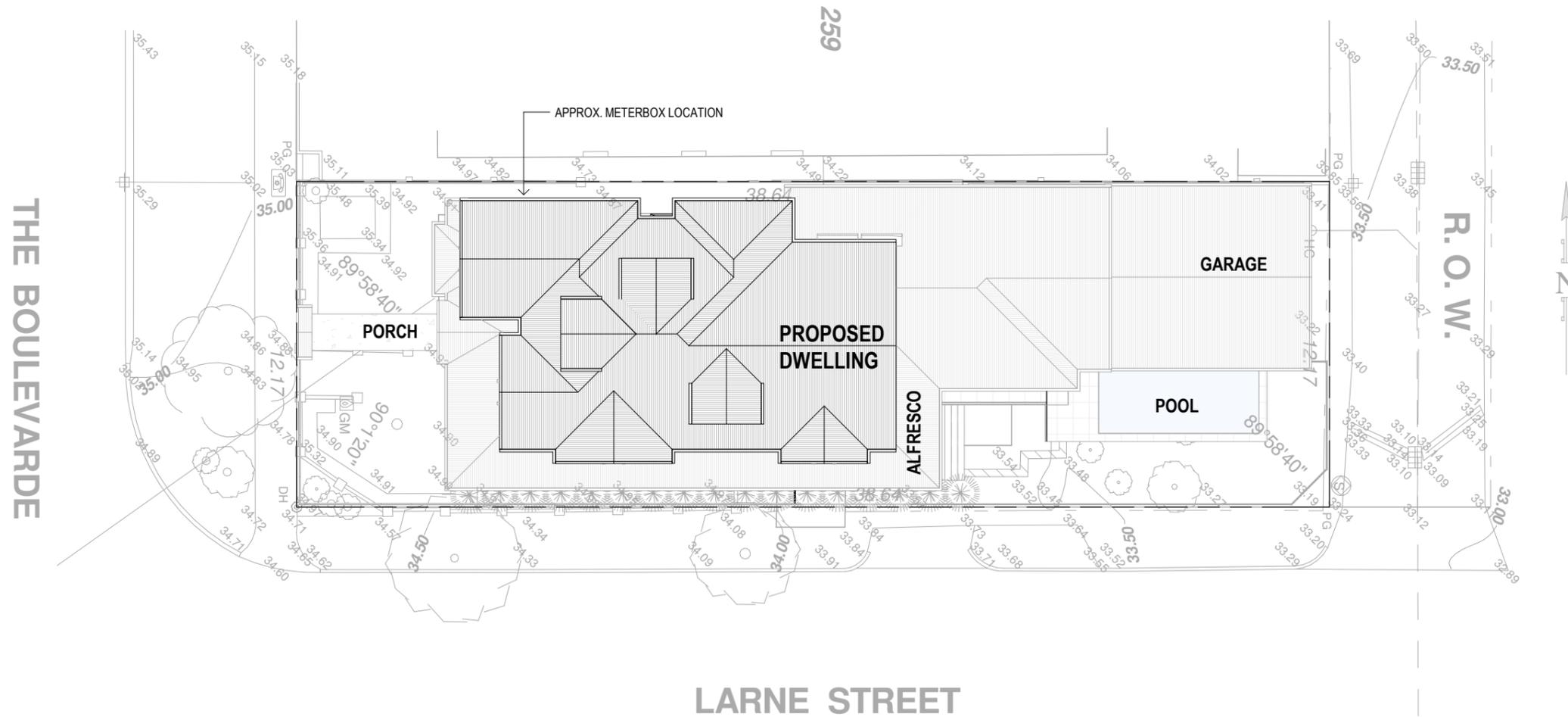
JOB NO. **72TBMH**

SCALE @A3 **1 : 1**

DWG NO. **DA 01** REV. **H**

H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINAY DA ISSUE	JV	17.12.21
E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21
REV	DESCRIPTION	DRAWN	DATE

Do not scale from
drawing. Verify all
dimensions on site.



AREAS:	
GROUND FLOOR	170.46 m ²
GARAGE	45.20 m ²
ALFRESCO	30.25 m ²
VERANDAH	17.85 m ²
PORCH	5.87 m ²
	269.63 m ²
FIRST FLOOR	117.04 m ²
	117.04 m ²
TOTAL	386.67 m ²

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
SITE PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 As indicated

DWG NO. **DA 02** REV. **H**

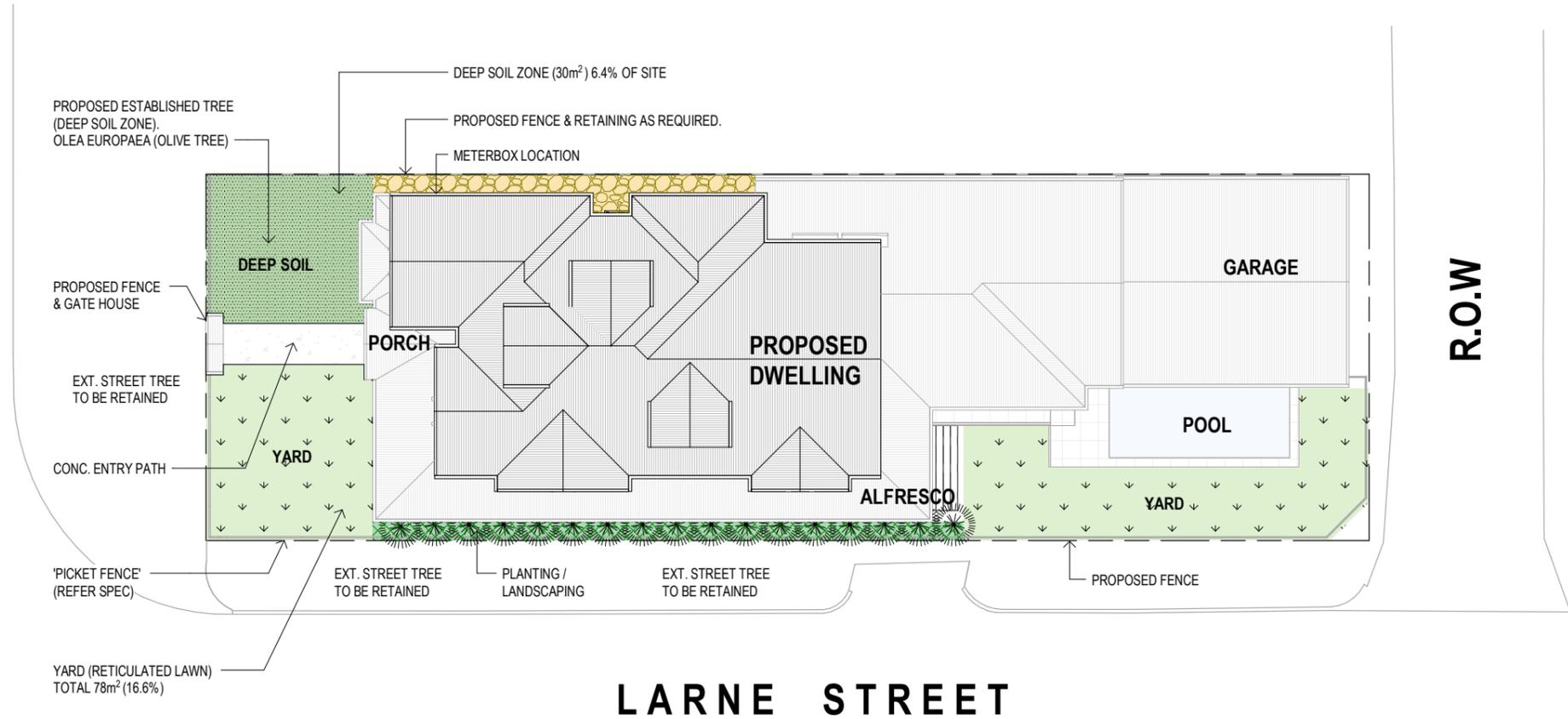
REV	DESCRIPTION	DRAWN	DATE
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21
E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21



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dimensions on site.



THE BOULEVARDE



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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**

DRAWING
LANDSCAPE PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 **As indicated**

DWG NO. **DA 02A** REV. **H**

H
G
REV

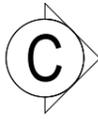
AMENDED DA ISSUE
AMENDED DA ISSUE PLANS
DESCRIPTION

JV
JV
DRAWN

21.04.22
15.02.22
DATE



Do not scale from
drawing. Verify all
dimensions on site.



5954 WALL SETBACK 6470 2070 3070 1320 8990 9760 500

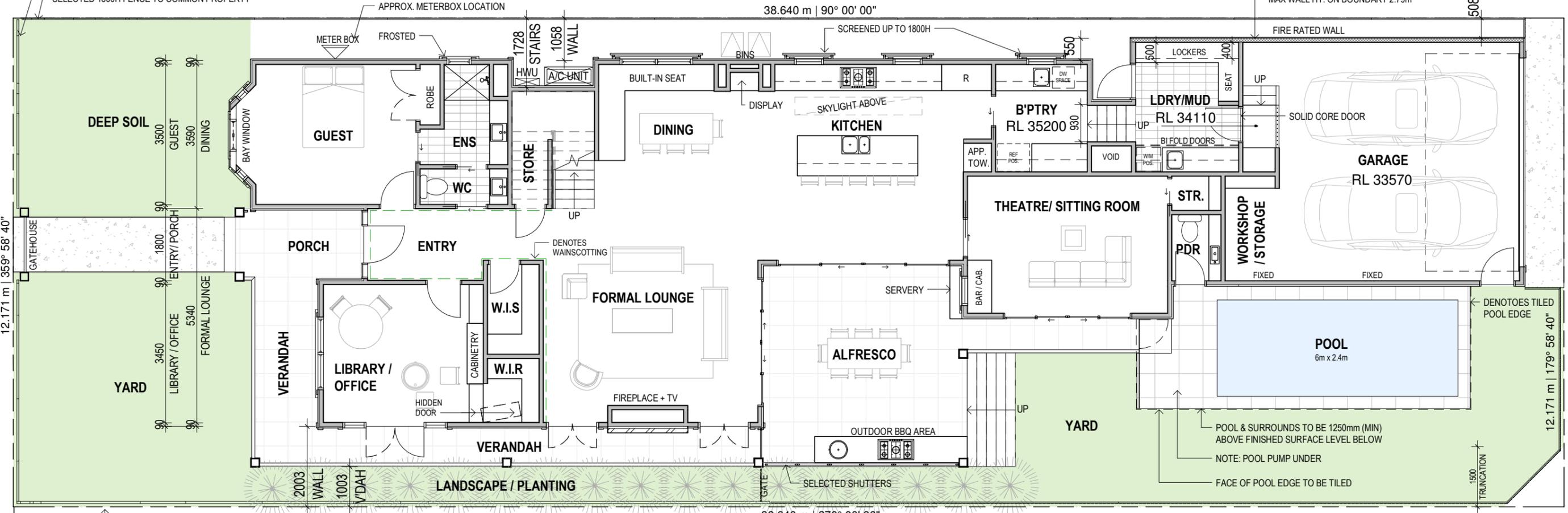
535 90 4000 GUEST 90 2200 ENS / WC 90 2070 STAIRS 90 4390 DINING 90 5410 KITCHEN 90 2300 B'PTRY 1190 STAIRS 2580 LDRY/MUD 90 6910 GARAGE 90

2780 PORCH 90 2900 ENTRY

APPROX. METERBOX LOCATION

38.640 m | 90° 00' 00"

MAX WALL HT. ON BOUNDARY 2.79m



38.640 m | 270° 00' 00"

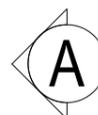
1500 TRUNCATION

1700 90 4000 90 1300 90 5360 90 5030 90 5000 90 1240 90 1350 6000 90

VERANDAH LIBRARY/OFFICE W.I.R FORMAL LOUNGE ALFRESCO THEATRE PDR WORKSHOP GARAGE



LARNE STREET



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72 THE BOULEVARDE, MOUNT HAWTHORN, WA 6016
DRAWING
GROUND FLOOR PLAN

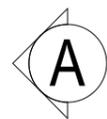
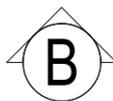
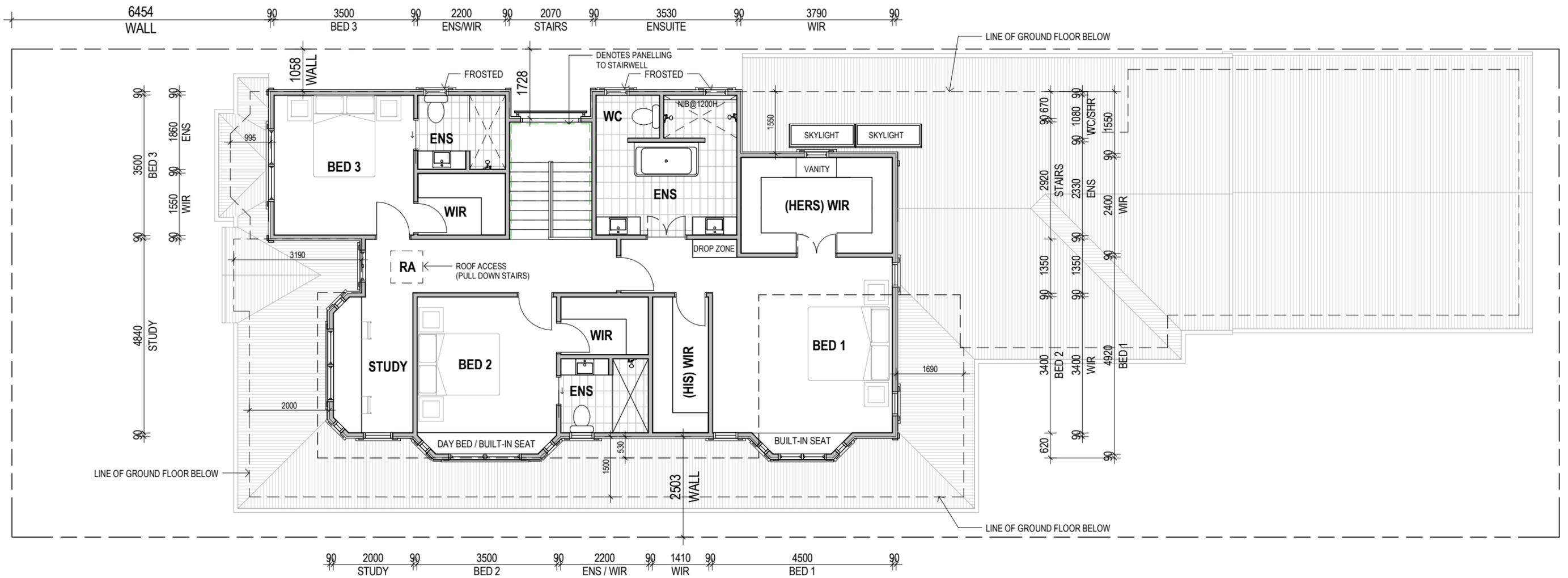
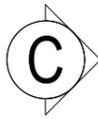
LOT: 258
SP/RP: P3642
LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**
SCALE @A3 **1 : 100**
DWG NO. **DA 03** REV. **H**

REV	DESCRIPTION	DRAWN	DATE
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21
E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21



Do not scale from drawing. Verify all dimensions on site.



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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
FIRST FLOOR PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

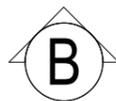
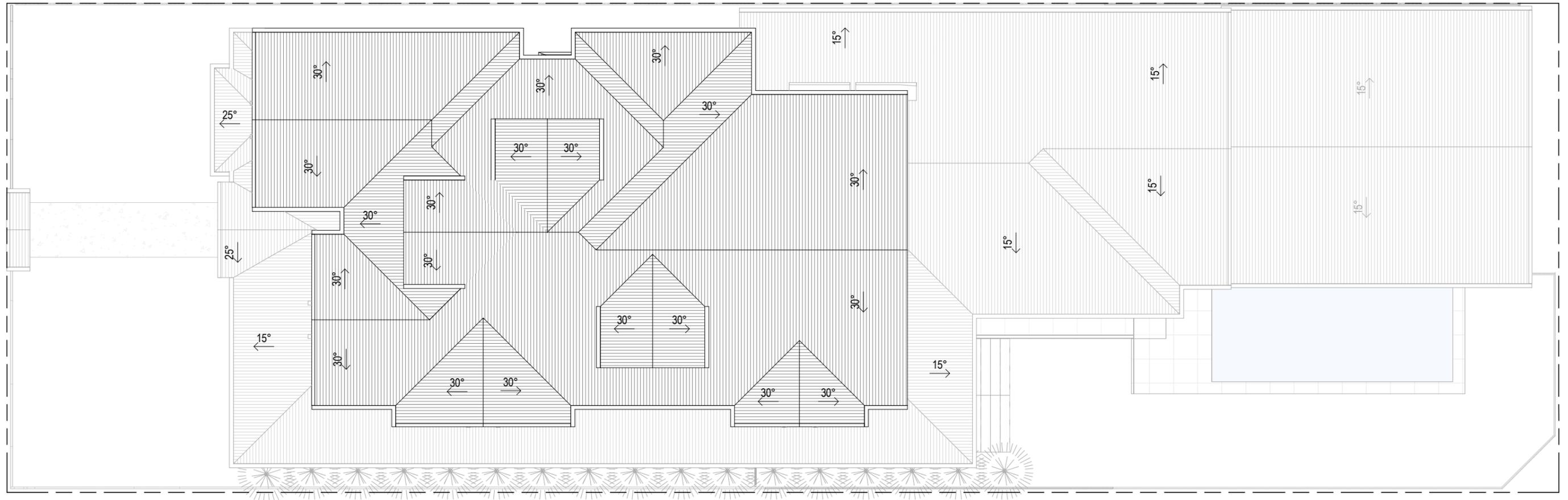
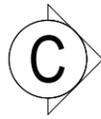
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G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21
E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**

DRAWING
ROOF PLAN

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 **1 : 100**

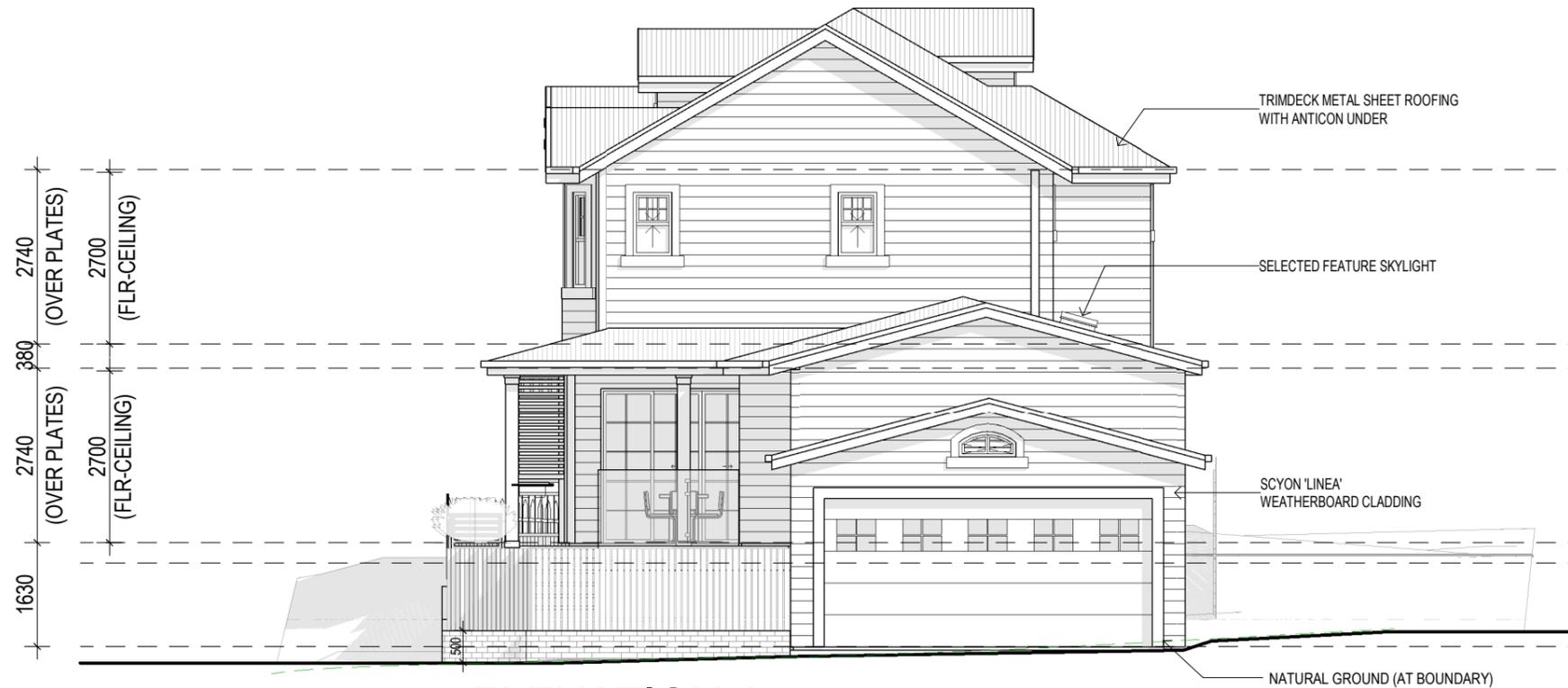
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E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21

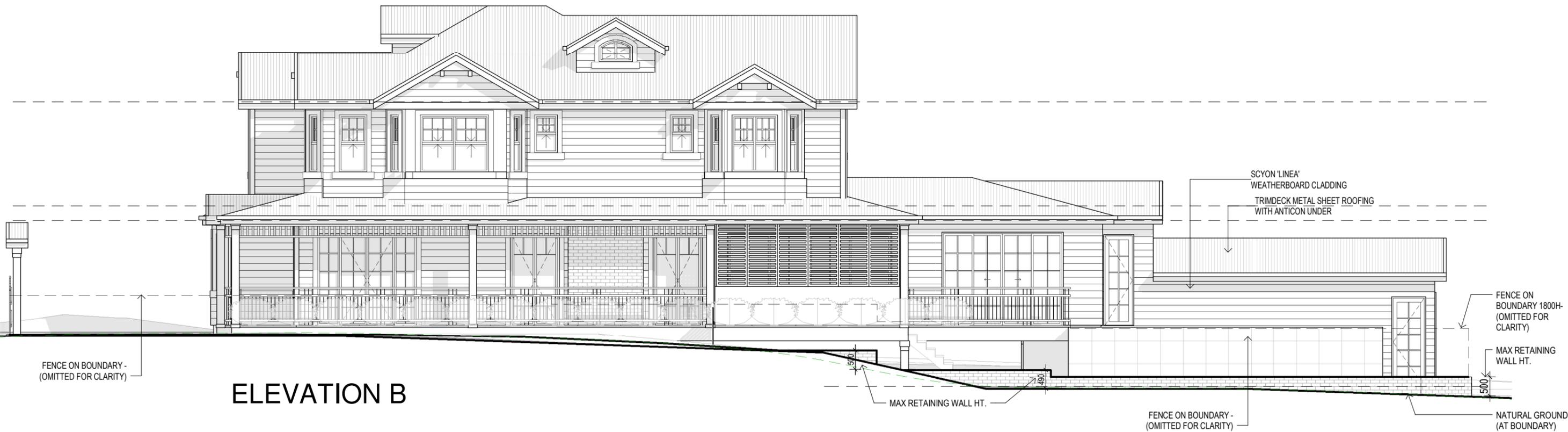
Do not scale from
drawing. Verify all
dimensions on site.

MATERIAL LEGEND

-  'SCYON' LINEA WEATHERBOARD
-  RENDERED FINISH
-  TIMBER CLADDING (SELECTED FINISH)
-  'SCYON' AXON CLADDING



ELEVATION A



ELEVATION B

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**

**DRAWING
ELEVATIONS**

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3 **1 : 100**

DWG NO. **DA 06** REV. **H**

REV	DESCRIPTION	DRAWN	DATE
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G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21
E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21

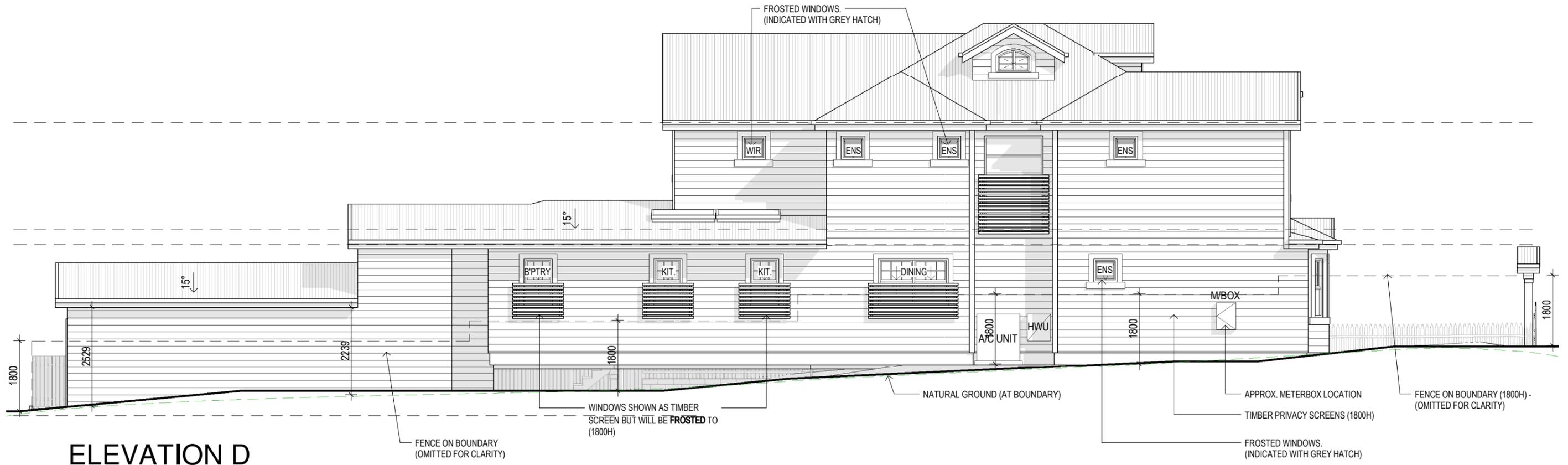
Do not scale from drawing. Verify all dimensions on site.

MATERIAL LEGEND

-  'SCYON' LINEA WEATHERBOARD
-  RENDERED FINISH
-  TIMBER CLADDING (SELECTED FINISH)
-  'SCYON' AXON CLADDING



ELEVATION C



ELEVATION D

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**
DRAWING
ELEVATIONS

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

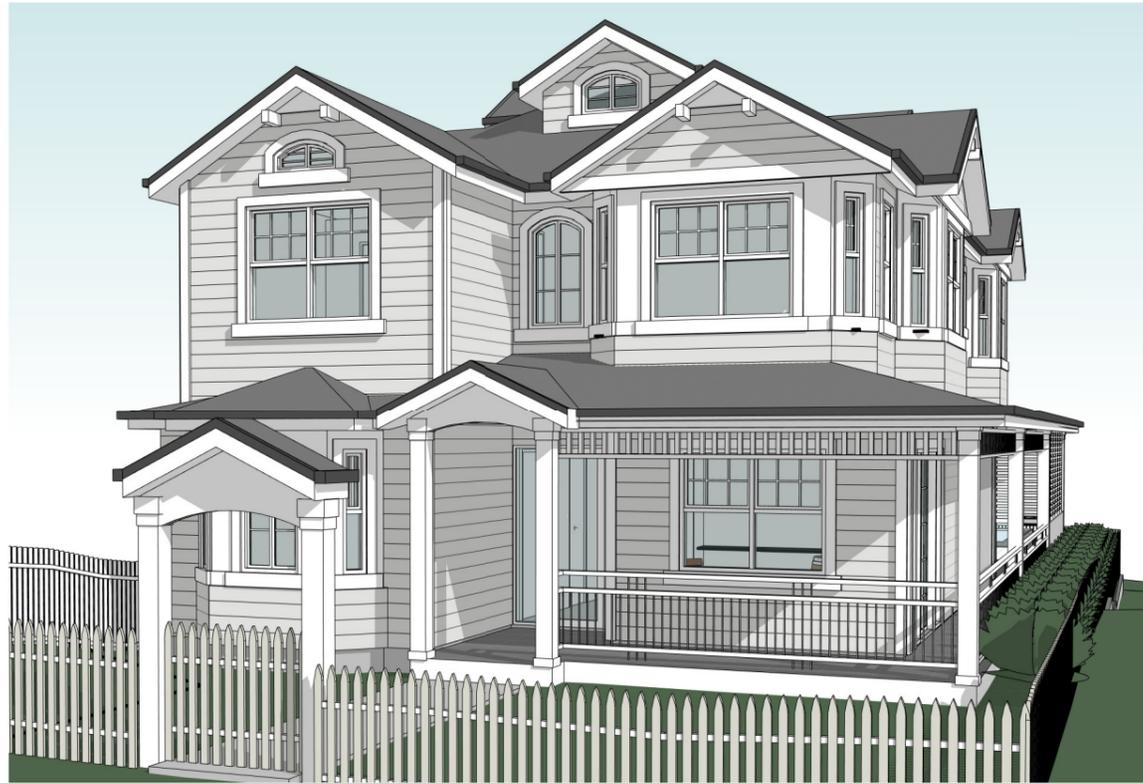
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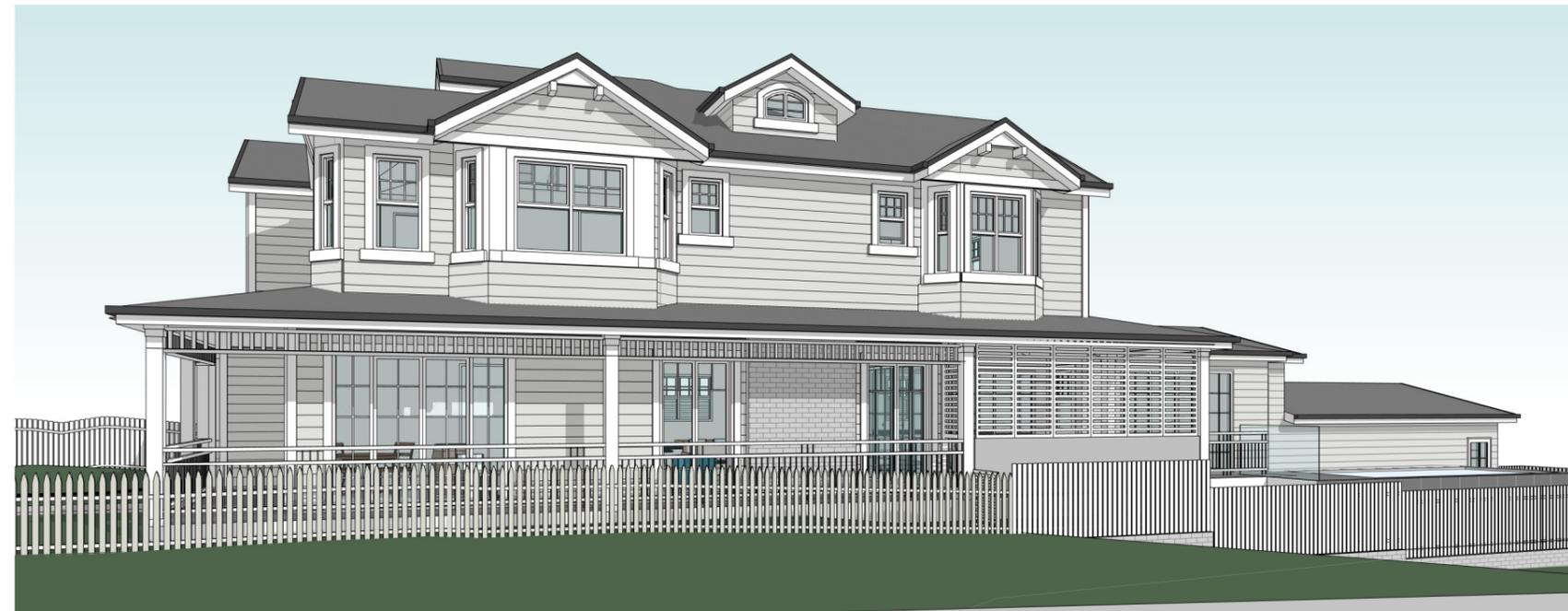
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E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21

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3D View 1



3D View 2

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**72 THE BOULEVARDE, MOUNT
HAWTHORN, WA 6016**

DRAWING
3D PERSPECTIVES

LOT: 258

SP/RP: P3642

LOCAL GOVT: CITY OF VINCENT

JOB NO. **72TBMH**

SCALE @A3

DWG NO. **DA 08** REV. **H**

REV	DESCRIPTION	DRAWN	DATE
H	AMENDED DA ISSUE	JV	21.04.22
G	AMENDED DA ISSUE PLANS	JV	15.02.22
F	PRELIMINARY DA ISSUE	JV	17.12.21
E	SKETCH DESIGN E	JV	13.12.21
D	SKETCH DESIGN D	JV	23.11.21
C	SKETCH DESIGN C	JV	16.11.21

Do not scale from
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dimensions on site.

R Codes Clause 5.1.3 – Lot Boundary Setbacks – Applicant Design Principle Assessment

5.1.3 Lot boundary setback

P3.1 Buildings set back from lot boundaries on adjacent buildings on the same lot so as to:

reduce impacts of building bulk on adjoining properties;

The length of the wall is 18.2 metres which represents approximately 47 per cent of the total length of the northern boundary. In comparison to the adjoining property to the north (being No. 74 The Boulevard), the dwelling's wall length measures approximately 25 metres. This represents approximately 65 per cent of the total length of the shared boundary.

It should be noted that the dwelling located at No. 74 The Boulevard is positioned along the property's southern boundary. This means that the bulk associated with this property impacts the southern boundary and subsequently, the subject site. A site visit was conducted on 21/07/2022 to the subject site. Several important contextual features associated with the adjoining property's built form were observed. These are:

- The wall of the adjoining property (being No. 74 The Boulevard) has limited opening along the southern wall (refer below image).



- The adjoining dwelling at No. 74 The Boulevard is significantly higher than the subject site (refer below image).

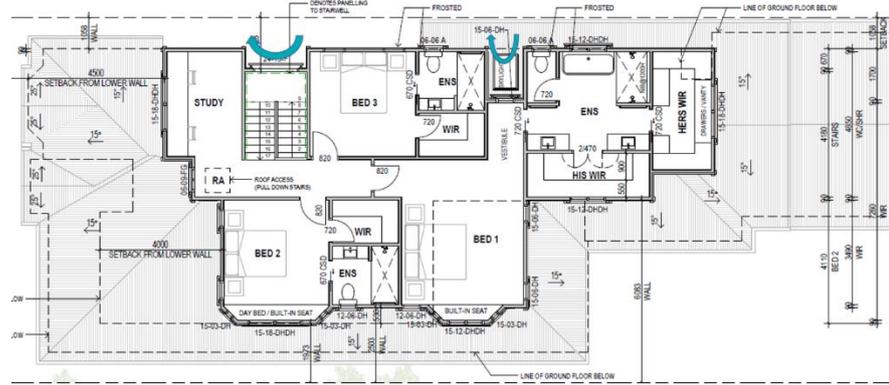


- The design of the adjoining property's dwelling provides no amenity to the subject site as a blank wall is located adjacent to the shared boundary (refer below image).



Given the features listed above, it is considered that the 'building bulk' associated with the proposed design of the dwelling is best situated closest to the northern boundary as opposed to being in close proximity to the primary and secondary street frontages. Given this, it is considered the proposed design seeks to reduce the impact of building bulk on the adjoining property as there are limited openings and as there is existing bulk (as evidenced by the height of the building and the expanse of blank wall) located along the shared boundary between the two sites.

It should also be noted that where possible the wall has two articulations to provide relief from the bulk associated with the wall of the dwelling.



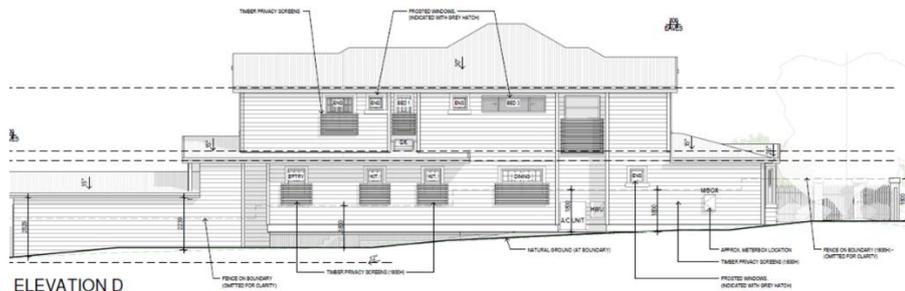
provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and

As the subject site is located on the southern boundary of No. 74 The Boulevard, there will be no overshadowing impacts. This means No. 74 The Boulevard will have adequate access to natural sunlight. It is estimated that between the upper floor and the wall of the neighbouring property to the north, a separation of 2 metres is provided between the two dwellings. This will also allow for adequate access to natural ventilation for the adjoining property.

The neighbouring property at No. 74 The Boulevard also has roof solar panels. The proposed design of the building at the subject site will not impact the neighbour's solar panels as the dwelling is located to the south and does not block access to northern sun.

minimise the extent of overlooking and resultant loss of privacy on adjoining properties.

Elevation D depicts the northern view of the dwelling from the adjoining property, being No. 74 The Boulevard, Mount Hawthorn.



As depicted in the image above, windows are either designed to be high-light windows, provided with screening or feature frosted glass. This prevents any overlooking into any part of the neighbouring property, thus maintaining privacy.

On this basis, the proposed setback variation does not compromise the visual privacy design principle.