

**5.3 NO. 12 BROOKMAN STREET (LOTS: 69 AND 90; PLAN: 4576) - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE**

**Ward:** South

**Attachments:**

1. Consultation and Location Plan
2. Development Plans
3. Heritage Impact Statement
4. Perspectives
5. Summary of Submissions - Applicant Response
6. Summary of Submissions - Administration Response
7. 22 July 2022 Plans
8. 24 November 2022 Plans
9. Overshadowing Analysis
10. Public Domain View
11. Determination Advice Notes

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **REFUSES** the application for Alterations and Additions to Single House at No. 12 (Lots: 69 and 90; P: 4576) Brookman Street, Perth in accordance with the plans shown in Attachment 2 with the associated determination advice notes in Attachment 11, for the following reasons:

1. The proposed provision of open space does not satisfy the Design Principles of Clause 5.1.4 of State Planning Policy 7.3: Residential Design Codes – Volume 1, the development considerations of the City of Vincent Planning and Building Policy Manual Appendix 6 – Brookman and Moir Streets Development Guidelines, and performance criteria of Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, for the following reasons:
  - 1.1 The building footprint of the additions would result in building bulk on the site that is inconsistent with the expectations of the R25 density code and the modest scale of the Brookman and Moir Streets Precinct; and
  - 1.2 The building footprint and scale would not be compatible with or respectful of the adjoining properties and wider precinct;
2. The proposed solar access to adjoining sites does not satisfy the Design Principles of Clause 5.4.2 of State Planning Policy 7.3: Residential Design Codes – Volume 1 or objectives of the Brookman and Moir Streets Development Guidelines because the shadow from the additions would adversely impact the amenity of the adjoining property by restricting existing solar access to an outdoor living area;
3. The demolition of the rear water closet does not satisfy the development controls of the City of Vincent Planning and Building Policy Manual Appendix No. 6 Brookman and Moir Streets Development Guidelines because it has not been demonstrated that it would not adversely impact the cultural heritage significance associated with the heritage place, through the removal of development which represents an original component of the subdivision of the Brookman and Moir Streets Precinct;
4. The scale, form and architectural detailing of the proposed two storey addition would not satisfy the objectives of the City of Vincent Planning and Building Policy Manual Appendix No. 6 Brookman and Moir Streets Development Guidelines, objectives of City of Vincent Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties or development principles of State Planning Policy 3.5 – Historic Heritage Conservation. This is because it would not be respectful of, or compatible with, the heritage fabric of the subject site and adjoining properties, and would not appropriately interpret the heritage significance of the dwellings within the Brookman and Moir Streets Precinct with a high quality contemporary design;



5. As a result of the demolition and cumulative impact of building bulk, scale, appearance and overshadowing from the proposed additions, for reasons 1 to 4, the development would:
- 5.1 adversely affect the cultural heritage significance of the subject site and broader Brookman and Moir Streets Heritage Precinct (Clause 67(2)(k), (l) (f) (g) and (x) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*);
  - 5.2 not be compatible with the existing or desired character of the local area, as defined by the Brookman and Moir Streets Development Guidelines (Clause 67(2)(g) and (m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*);
  - 5.3 have an adverse and detrimental impact on the amenity of the adjoining property and character of the locality in accordance with Clause 67(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
  - 5.4 not enhance the amenity and character of the existing neighbourhood and is not compatible with the established area in accordance with the objectives of the Residential Zone under Local Planning Scheme No. 2.

#### EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for demolition works and the addition of a two-storey extension to the rear of the single house and a single storey garage, store and gym building at No. 12 Brookman Street, Perth (the subject site).

The subject site is within the Brookman and Moir Streets Heritage Precinct (Precinct) and is on the City of Vincent Heritage List and State Heritage Register.

The subject site measures 10.1 metres wide by 30.2 metres long. The site and surrounding heritage properties are zoned Residential R25. The density coding and intended built form is reflective of the historic intensity and pattern of development within the Precinct. Lots within the Brookman and Moir Streets Precinct have a north west/ south east orientation and are vulnerable to overshadowing.

Developments within the Brookman and Moir Streets Precinct are subject to consideration against Appendix 6 – Brookman and Moir Streets Development Guidelines (Brookman/Moir Guidelines) and Policy 7.6.1 - Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Policy). These policies seek to protect the existing streetscapes and heritage character of the Precinct, and guide the intended built form and design of new development.

The proposal seeks a design principles assessment against planning elements relating to the building design. These include street setback, lot boundary setback, open space, overshadowing and removal of original elements of the existing dwelling.

The presentation of boundary walls, overshadowing of an adjoining outdoor living area, design response and demolition of the rear water closet would result in a development that would be incompatible with the heritage significance of the subject site and wider precinct. The proposed development would not be respectful to the current and intended character of the Precinct and has not received support from the City's Design Review Panel member.

For these reasons, the development would be inconsistent with the applicable planning framework, including the Brookman/Moir Guidelines and Heritage Policy. Since lodgement of the application, four revisions of the plans have been submitted to address issues that were identified during the City's assessment. The amended plans do not adequately address these issues and it is recommended the application be refused.



**PROPOSAL:**

The application proposes alterations and additions to the rear of the existing single-storey single house on the subject site consisting of the following:

- Demolition of rear dwelling additions, including the existing kitchen, bathroom, study, laundry and water closet. All structures proposed to be demolished do not form part of the original heritage fabric with the exception of the eastern dining room walls;
- Demolition of the existing carport, store room and the freestanding water closet, adjacent to Wellman Street;
- Reconstruction of a chimney to the north eastern elevation of the original dwelling, that had previously been removed;
- Construction of a new bathroom and laundry within the original dining room including a new doorway to the side of the original dining room;
- Construction of a new two-storey addition comprising a kitchen and dining on the ground floor and master bedroom and ensuite on the first floor; and
- Construction of a free-standing garage, store and gym with a nil setback to Wellman Street.

The proposed development plans are included as **Attachment 2**. The applicant's supporting documentation including a Heritage Impact Statement and Perspectives are included as **Attachments 3** and **4** respectively.

**BACKGROUND:**

<b>Landowner:</b>	Peter Arnell
<b>Applicant:</b>	Hamza Hotait
<b>Client:</b>	Peter Arnell and Helen Arnell
<b>Date of Application:</b>	22 July 2022
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R25
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Single House
<b>Proposed Use Class:</b>	Single House
<b>Lot Area:</b>	302m <sup>2</sup> and 2m <sup>2</sup> (Multi-lot title)
<b>Right of Way (ROW):</b>	N/A
<b>Heritage List:</b>	City of Vincent Heritage List - Management Category A State Heritage Register

Site Characteristics, Context and Zoning

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

The subject site and adjoining properties are zoned Residential R25 under LPS2 and are located within the Residential Built Form Area under the Built Form Policy and have a permitted building height of two storeys.

The subject site accommodates an existing single storey single house and outbuildings. It is located within the Brookman and Moir Streets Precinct. The Precinct was subdivided and developed for housing in 1897. The subject site measures 10.1 metres wide and 30.2 metres long. Lots within the Precinct have a north west/south east orientation and are vulnerable to overshadowing from development to the north.

Nos. 10 and 12 Brookman Street appear as duplex homes when viewed from Brookman Street and share a common boundary wall.

The existing extension at the rear of the property does not form part of the original residence. In 2005 [Council approved](#) the construction of a combined carport and patio and store to the Wellman Street elevation of the subject site with a nil setback.

At its 12 June 2001 Ordinary Meeting, Council resolved to amend the Town Planning Scheme No. 1 to rezone the Brookman and Moir Streets Precinct from Residential R80 to Residential R25. The intention of this rezoning was to limit the subdivision and development potential of the precinct to reflect its heritage status. The Residential R25 coding has continued under LPS2.



Heritage Listing – Brookman and Moir Streets Precinct

The Precinct includes Nos. 1-32 Brookman Street, Nos. 2-28 Moir Street and No. 40 Forbes Road, Perth and is listed on the City of Vincent Heritage List as Management Category A – Conservation Essential. The Precinct is also included on the State Heritage Register.

The Heritage Council's Statement of Significance for the Precinct is as follows:

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

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

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

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

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

The [assessment documentation](#) that was used to inform inclusion of the Precinct on the State Heritage Register included a detailed physical description of No. 12 Brookman Street. Portions of the description relevant to this application are summarised as follows:

- *The front façade is tuck-pointed. The north eastern external wall is rendered. Stucco banding and sills, double-hung sash windows and timber-framed corrugated iron roof;*
- *One set of tuck-pointed and stucco-moulded chimneys remain. Those on the north eastern elevation have been removed as have the fireplaces within the rooms below;*
- *The main roof has been replaced with zincalume sheeting and sympathetic modern guttering;*
- *There is a rendered brick external water closet to the south western boundary;*
- *The dining room has had its south western wall removed, making it part of the adjacent room; and*
- *The original rear verandah, bathroom and pantry have been demolished and a new skillion roof has been constructed over a new kitchen, bathroom, vestibule, laundry and water closet.*

This physical description provides information about the heritage integrity of the existing building fabric on the site.



**DETAILS:****Summary Assessment**

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

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Street Setback – Primary	✓	
Street Setback – Secondary		✓
Building Setbacks		✓
Boundary Walls		✓
Building Height/Storeys	✓	
Front Fence (Secondary Street)		✓
Sightlines		✓
Open Space		✓
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Garage Width	✓	
Solar Access		✓
Site Works/Retaining Walls	✓	
External Fixtures	✓	
Brookman/Moir Guidelines		✓
Heritage Policy		✓

**Detailed Assessment**

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

Street Setbacks	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 5.1</b>  Buildings to be set back 1.5 metres from Wellman Street.	The proposed Garage, Store and Gym to have a nil setback from Wellman Street.
Building Setbacks/Boundary Wall	
Deemed-to-Comply Standard	Proposal
<b>R Codes Volume 1 Clause 5.1.3</b>  <u>Lot Boundary Setbacks</u>  First floor bedroom wall to be set back 1.2 metres from the south west lot boundary.	First floor bedroom wall would be set back 1.15 metres from the south west lot boundary.
<u>Lot Boundary Walls</u>  Boundary walls permitted up to 3.5 metres height, for a maximum of 13.3 metres length, or adjoining a wall of the same dimension and are not in the street setback area.	The storage/dining room boundary wall to south west lot boundary would be 3.9 metres in height, with a total length of 16.5 metres.  A 1.5 metre portion of the garage lot boundary wall to the north east lot boundary would be within the Wellman Street setback area.



Front Fence	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 5.7</b>	
Street walls, fences and gates to secondary streets, behind the primary street setback permitted to a height of height of 1.8 metres above.	Fence to Wellman Street would be 3.2 metres high, with a doorway.
Sightlines	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 5.7</b>	
Street walls, fences and gates to be reduced to no more than 0.75 metres or provide a clear sight line within 1.5 metres of where a vehicle access point meets a street.	Garage with nil setback to Wellman Street.
Open Space	
Deemed-to-Comply Standard	Proposal
<b>R Codes Volume 1 Clause 5.1.4</b>	
Sites with a density coding of R25 to provide 50 percent (152.1m <sup>2</sup> ) open space.	The development would provide 36.2 percent (110.1m <sup>2</sup> ) open space.
Solar Access	
Deemed-to-Comply Standard	Proposal
<b>R Codes Volume 1 Clause 5.4.1</b>	
A maximum of 25 percent (76.1m <sup>2</sup> ) of the adjoining property permitted to be overshadowed when measured at midday on 21 June.	41.7 percent (126.7m <sup>2</sup> ) of the adjoining property would be overshadowed when measured at midday on 21 June.
Brookman/Moir Guidelines	
Acceptable Development Standard	Proposal
Various prescribed essential controls relating to physical works.	<p>The Brookman/Moir Guidelines contains Essential and Discretionary controls, encouragement, and advice, and is performance based.</p> <p>The proposal is considered against the discretionary controls, encouragement, and advice, as well as the objectives of the Brookman/Moir Guidelines is detailed in the Comments section.</p>
Heritage Policy	
Acceptable Development Standard	Proposal
<b>Heritage Management Policy – Part 4 – Development to Heritage Listed Buildings</b>	
Various prescribed acceptable development standards relating to physical works.	<p>Removal of the existing external water closet.</p> <p>The Heritage Management Policy requires new development to meet prescribed performance criteria and is performance based.</p> <p>The proposal as considered against the objectives and performance criteria of the Heritage Management Policy is detailed in the Comments section.</p>



<b>Heritage Management Policy – Part 5 – Development Adjacent to Heritage Listed Properties</b>	
Height of new build to be compatible to adjacent heritage listed buildings.	A two storey addition is proposed to the rear of the existing dwelling.
Single storey dwellings are located to the north east and south west of the subject site.	A single storey freestanding garage, store and gym structure is proposed adjoining Wellman Street to the south east of the site.

The above element of the proposal does not meet the specified deemed-to-comply standards and essential controls and are discussed in the Comments section below.

### CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 2 December 2022 and 16 December 2022.

The method of consultation included a notice on the City's website and 77 letters being sent to owners and occupiers of adjoining and adjacent properties and all properties within the Brookman and Moir Streets Precinct, in accordance with the City's Community and Stakeholder Engagement Policy, as shown in **Attachment 1**.

At the conclusion of the consultation period, the City received 14 submissions, including 10 objections, one submission in support, and three submissions neither supporting nor objecting to the proposal but raising concerns.

Key comments in support are summarised as follows:

- Support reinstatement of the chimney to the north east elevation of the original dwelling;
- The nil setback for the proposed garage and gym is appropriate because Wellman Street acts as a service lane for commercial properties;
- The proposed development would not be unusual or excessive in terms of impact on the neighbouring property;
- The proposed two storey development would increase living space to meet modern standards while limiting impact on open space and the heritage streetscape;
- Support the provision of off-street carparking to reduce on-street parking demand;
- Support installation of solar panels and car charger to assist in achieving the City's renewable energy objectives; and
- Support proposed demolition of rear water closet structure which does not have heritage value.

Key comments raised in concern and/or objection are summarised as follows:

- The two storey development would be disproportionate to the scale of the existing dwelling. Two storey development would negatively affect the heritage values of the Precinct;
- The proposal would not result in a good conservation outcome. The size and detailing do not interpret the heritage significance of the place in a contemporary way;
- There would be an insufficient contrast between the old and new which would not be consistent with the principles of the Burra Charter;
- The proposed overshadowing would reduce the sunlight and ventilation to the adjoining property's outdoor living area. This would negatively affect the amenity and wellbeing of occupants and value of the adjoining property;
- The reduction in open space would affect the visual cohesion of the Precinct. It would contribute to the urban heat island effect and negatively affect water infiltration;
- The lack of trees and landscaping provided by proposed development would not contribute to the City's sustainability initiatives; and
- The proposed garage and gym setback and fence to Wellman Street would result in excessive bulk and lack of views of garden space, impacting streetscape character.



A detailed summary of submissions received during the consultation period along with the applicant's response to the submissions received is provided as **Attachment 5**. Administration's responses to the summary of submissions received during community consultation is provided in **Attachment 6**.

Subsequent amended plans were not readvertised for community consultation, consistent with the Community and Stakeholder Engagement Policy. This is because they did not result in new or further departures to the deemed to comply framework that affected the amenity of adjoining properties.

#### Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018* because the subject site is included on the State Register of Heritage Places. The proposed development plans dated 22 July 2022, together with the supporting Heritage Impact Statement were referred to the HCWA on 8 August 2022.

The original development proposal was not supported by HCWA for the following reasons:

- The proposal would have an impact on the cultural heritage significance of Brookman and Moir Streets Precinct;
- The proposed rear additions would have a significant impact on the original fabric of the residence and the streetscape of the Precinct; and
- The proposed detached storage and office space addition would introduce a new material palette, architectural expression and scale that is incompatible with the Precinct and residence.

The HCWA recommended that the design be modified in accordance with the Brookman/Moir Guidelines to minimise the impact on the cultural heritage significance of the place, including:

- The two-storey addition should be confined behind the existing rear wall of the original residence and be redesigned so that it reads as a separate addition to minimise the bulk visible from Brookman Street;
- The detached storage and office space addition be reduced in bulk and scale so that it is diminutive in comparison to the original residence and detailed in a sympathetic style; and
- The proposed materials should be consistent with the Brookman/Moir Guidelines.

Following the receipt of amended plans dated 24 November 2022, a further referral to the HCWA was undertaken on 15 December 2022. The HCWA supported the development proposal and provided the following comments:

- The amended proposal has addressed the Heritage Council's original advice, and the rear addition has been redesigned so that it is not impacting the original residence and is set back slightly to the side elevation so that it is not highly visible from the street;
- The proposed garage/studio to the rear has been revised so that it is a single storey garage structure; and
- The amended proposal is not considered to have an impact on the values identified in the Statement of Significance for the Brookman & Moir Streets Precinct.

Subsequent amended plans dated 31 March 2023 and 14 April 2023 were provided to the HCWA. These plans did not result in any modifications to the extent of demolition or elements referred to in the Statement of Significance.

Officers from the HCWA advised that the Precinct's water closets likely contribute to the heritage significance of the place, as an "almost-complete example" of residential buildings of the late 19<sup>th</sup> century. However, water closets are not referred to in the Statement of Significance for the place and the removal the rear water closet from the subject site would be unlikely to significantly impact the Precinct.



**Design Review Panel (DRP):**

Referred to DRP: Yes

The proposal was referred to a member of the City's Design Review Panel with expertise in heritage conservation and architecture on three occasions.

*Original Development Plans*

The plans dated 22 July 2022 that were lodged with the development application proposed the following:

- Demolition of rear dwelling additions and water closet, including demolition of dining room walls;
- Demolition of the existing carport and freestanding water closet adjacent to Wellman Street;
- Construction of a new bathroom and laundry to the original dining room;
- Construction of a new two storey addition comprising kitchen and dining on the ground floor and master bedroom and ensuite on the first floor; and
- Construction of a separate free standing two storey building adjacent to Wellman Street, consisting of a garage, storage and gym on the ground floor and office and storage on the first floor.

A copy of these plans is included as **Attachment 7**.

The DRP Member noted the following positive aspects of the proposal:

- The proposed additions are sited to the rear of the place in accordance with best practice and the Brookman/Moir Guidelines;
- The proposed area of demolition to the existing place is consistent with the Brookman/Moir Guidelines being to the rear; and
- The front of the place, including the single storey scale and roof form, and side elevations are being retained. These elements are considered essential for retention as they are central to the cultural heritage values of the Precinct.

The DRP Member noted the following areas that were not supported or required further consideration:

- The extent of demolition to the south west elevation of the dwelling wall requires review. The demolition of internal walls should be reconsidered with the retention of more original fabric through wall openings and wall nibs;
- The roof form and detailing of the proposed additions would be overly complicated and inconsistent with the surrounding roofscapes;
- Insufficient detail provided regarding the proposed materiality, and no evidence to support that it would not have an impact on the broader Precinct;
- The proposed two storey addition to Wellman Street does not illustrate a well-considered response to the existing building and will have a negative impact on the cultural heritage values of the broader Precinct;
- The scale, form and detailing of the two storey building to Wellman Street would be inconsistent with the cultural heritage values of the Precinct;
- The proposed additions would be obtrusive and would adversely affect adjoining properties. Whilst a two storey scale is possible to the rear of the existing place, the proposed bulk and scale of the addition results in massing that will impact on adjoining properties and cultural heritage values;
- The existing garages and outbuildings fronting Wellman Street are predominantly low scale structures with no openings to the street. The two-storey scale of the proposed rear building abutting Wellman Street would be inconsistent with the cultural heritage values of the Precinct and would negatively impact the streetscape;
- The single-storey scale of the residential development is the predominant character in the street and within the Precinct and is a strong influence on its character and aesthetic value. The two storey garage, store and gym building to Wellman Street would not be sympathetic with the heritage values of the existing place and the broader Precinct and results in massing that will impact on adjoining properties and cultural heritage values. Further consideration of the single storey scale of the existing place is required.



*Amended Plans (dated 24 November 2022)*

In response to the DRP Member and HCWA comments, the applicant made the following changes to the proposal:

- Removal of the second storey from the garage building abutting Wellman Street and simplification of its built form;
- Removal of the proposed first floor walk in robe and store above the proposed ground floor bathroom and laundry; and
- Introduction of an indentation at the junction of the north eastern elevation of the existing dwelling and the proposed two storey addition to delineate a boundary between the additions and the original dwelling.

A copy of these plans is included as **Attachment 8**.

The DRP Member noted positive and acceptable aspects of the amended proposal as follows:

- The reduction in scale of the building abutting Wellman Street to single storey, and the reconsideration of the materials has improved the impact of the streetscape and the broader Precinct. The revised brick elevations and corrugated steel skillion roof are considered appropriate in the streetscape;
- The introduction of an increased setback to the north east elevation at the junction of the addition with the existing building is an improved detail and is supported;
- The addition of a window to the south western elevation of the dormer is supported as it provides further detail to this elevation;
- The first floor addition to the rear of the existing house would not affect the height of the existing roof ridge line. The roof line is extended east and in-line with the existing roof. The proposed roof height does not affect the heritage values of the place. The form and detailing of the addition is considered acceptable outcome due to its location to the rear of the dwelling;
- The area of demolition to the existing place is consistent with the Brookman/Moir Guidelines. The extent of demolition to the house is considered acceptable, noting the retention of the corner of the existing dining room;
- Materials nominated include corrugated steel roofing, face brickwork, painted render and limestone cladding with timber windows proposed for the rear addition. The limestone is a separate material that signifies new work. This is considered acceptable;
- The Brookman/Moir Guidelines state that additions to the rear must be unobtrusive. The form of the development would not significantly impact the streetscape and would be acceptable when viewed from the street; and
- The windows are timber and have a vertical proportion which is sympathetic to the place.

The DRP Member noted the following areas that required further consideration:

- Consider the removal of render to the brickwork to the north east elevation;
- The roof form and detailing would be overly complicated and not consistent with the heritage place;
- Consider creating a greater differentiation between the original roof line and that of the proposed addition, by removing the modification to the eastern plane of the existing roof;
- The two storey addition to the rear of the existing property would increase the bulk of the dwelling on the site. This would likely negatively impact upon the access to sunlight in the adjacent property; and
- Further information and details of the limestone cladding should be provided. A sample of the material would be beneficial to fully understand the potential impact and junction with the existing red face brick.

*Amended Plans (dated 31 March 2023 and 14 April 2023)*

In response to comments from the DRP Member and Administration, further amended plans were received on 31 March 2023. The applicant made the following changes to the proposal:

- Reducing the extent of overshadowing to the adjoining lot by:
  - Reducing the length of the dormer to the south western elevation from 4.8 metres to 3 metres;
  - Reducing the height of the ceiling within the dormer to the south western elevation from 2.7 metres to 2.5 metres;
  - Relocating the Garage and Gym building to the north eastern lot boundary;



- Providing section details of the limestone cladding to the proposed two-storey rear addition; and
- Providing an enclosed verandah to the west of the proposed Gym, facing the Outdoor Living Area.

The DRP Member noted acceptable aspects of the proposal as follows:

- A citrus tree is proposed to the lawn area to north east boundary wall;
- Mechanical equipment is located within the roof space which assists in removing the potential visual impact of condensers and other equipment being located on-top of the roof;
- Solar panels, low-e glass and car charging infrastructure would assist in achieving sustainability objectives. Natural ventilation is proposed via operable windows;
- The retention of the existing home at No. 12 Brookman Street responds to the community expectation for a place within a heritage precinct. The addition responds to contemporary living requirements for owners. The response to the Community principle is considered acceptable; and
- The heritage fabric of the rear water closet has been compromised. Given the extent of modification of the rear water closet, including removal of brickwork and new timber framing, the demolition is acceptable.

The DRP Member noted the following areas that required further consideration:

- The lack of open space and the floor area of the outbuilding limits areas for planting. It is recommended that the outbuilding is reduced in floor area to allow for more open space and the opportunity to improve the landscape quality;
- The overall built form and scale of the rear addition to the dwelling would be acceptable, considering heritage guidelines and principles. However, the architectural language and detailing presents as overly complicated, including the roofline to the addition, window form and detailing and limestone cladding to a double brick construction; and
- The legibility of No. 12 Brookman Street within the Brookman Street Streetscape is retained, however the ability to clearly identify the additions as being new within the Precinct would be impacted by the design detailing.

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

Design Review Progress Report			
	Supported		
	Pending further attention		
	Not supported		
	No comment provided / Insufficient information		
Plans dated:	22 Jul 2022	24 Nov 2022	31 Mar 2023 & 14 Apr 2023
Principle 1 – <b>Context &amp; Character</b>			
Principle 2 – <b>Landscape Quality</b>			
Principle 3 – <b>Built Form and Scale</b>			
Principle 4 – <b>Functionality &amp; Built Quality</b>			
Principle 5 – <b>Sustainability</b>			
Principle 6 – <b>Amenity</b>			
Principle 7 – <b>Legibility</b>			
Principle 8 – <b>Safety</b>			
Principle 9 – <b>Community</b>			
Principle 10 – <b>Aesthetics</b>			



**LEGAL/POLICY:**

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

*Planning and Development Act 2005*

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Scheme) 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 Schemes) Regulations 2015*

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, cultural significance of the Precinct, consistency with Local Planning Policies, submissions received about the application and advice from the DRP and HCWA.

*Burra Charter*

The *Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013* (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting bulk, form, scale, character, colour, texture, and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

*State Planning Policy 3.5 – Historic Heritage Conservation*

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

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

As the subject site and adjoining properties to the north east and south west are heritage listed properties, the proposal is required to be assessed against both Parts 4 and 5 of the Heritage Policy.



The objectives of the Heritage Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.*
2. *Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.*
3. *Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.*
4. *Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.*
5. *Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.*

Part 4 of the Heritage Policy relates to development to heritage listed buildings. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.*
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.*
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.*

Part 5 of the Heritage Policy relates to development adjacent to heritage listed buildings. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.*
- P2 New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.*
- P3 New development is of a scale and mass that respects the adjacent heritage listed place.*

#### Planning and Building Policy Manual Appendix 6 – Brookman and Moir Streets Development Guidelines

The Brookman/Moir Guidelines sets out essential and discretionary development controls, encouragement, and advice, and is performance based.

Essential controls aim to ensure the integrity of the cultural heritage is protected and these controls are not flexible. Discretionary controls allow alterations to be made while encouragement and advice is offered as to the bulk, scale and detailing of additions.

The objectives of the Brookman/Moir Guidelines are:

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



To achieve the conservation objectives, the following elements are given consideration in the Guidelines:

- *Significant reduction in the open space provision;*
- *Availability of land to accommodate parking;*
- *Impact of the new development on the site as a whole;*
- *Protection and conservation of the existing site;*
- *The heritage significance of the site and context especially in terms of the streetscape and public domain;*
- *Compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship; and*
- *Protection of valued residential amenity of the locality.*

At its Ordinary Meeting on 4 April 2023, Council resolved to prepare amendments to the Brookman/Moir Guidelines for the purposes of community consultation. The amended Brookman/Moir Guidelines modify the format of the policy into Deemed-to-Comply and Design Principles and align requirements with the provisions of the R Codes. The amended policy is given regard under Clause 67(2) of the Regulations.

#### **Delegation to Determine Applications:**

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

This is because the delegation does not extend to proposals for the demolition of buildings on a heritage place, construction of two storey alterations and additions to places that are listed on the State Register of Heritage Places, or where an application received more than five objections during the City's community consultation period.

The application proposes the demolition of existing buildings and structures, two storey development on a property that is on the State Register of Heritage Places and received 10 objections during community consultation.

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

The applicant has advised the following information regarding environmental sustainability performance of the development which includes the following:

- Installation of 14 solar panels on the north eastern elevation of the roof of the proposed rear addition;
- Zincalume with a solar absorption rating 0.35, consistent with the standards of the Built Form Policy;
- Using double glazed windows with low-e coating to reduce solar heat transmission;
- Insulated roof panels used in the rear addition;
- Solar hot water system;
- Electric car charging infrastructure within the proposed garage; and
- Provision of large openings in the south east elevation to reduce the reliance on artificial lighting.



**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:**Summary Assessment

In assessing the application against the planning framework, it is recommended for refusal. The following key comments are of relevance:

- The proposed open space, overshadowing and presentation of building bulk is reflective of an overdevelopment of the site, inconsistent with the expectations for an R25 coded site;
- The proposed lot boundary wall height of the dining room would present bulk and scale that would be inconsistent with the existing and desired character of the locality and would provide adverse visual and shadow impacts to the adjoining property;
- The proposed design would not represent a high-quality addition to the Brookman and Moir Streets Precinct that interprets the heritage significance of the place and has not received DRP support; and
- The proposed demolition of the rear water closet would be inconsistent with the provisions of the Brookman/Moir Guidelines. This is because it would not facilitate the retention or conservation of the setting of the heritage place that contributes to its heritage significance.

A detailed assessment against the discretionary and performance aspects of the application is set out below. These relate to consideration against the R Codes, Built Form Policy, Brookman/Moir Guidelines and Heritage Policy.

Street Setback

The proposed setback to Wellman Street satisfies the [Design Principles](#) of the R Codes, [Local Housing Objectives](#) of the Built Form Policy, [Performance Criteria](#) of the Heritage Policy and [Objectives](#) of the Brookman/Moir Guidelines for the following reasons:

- Established Streetscape: Wellman Street functions as a rear access road for properties orienting to Brookman Street. The western side of Wellman Street is characterised by masonry fences, garages and carports with nil setbacks. The eastern side of Wellman Street is characterised by commercial and industrial uses, with building setbacks ranging from nil to 5 metres. Where provided, these setback areas are largely used for car parking perpendicular to Wellman Street. The proposed single storey building with a nil setback would be consistent with the established pattern of development along the western side of Wellman Street, including the existing carport at No. 14 Brookman Street. The existing carport and store at No. 12 Brookman Street is constructed of red face brick and has a nil setback to Wellman Street. It presents as a garage to the street. The proposed red brick and garage door would be consistent with the existing built form on the site and height of the adjoining carport structure to the north east;
- Materials: The proposed garage building would be constructed of 'Midland Red' single course face brick. The use of this material is consistent with the palette of materials used within the Precinct and would assist in integrating the development within the broader precinct. The face brick would also provide textural interest to the Wellman Street streetscape;
- Brookman/Moir Guidelines: The proposed garage and gym building setback is consistent with the Brookman/Moir Guidelines which note that development may be permitted to rear boundaries to Wellman Street to allow for rear garages, provided that they are not to be seen from the Brookman Street public domain. The building would be single storey and would be set back 24.6 metres from Brookman Street would not obscure existing vista or view lines to the principal Brookman Street façade; and
- Facilitates Improved Outdoor Living Area: The reduced setback to Wellman Street allows for vehicle garaging on site, while increasing the area available to be consolidated into the outdoor living area of the dwelling that would be accessed directly from the primary living area.

Notwithstanding the above, the acceptability of demolishing the rear water closet to enable part of the proposed rear building is addressed in the Brookman/Moir Guidelines section further below.



### Lot Boundary Setback and Boundary Walls

The application proposes boundary walls to the north eastern and south western lot boundaries.

The dining room boundary wall and setback of the first floor bedroom to the south west lot boundary does not satisfy the [Design Principles](#) of the R Codes, [Local Housing Objectives](#) of the Built Form Policy, [Performance Criteria](#) of the Heritage Policy and [Objectives](#) of the Brookman/Moir Guidelines for the following reasons:

- **Bulk and Scale:** The proposed dining room boundary wall would be located to the south west lot boundary. It would partially abut an existing boundary wall between Nos. 10 and 12 Brookman Street and would be visible from the adjoining property's rear outdoor living area. The existing boundary wall at No. 10 Brookman Street is a skillion roofed addition that has a wall height of 2.7 metres at its eastern end, increasing to 3.9 metres where it joins the original dwelling. The proposed boundary wall is 3.9 metres high when viewed from the outdoor living area. Due to its location and additional height above the existing boundary wall, the proposed boundary wall would present building bulk to the adjoining property and would adversely affect the visual amenity of the adjoining property's rear outdoor living area. The presentation of bulk from the boundary wall would not positively contribute to the development context of the Precinct, noting the modest scale of the Precinct and R25 density coding;
- **Solar Access:** The shadow cast from the proposed first floor bedroom wall and boundary wall would fall to the outdoor living area of the adjoining property at No. 10 Brookman Street. The development has not been designed in such a way as to minimise the extent of the adjoining property that would be overshadowed through the reduction of wall heights and incorporation of greater setbacks. The shadow cast by the walls would impact access to direct sunlight to the outdoor living area of No. 10 Brookman Street from approximately 11:00am onwards on 21 June. This would not be consistent with the objective of the Brookman/Moir Guidelines to maintain access to sunlight where it is existing; and
- **Compatibility with Heritage Place:** The proposed dining room lot boundary wall would be inconsistent with the built form and scale of the adjacent heritage listed place. The proposed boundary wall would project above the existing boundary wall, noting that within the Precinct the rear additions have traditionally been lean-to additions with a lower height than the original five room dwelling.

The boundary wall to the north east lot boundary and its proximity to Wellman Street satisfies the [Design Principles](#) of the R Codes, [Local Housing Objectives](#) of the Built Form Policy, [Performance Criteria](#) of the Heritage Policy and [Objectives](#) of the Brookman/Moir Guidelines for the following reasons:

- **Solar Access:** Due to the location of the boundary wall to the north eastern lot boundary, it would not impact the adjoining property's access to direct sun;
- **Bulk and Scale:** The proposed garage wall would be adjoining an existing enclosed carport at No. 14 Brookman Street and satisfies the Deemed-To-Comply standards relating to height and length of boundary walls. The location abutting an existing non-habitable building would limit the impact of the presentation of bulk to the adjoining property;
- **Consistency with Streetscape:** The proposed boundary wall would be located within the Wellman Street setback area. For the reasons outlined above relating to Street Setback, this would be consistent with the Wellman Street streetscape and existing development within the Precinct; and
- **Distance from Primary Street:** The proposed garage boundary wall would be located 24.4 metres from the Brookman Street boundary and would not restrict views to the principle facades of the dwellings that form the Brookman and Moir Streets Precinct.

### Open Space

The subject site currently provides 46.7 percent open space and includes the consideration of a portion of the rear carport structure as a patio, consistent with the approval granted by Council at its [26 July 2005 meeting](#). The deemed-to-comply standard of the R Codes is a minimum of 50 percent open space. The development proposes 36.4 percent open space.



The proposed open space does not satisfy the [Design Principles](#) of the R Codes or [Objectives](#) Brookman/Moir Guidelines for the following reasons:

- **Building Bulk:** Notwithstanding that the open space on site would be consolidated into the outdoor living area and existing street setback area, the proposed open space would not be sufficient to reduce the presentation of building bulk from the subject site to adjoining properties in a manner that would be consistent with the expectations of an R25 coded lot. The R Codes provides different deemed-to-comply standards depending on density coding. Lower densities are associated with a greater level of open space, separation of dwellings, and reduced impact on amenity of adjoining properties from development. R25 is a low density coding. The application of R25 coding was a deliberate decision of Council to moderate the development potential of lots and preserve the heritage nature of the Precinct. The reduction of open space on the subject site would reduce the open, landscaped character that is expected for an R25 area as well as the objectives within the Precinct and would increase the impact of building bulk;
- **Overdevelopment:** The statement of significance for the Precinct notes that the built form is modest in scale. The extent of built development across the site, overshadowing and lot boundary setback departures to deemed-to-comply standards would cumulatively represent an overdevelopment of the site which would not be consistent with the modest scale outlined in the Statement of Significance or R25 density coding; and
- **Contribution to Precinct:** The Brookman/Moir Guidelines allow consideration of '*significant reductions in Open Space*' where a development facilitates good conservation objectives and makes a positive contribution to the Precinct. For the reasons outlined in the Brookman/Moir Guidelines section below, the development, including the boundary walls, design and extent of demolition would not positively contribute to the conservation of the heritage place or the broader Precinct and the proposed open space is not supported.

#### Solar Access

The solar access to adjoining properties would not satisfy the [Design Principles](#) of the R Codes and [Objectives](#) of the Brookman/Moir Guidelines for the following reasons:

- **Impact on Outdoor Living Area:** While majority of the shadow cast from the development would fall to the existing boundary wall, the area of additional overshadowing that would result from the proposed development would fall to the outdoor living area of No. 10 Brookman Street and would adversely affect the amenity of this property. An analysis of the overshadowing from the proposed development is included as **Attachment 9**. The adjoining outdoor living area is already subject to reduced access to direct sunlight due to unfavourable orientation of the lot. The proposed development would result in additional overshadowing to this area. The proposal seeks to increase the overshadowing by 25.2 square metres. 23.8 square metres of this additional shadow would be to the adjoining uncovered outdoor living area. This shadow is attributed to the boundary wall height and the first floor. While there is additional uncovered open space available at No. 10 Brookman Street, the southern portion of the backyard is used for car parking and area of additional shadow area is to the northern portion of the outdoor living area; and
- **Design of Development:** The development has not been designed in a manner that minimises or protects solar access for the adjoining property's outdoor living area and does not protect the adjoining property's existing access to direct sunlight. The design incorporates a 3.9 metre high boundary wall, 2.5 to 2.7 metre high ceilings on the first floor and reduced lot boundary setbacks to the south western lot boundary that would contribute to the extent of overshadowing.

#### Front Fence

The fence to Wellman Street would satisfy the [Local Housing Objectives](#) of the Built Form Policy for the following reasons:

- **Presentation to Street:** The proposed fence would be 1.2 metres wide and would be integrated with the proposed gym wall. It would present as a continuation of the building walls. The fence would include a doorway that would break up the presentation of mass to the street; and
- **Materiality:** The fence would be constructed of red face brick which is consistent with the character industrial and rear laneway character of Wellman Street, as well as the materials that are used within the broader Precinct.



### Sight Lines

The sightlines to Wellman Street would satisfy the [Design Principles](#) of the R Codes [Local Housing Objectives](#) of the Built Form Policy for the following reasons:

- [Consistency with Existing Streetscape](#): The proposed development would be consistent with other garages and car bays on Wellman Street that are directly accessed from the roadway. This nil setback would maintain sufficient manoeuvring space in accordance with Australian Standard AS2890.1; and
- [Separation from Roadway](#): Wellman Street incorporates a raised kerb that provides a 1 metre separation from the roadway and the garage doors to properties on Brookman Street, which would provide adequate separation between road users, sightlines and would be safe in use.

### Heritage Policy

Parts 4 and 5 of the Heritage Policy set out development standards for development to heritage places, and adjacent to heritage places, respectively. The Policy requires that development comply with the performance criteria, set out in the Legal/Policy section of the report.

The proposed development would not satisfy the performance criteria of Parts 4 and 5 of the Heritage Policy and is not supported for the following reasons:

- [Compatibility with Dwelling](#): The proposed rear addition to the dwelling would not be respectful of and compatible with existing culturally significant fabric of the dwelling. The bulk and scale would not be respectful to the adjoining heritage listed place. This is because the proposed 3.9 metre high boundary wall would be visible from the adjoining property. It would present as a blank wall and would be higher than the existing single storey low scale additions to the rear of adjoining dwellings and within the Precinct. The resulting building bulk would be inconsistent with the character of the dwellings;
- [Detailing and Design](#): The design detailing, including roof form, windows and doors and trims of the rear addition would not be consistent with the objectives of the Brookman/Moir Guidelines. This is because the design would be of a character style that would replicate elements of historical styles and complicated forms not found within the precinct nor be of a contemporary style. This would not provide sufficient contrast between old and new portions of the dwelling and would not respect the simplicity of the existing heritage built form;
- [Demolition](#): The demolition of the rear water closet would remove an element of the original pattern of subdivision and development of the broader Precinct that is identified in the Brookman/Moir Guidelines as contributing to the cultural significance of the place. Its demolition would adversely impact the cultural heritage significance of the place and its setting and the broader Precinct. The demolition is discussed further in the Brookman/Moir Guidelines section below; and
- [DRP Advice](#): The DRP member did not support the proposal, noting that the architectural language and detailing would be overly complicated, including the roofline to the addition, window form and detailing. This impacts the legibility of the additions within the Precinct and would not reflect the forms of the existing place.

Notwithstanding the above, the development would satisfy the following performance criteria of the Heritage Policy and Brookman/Moir Guidelines:

- [Views and Vistas](#): The proposed development would not impact views or the visual prominence of the principle (Brookman Street) façade of the subject site or adjoining properties. This is because it is located to the rear of the existing dwelling.

### Brookman/ Moir Guidelines

The Brookman/Moir Guidelines provide essential, discretionary, encouragement and advice controls against which new development and restoration is to be assessed. The Guidelines also provide objectives and contextualise the exercise of discretion in considering development proposals.



An assessment of the proposal against the provisions of the Brookman/ Moir Guidelines is provided below.

#### *Built Form and Scale*

The Brookman/ Moir Guidelines do not specify maximum building heights. Two storey additions are not prohibited and the proposed development complies with the Deemed-to-Comply standards of the Built Form Policy relating to building height.

The acceptability of new two storey development in the Precinct is guided by the moderation of building scale, form and setbacks, as well as the impact of the additions on the heritage fabric of the subject site and adjoining properties.

The overall scale of the development is not acceptable for the following reasons:

- Boundary Wall: The proposal incorporates a 3.9 metre high boundary wall to the south western lot boundary with No. 10 Brookman Street, where it would abut an existing 2.7 metre high boundary wall and would be visible from the adjoining property's outdoor living area. The bulk presented by this wall would be incompatible with the bulk and scale of the neighbouring property and would be inconsistent with the development considerations of the Brookman/Moir Guidelines to ensure the compatibility of development with neighbouring properties and maintain residential amenity;
- Presentation of Bulk: The design of the development is obtrusive when viewed from the adjoining property due to the extent and height of the boundary wall to No. 10 Brookman Street and does not satisfy the design principles of the R Codes relating to lot boundary setbacks. The proposal would not result in a positive heritage conservation outcome that would justify the exercise of discretion in accordance with the Brookman/Moir Guidelines;
- Consistency with Density Coding: For the reasons outlined in the Open Space section of this report, the proposed development would not be consistent with the provision of open space that would be expected within an R25 coded area or that would be compatible with the extent of development on the subject and adjoining heritage listed sites; and
- Overshadowing: The bulk and scale of development would result in overshadowing that would adversely affect the amenity of the adjoining property and would not be consistent with the expectations of the R25 density coding.

#### *Streetscape and Public Domain View*

An objective of the Brookman/Moir Guidelines is to maintain the streetscapes of Brookman and Moir Streets, consistent with the Statement of Significance of the heritage place, while allowing for new developments that consider the impact to the streetscape and views from the public domain.

The Brookman/Moir Guidelines define the public domain to mean Brookman, Moir and Forbes Streets and Robinson Avenue, and exclude Wellman Street.

The proposal would satisfy the objectives of the Brookman/Moir Guidelines as they relate to the streetscape and public domain view for the following reasons:

- Single Storey Appearance: The proposed two storey addition would maintain a single storey appearance when viewed from Brookman Street. The roof form that would be able to be seen from Brookman Street would be at the same height, angle, and materiality as the existing roof to the north eastern elevation of the dwelling. This would assist in minimising the impact of the development on the streetscape. The rear addition would be consistent with the Public Domain View standards of the Brookman/Moir Guidelines which sets out that development is to be below the existing dwelling roofline. The views of the addition would be limited to the gap between the dwellings at Nos. 12 and 14 Brookman Street. This is shown in the line of site in the site plan included in **Attachment 10**;
- Visibility of Proposed Garage: The proposed rear garage would be located 24.5 metres from the Brookman Street boundary. The proposed garage would be single storey in nature, with a tree proposed to be planted within the northern portion of the outdoor living area that would interrupt views of the building from Brookman Street. The garage building would not be obtrusive or dominate the Brookman Street streetscape;



- Reinstatement of Chimney: The proposed chimney to the north eastern elevation would reinstate an original feature that has been removed in the past and would be visible from Brookman Street. The design of the chimney would be consistent with the remaining chimney on the subject site and other dwellings in the Precinct where they have been retained. The reinstatement of the chimney is consistent with advice contained within the Brookman/Moir Guidelines and is supported by both the DRP member and HCWA; and
- Extent of Demolition: Additions are proposed to the rear of the existing dwelling only and do not alter the front façade and presentation of the dwelling to the street. The pitched roof, tuck pointed red brick and gable and finial details of the existing dwelling are retained.

### *Design*

The Brookman/ Moir Guidelines highlight the simple basic forms of the existing dwellings and encourage contemporary additions to dwellings that interpret the heritage significance of the dwellings.

The overall design and aesthetics of the proposal is not acceptable for the following reasons:

- Architectural Style: The proposed development would not be consistent with the objectives of the Brookman/Moir Guidelines. This is because it would not be a contemporary addition that interprets and respects the cultural heritage of the subject site and adjoining dwellings. The rear addition to the dwelling would replicate design elements of historical architectural styles, including the use of gabled dormers to the eastern elevation, windows with muntins, timber brackets and ogee gutters. This would create insufficient differentiation between the original and new works. Additionally, the complicated roof form does not interpret the simple built form of the modest 'working class' dwellings;
- Materials: The applicant has advised that the rear addition would be clad in a 30 millimetres limestone veneer with stone window sills and timber double-glazed windows. While the proposed limestone material provides differentiation from the existing heritage dwelling and is compatible with the heritage nature of the place, the applicant has not provided sufficient information and details to confirm that the resulting finishes would be of a high quality; and
- DRP Comments: In considering the development and conservation objectives, the Brookman/Moir Guidelines note that the quality of design, materials, refinement of details and craftsmanship are to be considered. Due to the location of the proposal, the DRP member notes that the proposal would have minimal impact on the broader Precinct. However, the proposed design has not received DRP Member support, noting the overly complicated roof form and detailing, increase in presentation of bulk and shadow to the adjoining property to the south and impacts on open space.

While advice received from the HCWA and the City's DRP member is that that the design proposal would have minimal impact on the elements listed in the Statement of Significance, the proposal is not contemporary and does not reflect the key design language and materiality of the existing dwelling. The colours, materials and design of the additions are differentiated from those of the existing dwelling, but insufficient detail has been provided to ensure a high-quality development outcome.

### *Extent of Demolition*

The Brookman/Moir Guidelines provide guidance on the acceptability of demolition and is discussed below.

#### *Rear Water Closet:*

The Brookman/Moir Guidelines set out that where garages are provided to Wellman Street, they should not involve the demolition of the rear water closet. The Guidelines further set out that *'rear water closets were an integral part of the original development of the estate and their retention is important'*.

A 2002 heritage assessment documentation for the Brookman and Moir Streets Precinct notes the presence of a 'rendered brick water closet' to the south western lot boundary.

The applicant has advised that the rear water closet is not original and that as part of the construction of the carport and store in 2005, a tin wall of the rear water closet was replaced with brick. The replacement of portions of the rear water closet did not form part of the 2005 approval.

The location of the rear water closet on site is consistent with that shown in the 2005 plans and marked on sewerage maps prepared in 1951. Correspondence with the landowner in 2005, who is the same as the current landowner, about the development of the carport and store noted the presence of the 'heritage water closet' at the rear would be unaffected by the proposal.



A site inspection by Administration as part of this assessment noted the presence of rendered masonry walls to the south west and south east elevations of the rear water closet. The north west and north east elevations consisted of new masonry and stud-framed walls respectively. The above leads Administration to conclude that while the water closet has been modified, there is original brickwork remaining.

Officers from the HCWA and the DRP Member advised that given the water closets are not specifically mentioned in the Statement of Significance and the extent of the modification to the existing structure, the demolition of the rear water closet was acceptable.

The Brookman/Moir Guidelines state that demolition of water closets will only be considered in exceptional circumstances. The water closet remains in its original location on site and the continued presence of the rear water closet represents an original feature of the subdivision of the Precinct allows for an understanding of the history of the place. The applicant has not provided sufficient analysis of the condition of the existing water closet to confirm that its removal would not adversely impact the heritage fabric of the place.

Dwelling:

The application proposes the demolition of the existing kitchen, bathroom, study, laundry and toilet to the rear of the existing dwelling. This area is noted in the 2002 heritage assessment as not being original to the dwelling and falls within the 'additions zone' identified in the Brookman/Moir Guidelines within which original external features are not required to be retained or conserved in redevelopment.

The proposal provides an inset at the north east corner of the proposed laundry which assists in providing a demarcation of the area of new development and maintaining the integrity of the original five rooms of the dwelling.



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

**LEGEND**

**METROPOLITAN REGION SCHEME RESERVES**

*Note: The Western Australian Planning Commission acts on 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**

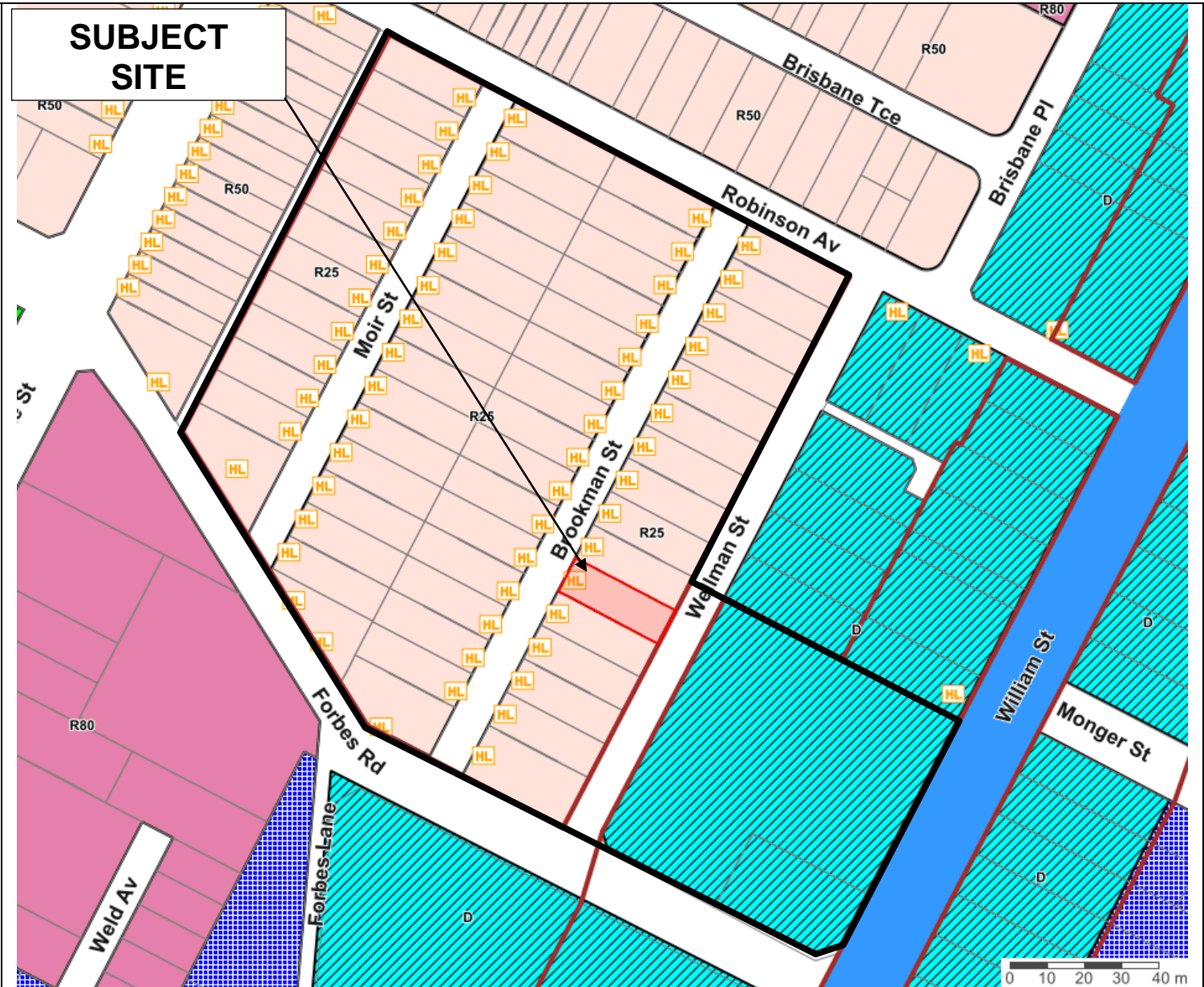
- PUBLIC OPEN SPACE**
- R** Restricted
- PUBLIC PURPOSES**  
Particular use denoted as follows:
- PS** Primary School
- CP** Car Park
- CU** Civic Uses
- HS** High School
- I** Institute for the Deaf
- W** Water Supply Sewerage and Drainage
- TS** Technical School

**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 INFORMATION & RESIDENTIAL PLANNING CODES**

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



**CITY OF VINCENT**

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**Consultation and Location Map**

**No. 12 Brookman Street, Perth**

Extent of Consultation





**SUBJECT  
SITE**



**CITY OF VINCENT**

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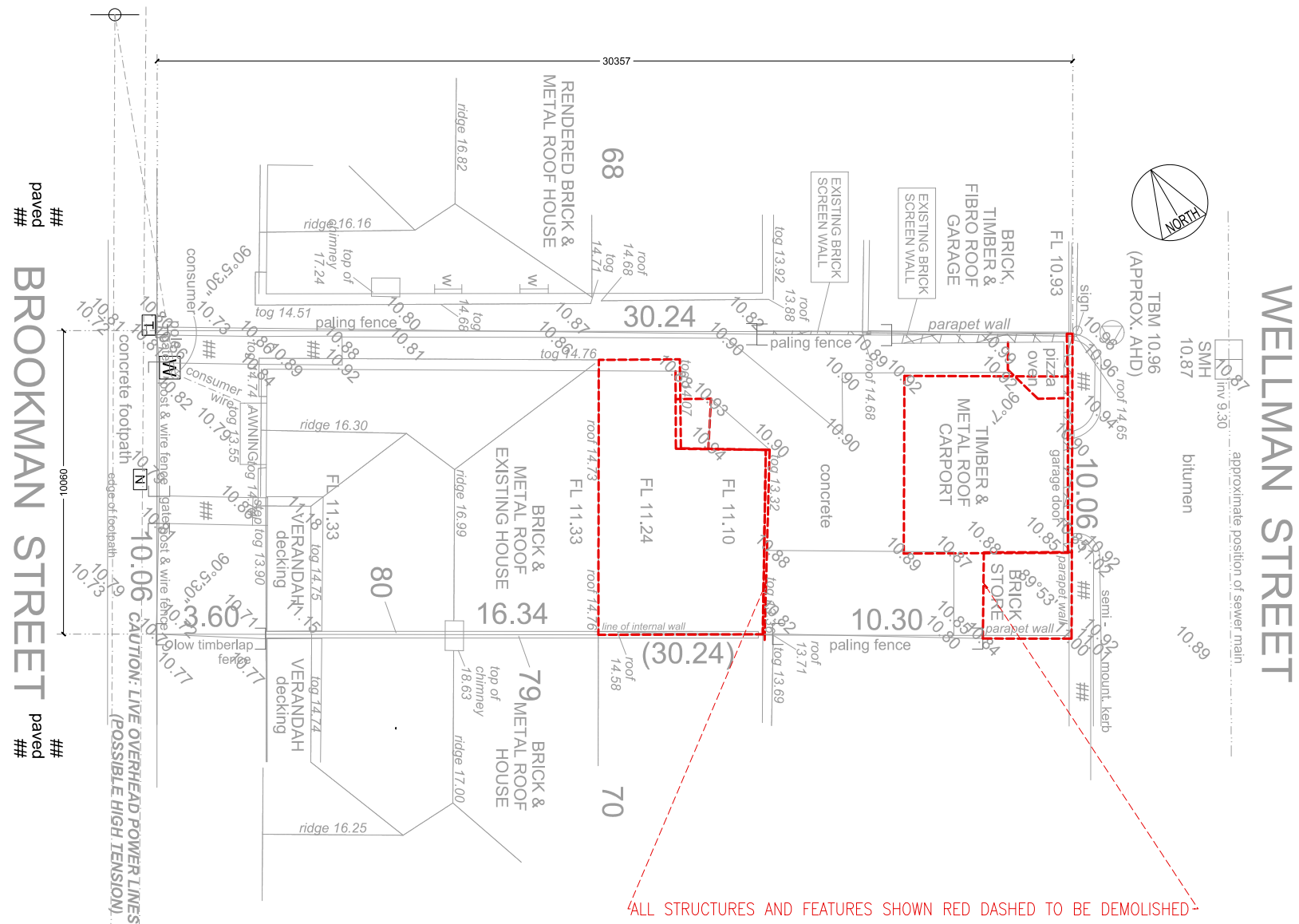
No. 12 Brookman Street, Perth





CITY OF VINCENT  
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REV	DATE	DESCRIPTION	BY

## DEVELOPMENT APPLICATION

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DOCUMENTATION BY:




ARCHITECT

Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

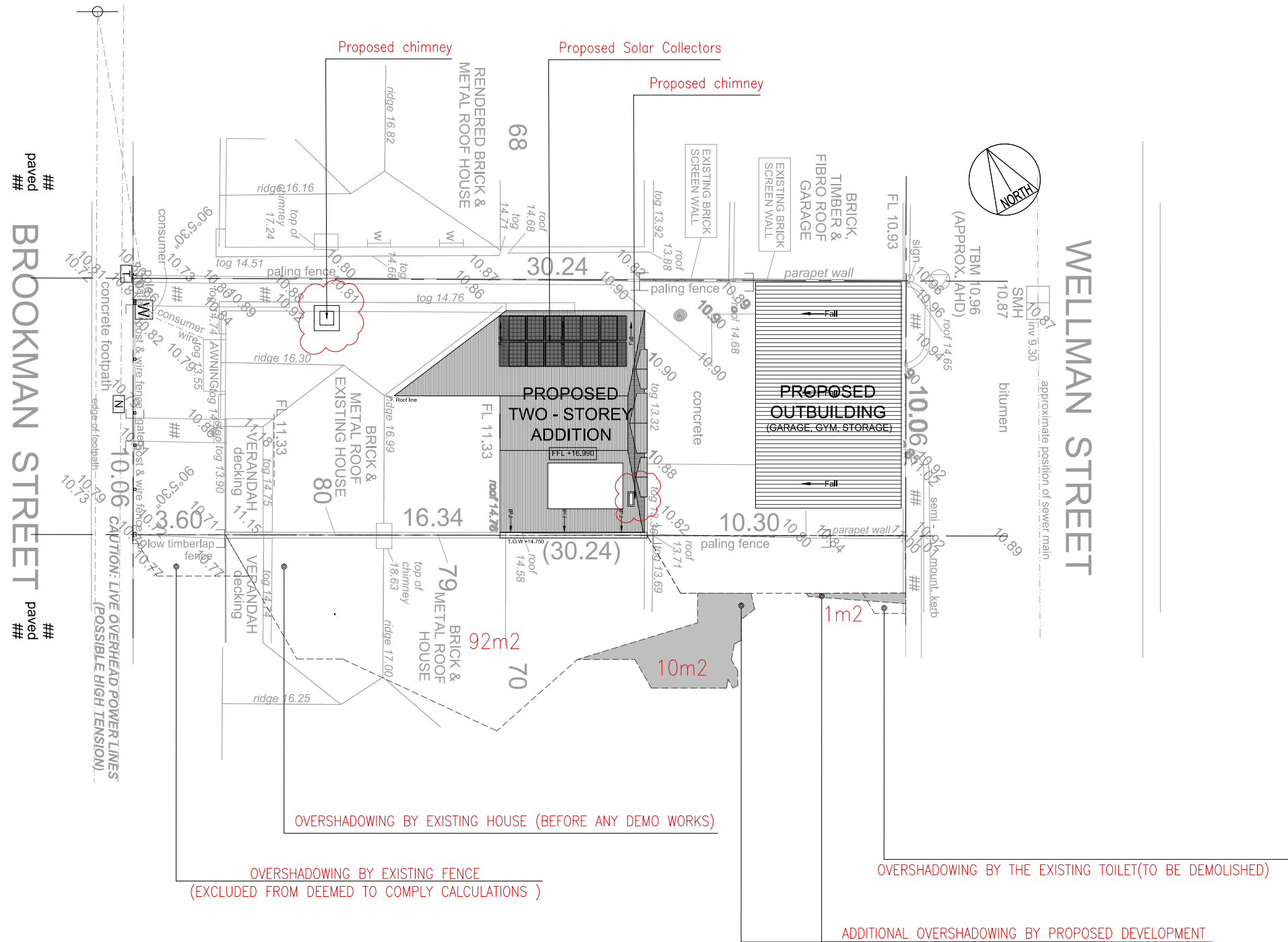
## DEMOLITION SITE PLAN

DRAWN	APPROVED	
SCALE 1:200 @A3	DATE 22.07.2022	
PROJECT No.	DRAWING No.	REV.



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**PROPOSED HOUSE EXTENSION  
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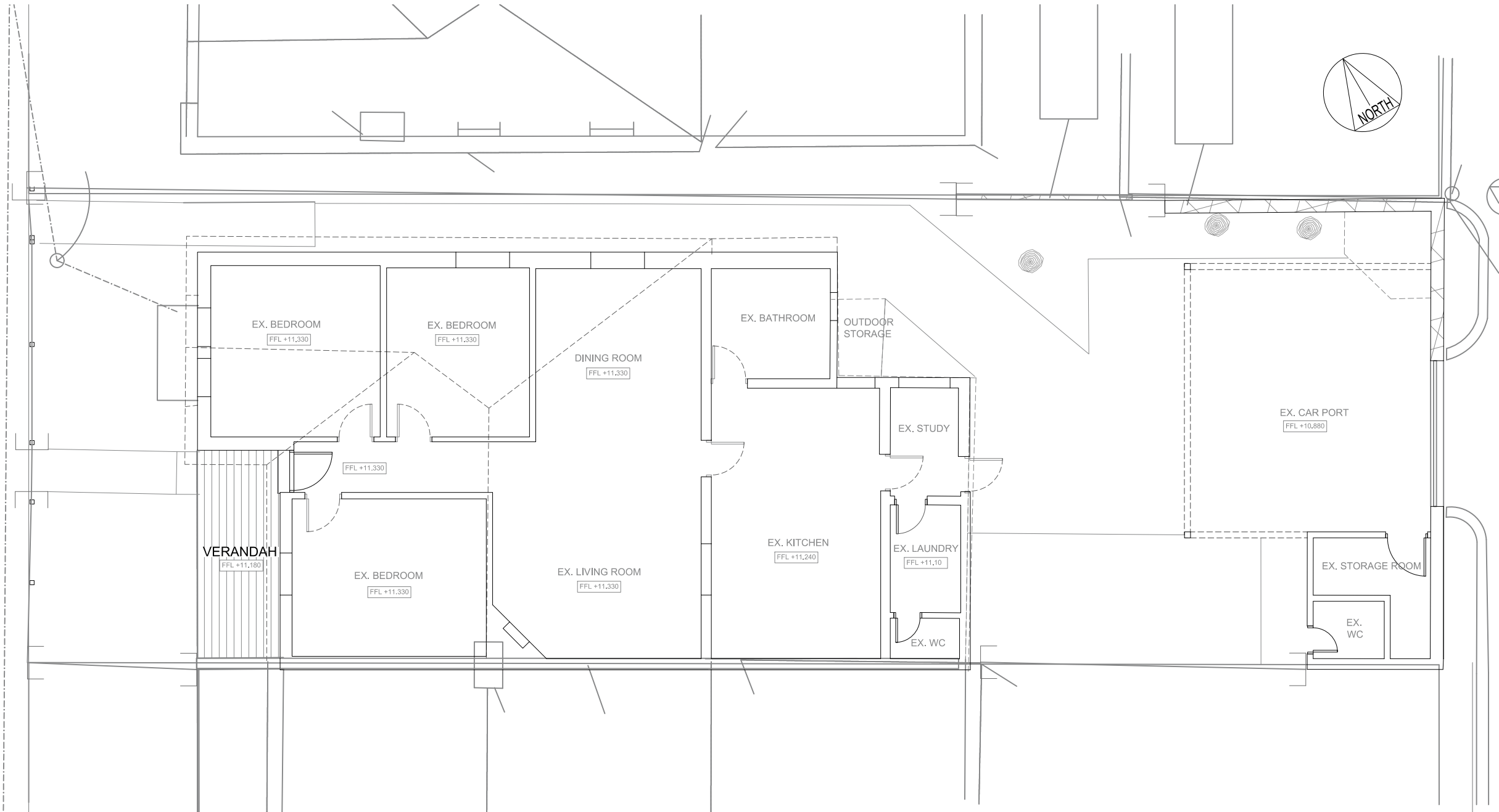
## PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION 0  25	REV. F
SCALE 1:200	DATE 30.03.2023		
PROJECT No.	DRAWING No.		



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ARCHITECT

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Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

EXISTING GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION	0 25
SCALE	DATE	13.04.2023	
1:100			
PROJECT No.	DRAWING No.		REV. H



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EXISTING NORTH ELEVATION  
SCALE 1:100



EXISTING WEST ELEVATION  
SCALE 1:100

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REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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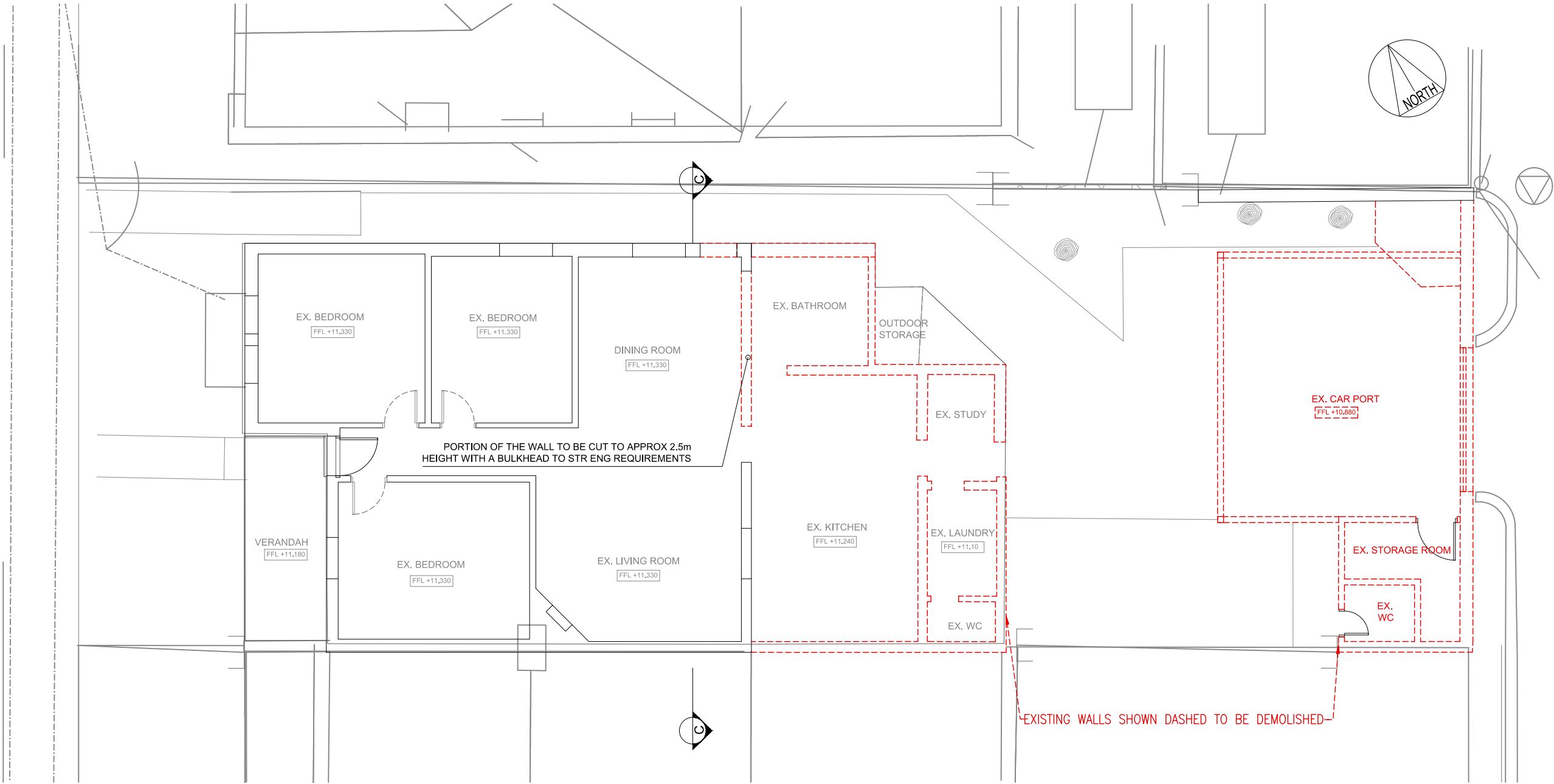
PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

EXISTING ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	13.04.2023	
PROJECT No.	DRAWING No.	REV. H



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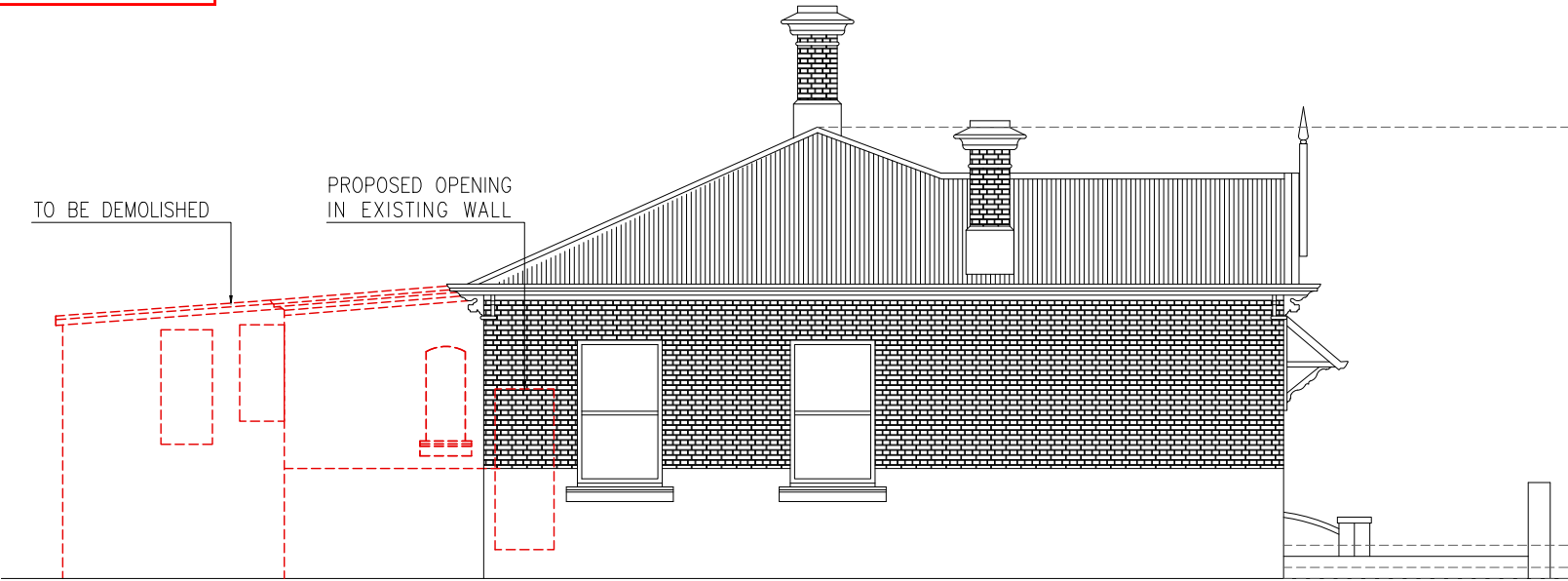
PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

DEMOLITION PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H



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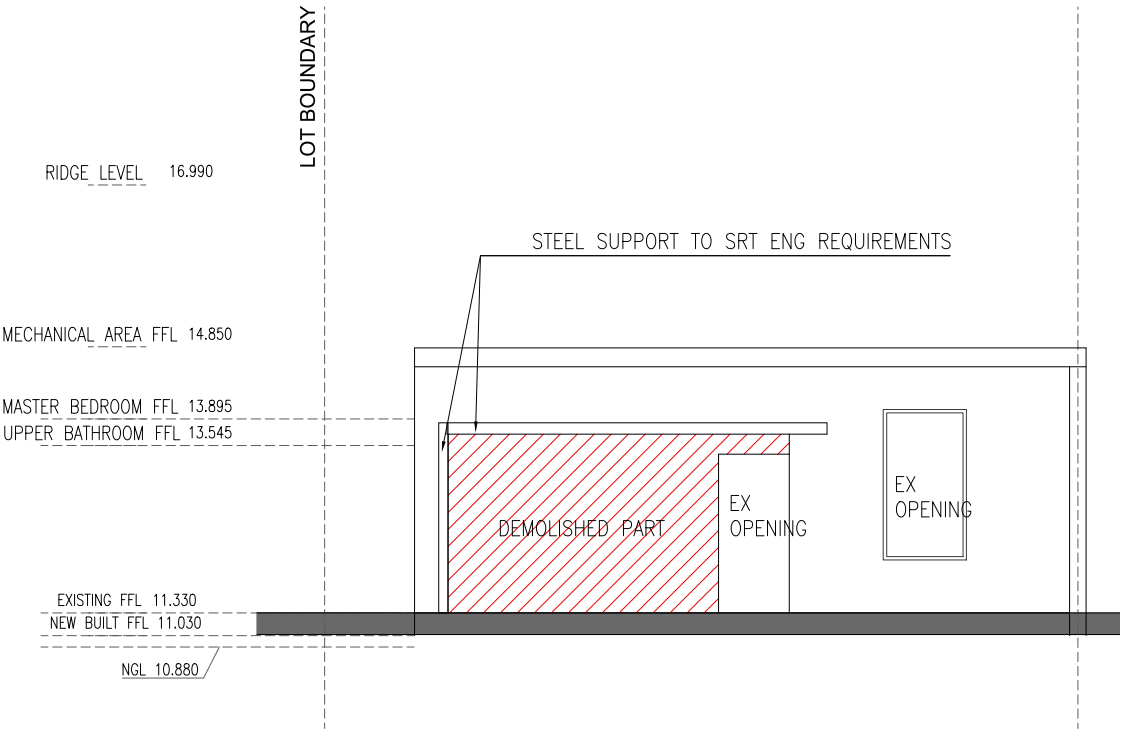
EXISTING NORTH ELEVATION

SCALE 1:100



EXISTING WEST ELEVATION

SCALE 1:100



SECTION C-C

SCALE 1:100

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REV	DATE	DESCRIPTION	BY
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DEVELOPMENT APPLICATION

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LINES & DESIGNS

ARCHITECT

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and  
Mrs. Helen Arnell

PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

DEMOLITION ELEVATIONS

DRAWN	APPROVED	REDUCTION	0	25
SCALE	DATE			
1:100	13.04.2023			
PROJECT No.	DRAWING No.			REV. H



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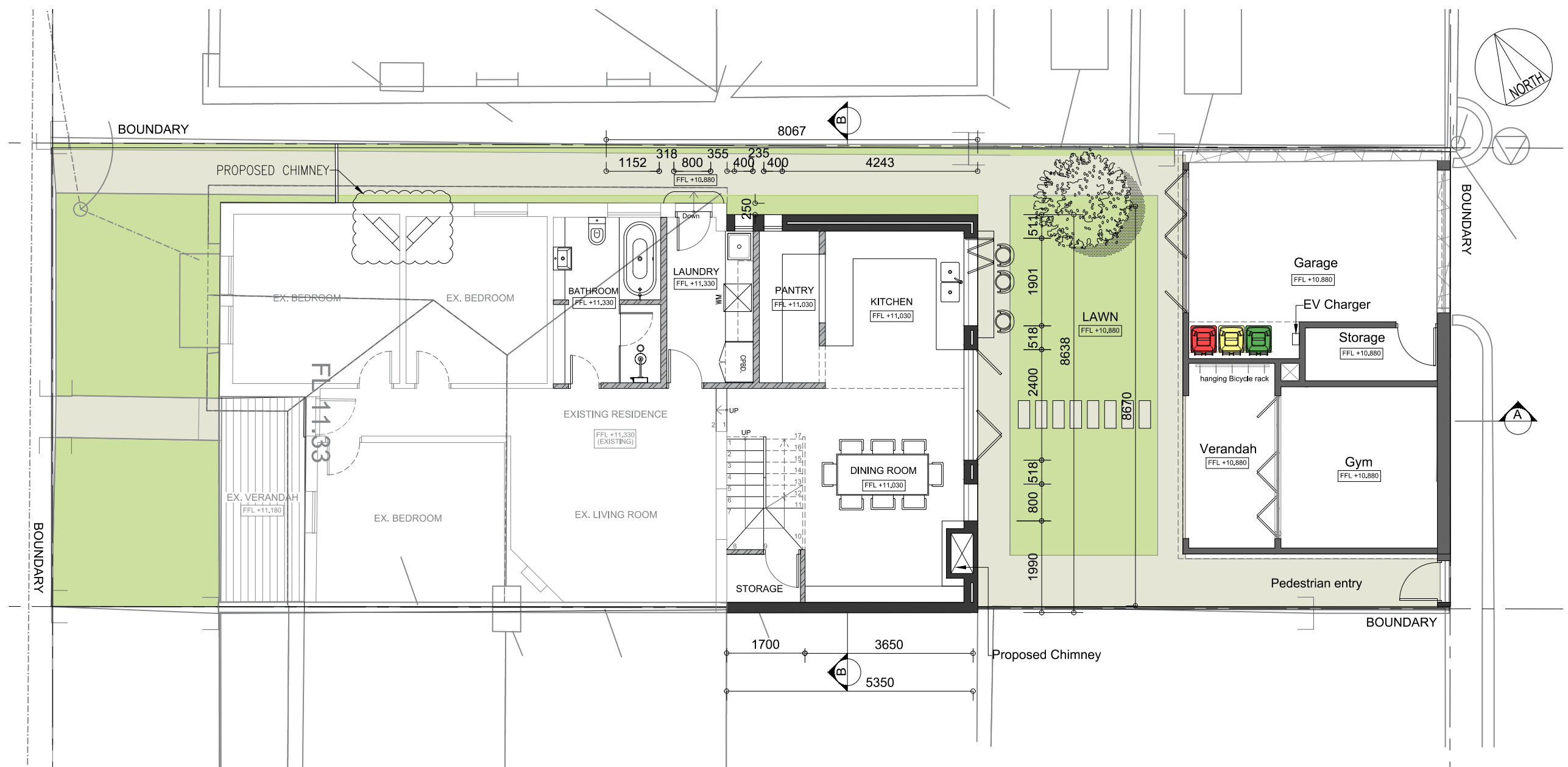
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**AREAS:**

GROUND FLOOR AREA= 98 m<sup>2</sup>

UPPER FLOOR AREA= 84 m<sup>2</sup>

TOTAL AREA= 182 m<sup>2</sup>



REV	DATE	DESCRIPTION	BY

## DEVELOPMENT APPLICATION

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ARCHITECT


CLIENT

Mr. Peter Arnell  
and  
Mrs. Helen Arnell

200

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

**PROPOSED GROUND FLOOR PLAN**

DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	RE



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14 April 2023

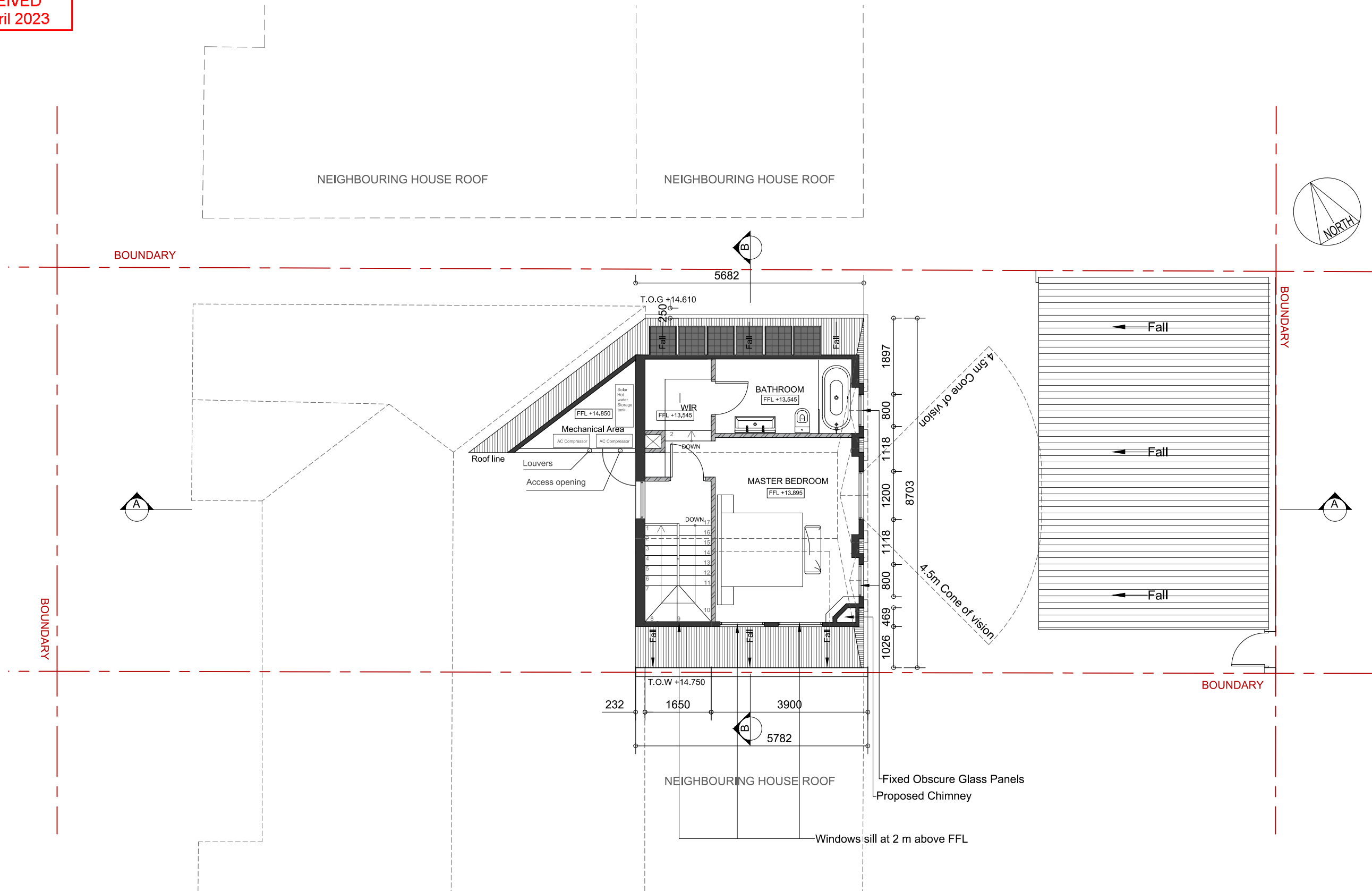
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**AREAS:**

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UPPER FLOOR AREA= 84 m<sup>2</sup>

TOTAL AREA= 182 m<sup>2</sup>

[illegible]

## DEVELOPMENT APPLICATION

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and  
Mrs. Helen Arnell

PROJECT

**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

### PROPOSED FIRST FLOOR PLAN

DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV. H

REV.  
H



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NEIGHBOURING HOUSE ROOF

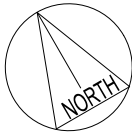
NEIGHBOURING HOUSE ROOF

BOUNDARY

BOUNDARY

BOUNDARY

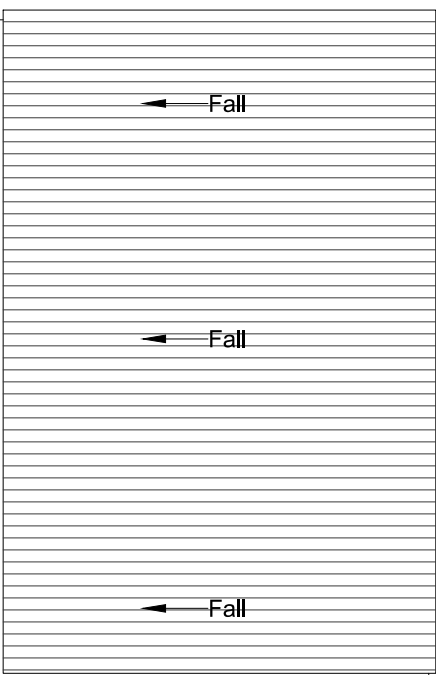
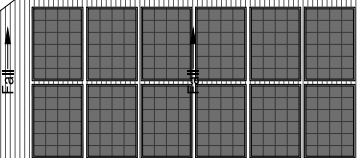
BOUNDARY



T.O.G +14.610

T.O.W +14.750

Roof line



NEIGHBOURING HOUSE ROOF

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UPPER FLOOR AREA= 84 m<sup>2</sup>

TOTAL AREA= 182 m<sup>2</sup>

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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PROJECT

PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

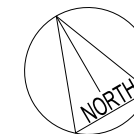
PROPOSED ROOF FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H



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BROOKMAN  
STREET

WELLMAN  
STREET

NOTE :

THE EXISTING LAWN AT FRONT OF THE HOUSE IS TO BE RETAINED, AND THE LAWN IN THE BACKYARD IS TO BE INSTATED AFTER COMPLETION OF BUILDING WORKS.

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**LEGEND:**

- 1 EXISTING TREE STUMPS  
REMOVED (3 stumps)
- 2 EXISTING SHRUBS
- 3 LAWN
- 4 PROPOSED FRANGIPANI
- 5 PROPOSED VIBURNUM  
HEDGE
- 6 PROPOSED LEMON TREE

REV	DATE	DESCRIPTION	BY

## DEVELOPMENT APPLICATION

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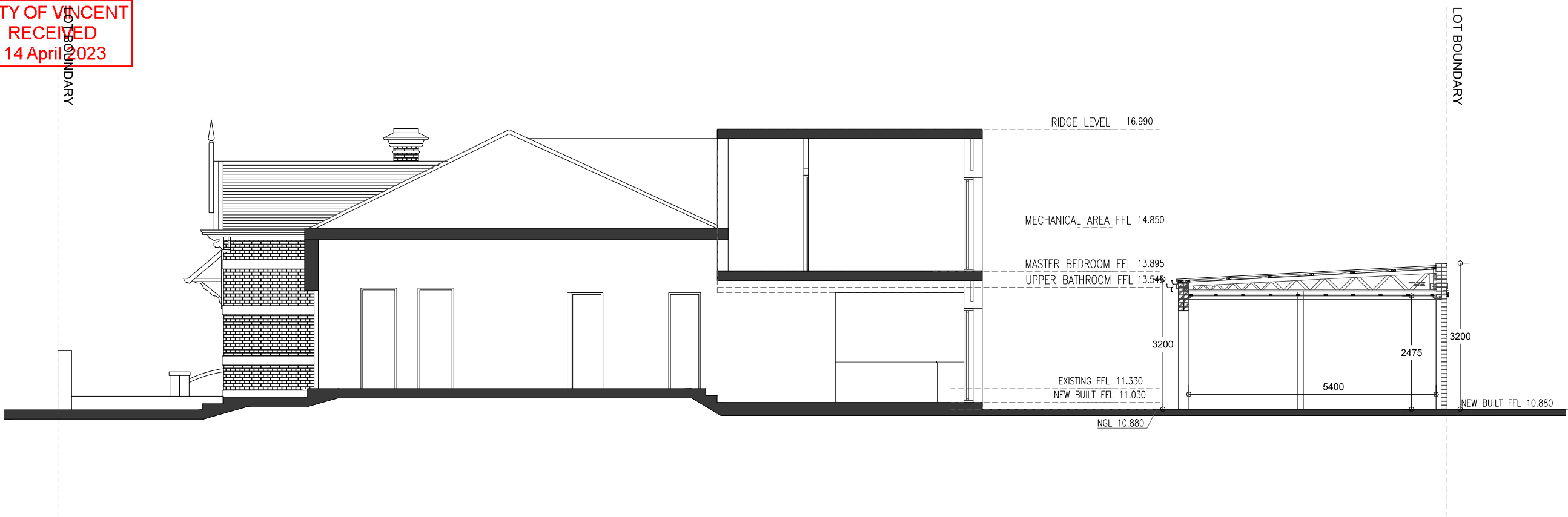
PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

## PROPOSED LANDSCAPE PLAN

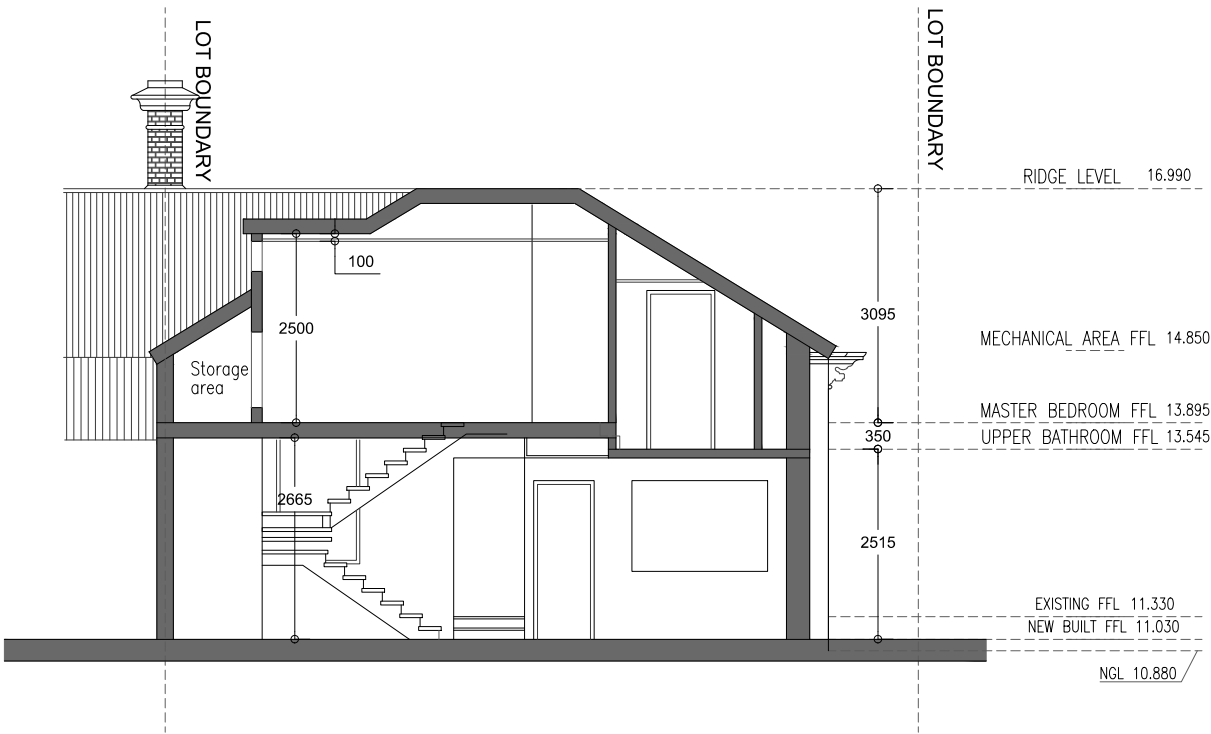
DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REVISION



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SECTION A-A  
SCALE 1:100



SECTION B-B  
SCALE 1:100

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PROJECT

PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

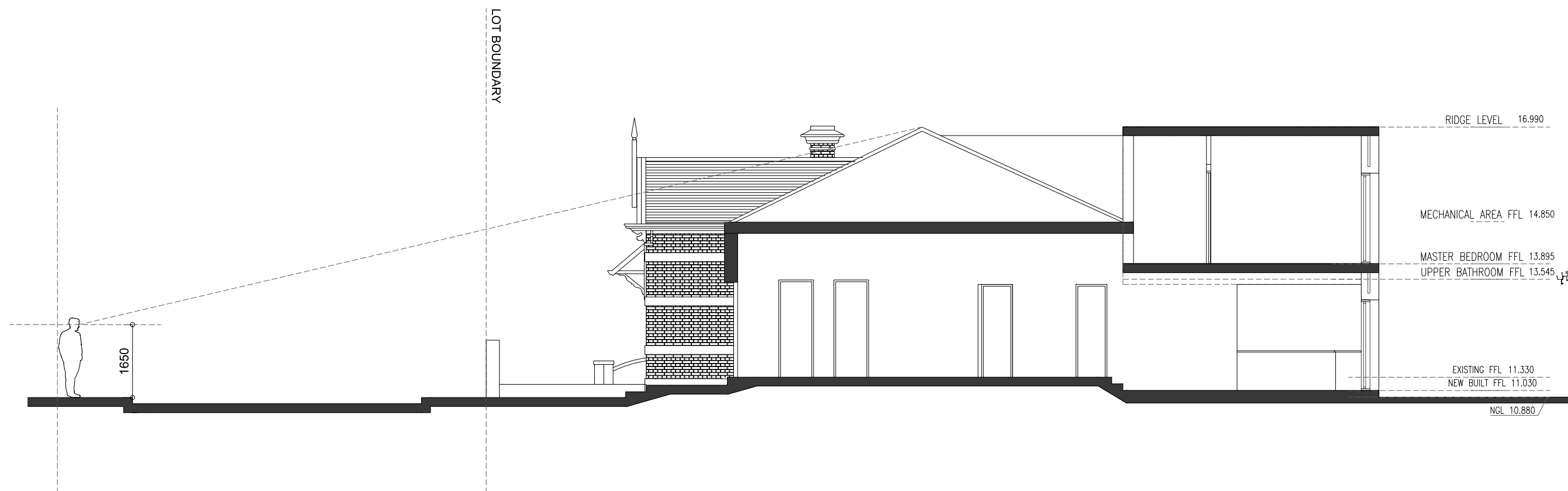
SECTIONS

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
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PROJECT No.	DRAWING No.	REV. H



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Public Domain View  
SCALE 1:100

[illegible]

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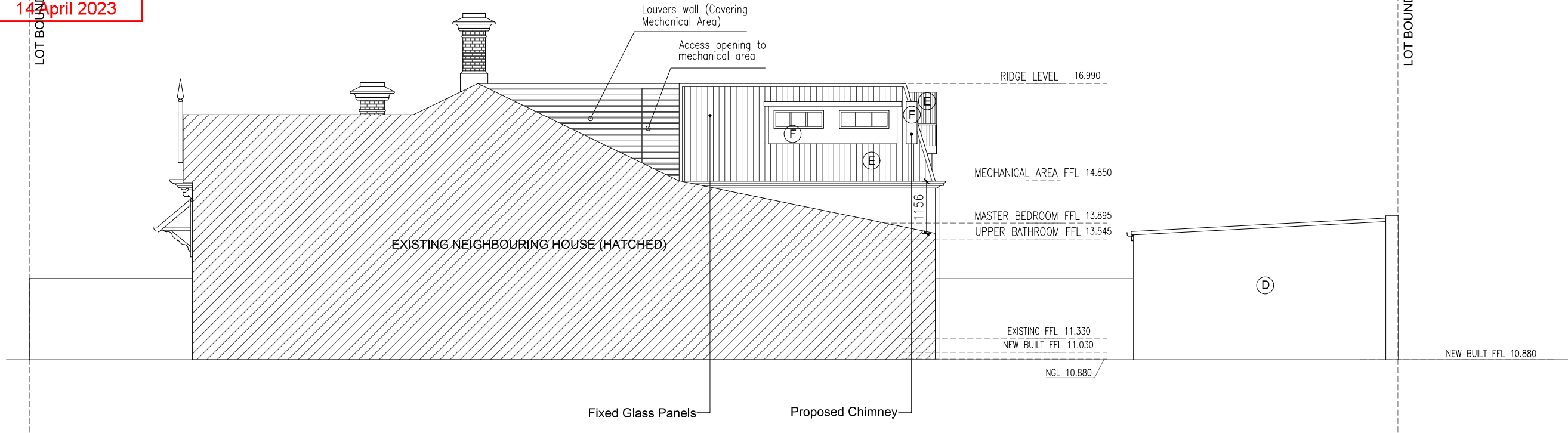
PROJECT  
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12 Brookman Street, Perth, WA 6000

## SECTIONS

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SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV.

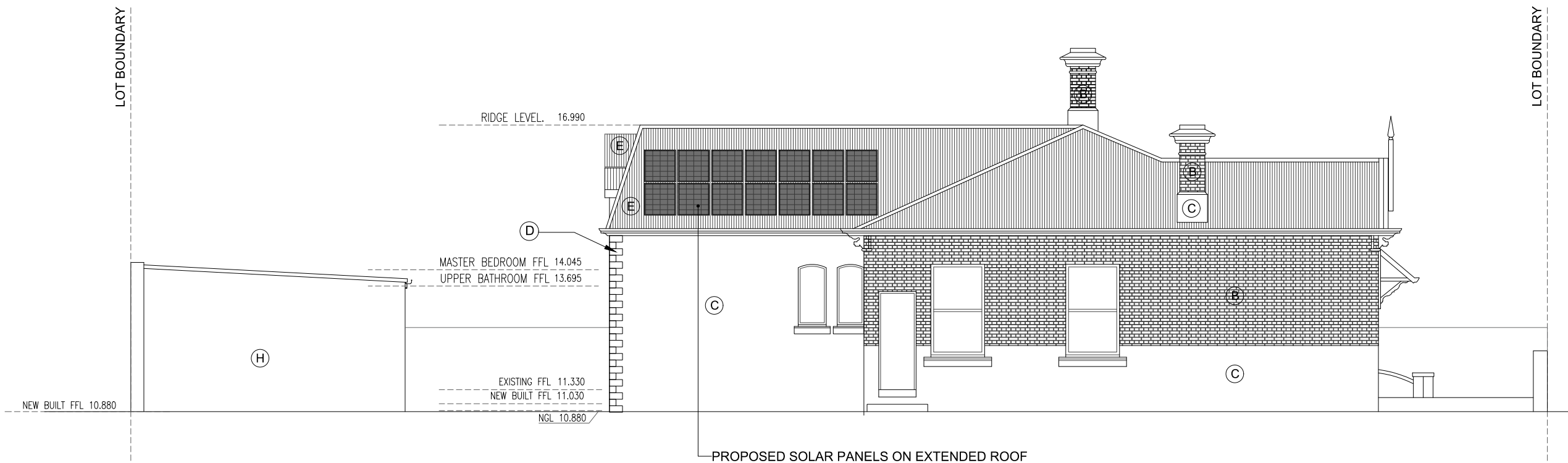


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## SOUTH ELEVATION

SCALE 1:100



## NORTH ELEVATION

SCALE 1:100

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### FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (HERITAGE RED COLOUR)



REV	DATE	DESCRIPTION	BY
E	28/07/2023	replaced limestone with render on North Elev	NH

### DEVELOPMENT APPLICATION

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PROJECT  
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12 Brookman Street, Perth, WA 6000

ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
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**FINISHES SCHEDULE:**

- (A) EXISTING CORRUGATED ROOF  
(LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK  
(HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER  
(OFF-WHITE COLOUR)
- (D) PROPOSED NATURAL LIMESTONE CLADDING 30MM THICK VENEER  
(BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET  
(LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER  
(COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS  
(NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK  
(Midland Brand-HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

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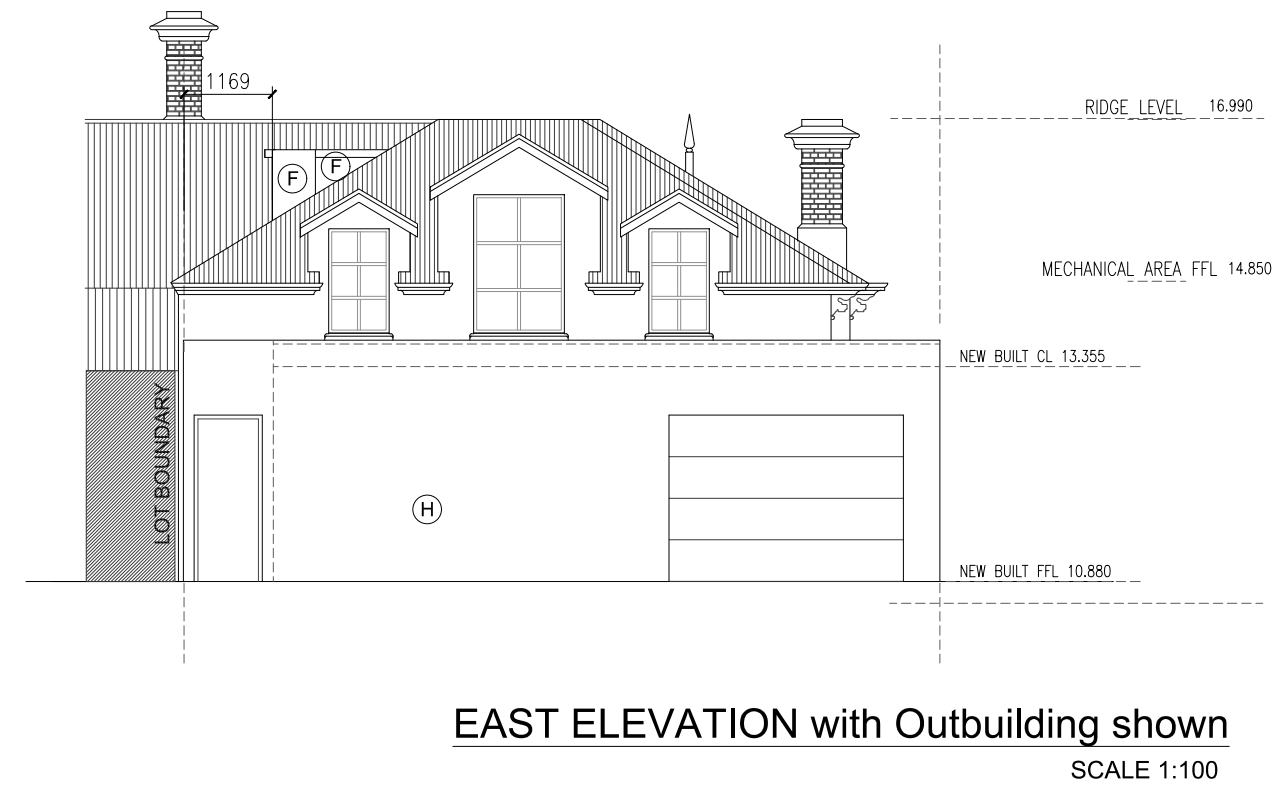
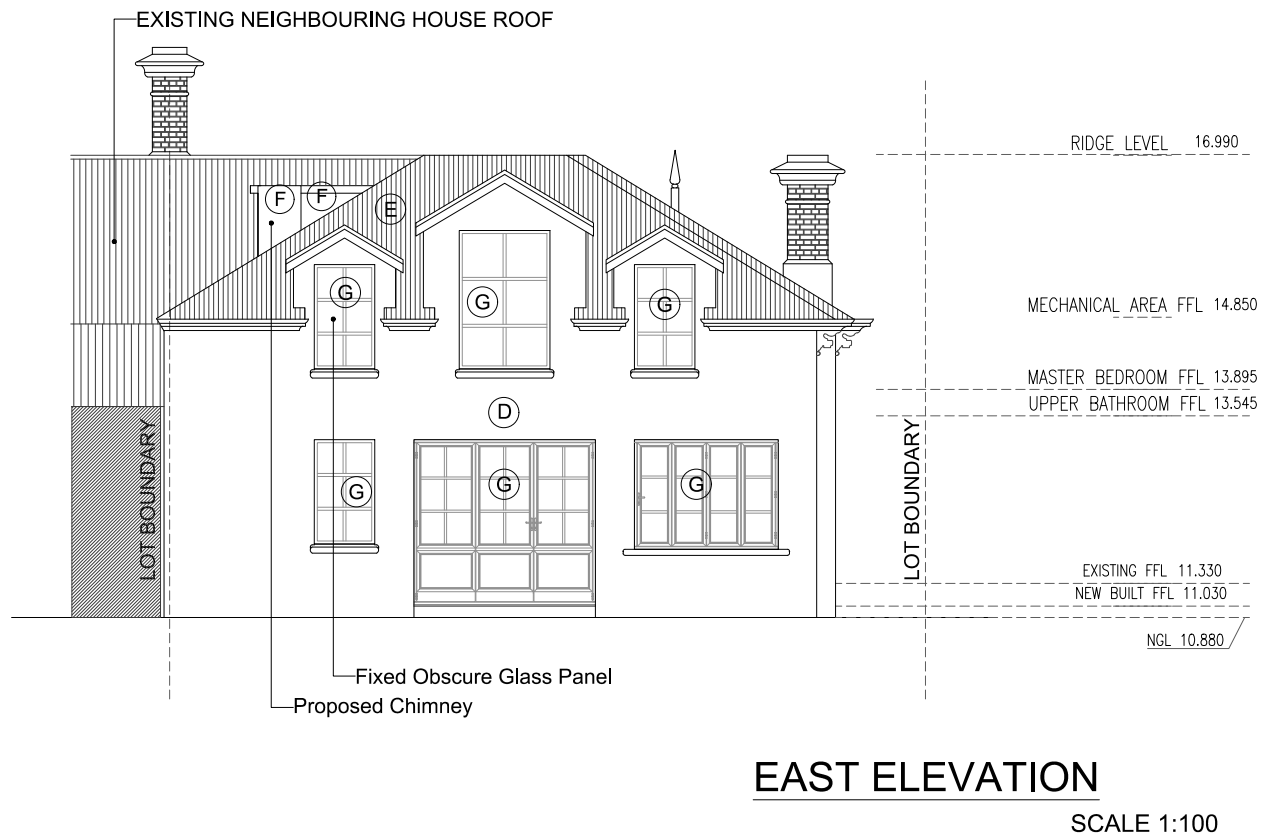
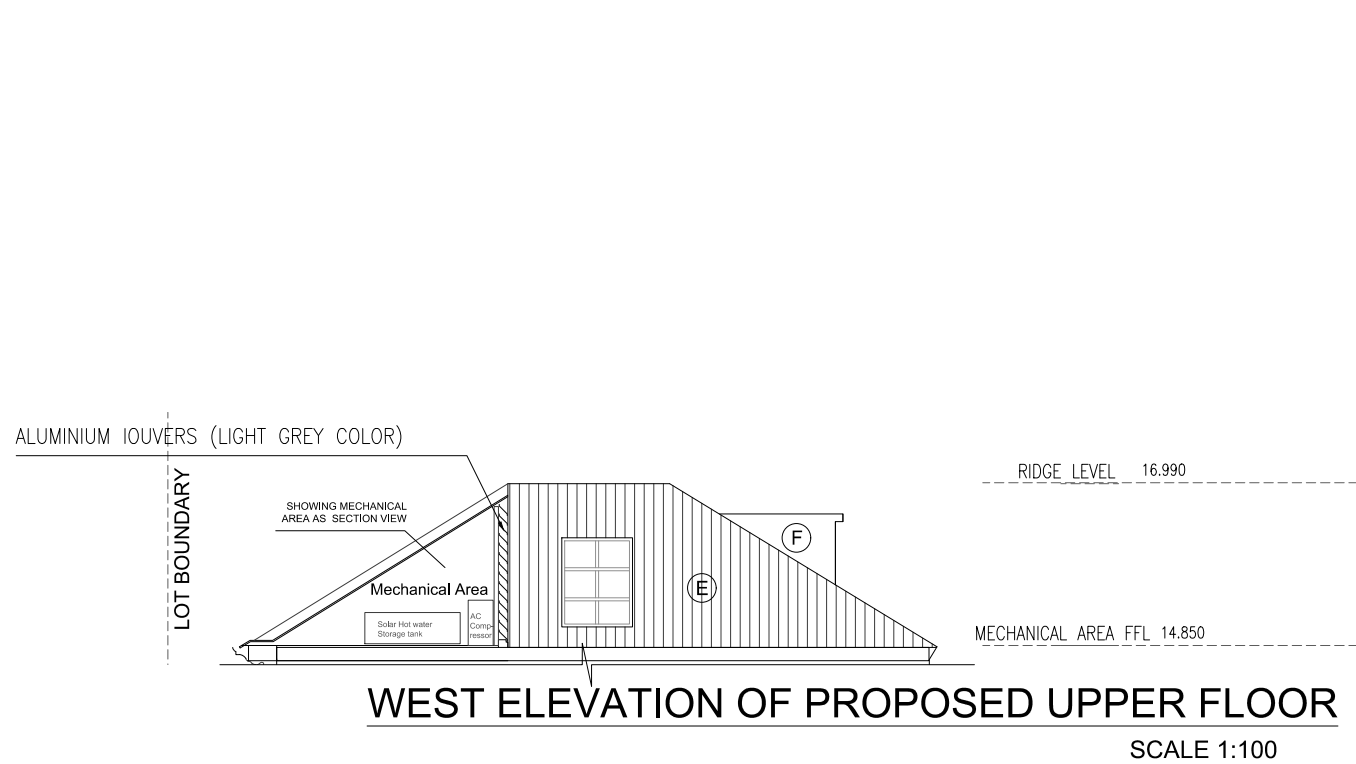
ARCHITECT

Mr. Peter Arnell  
and  
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PROJECT  
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## ELEVATIONS

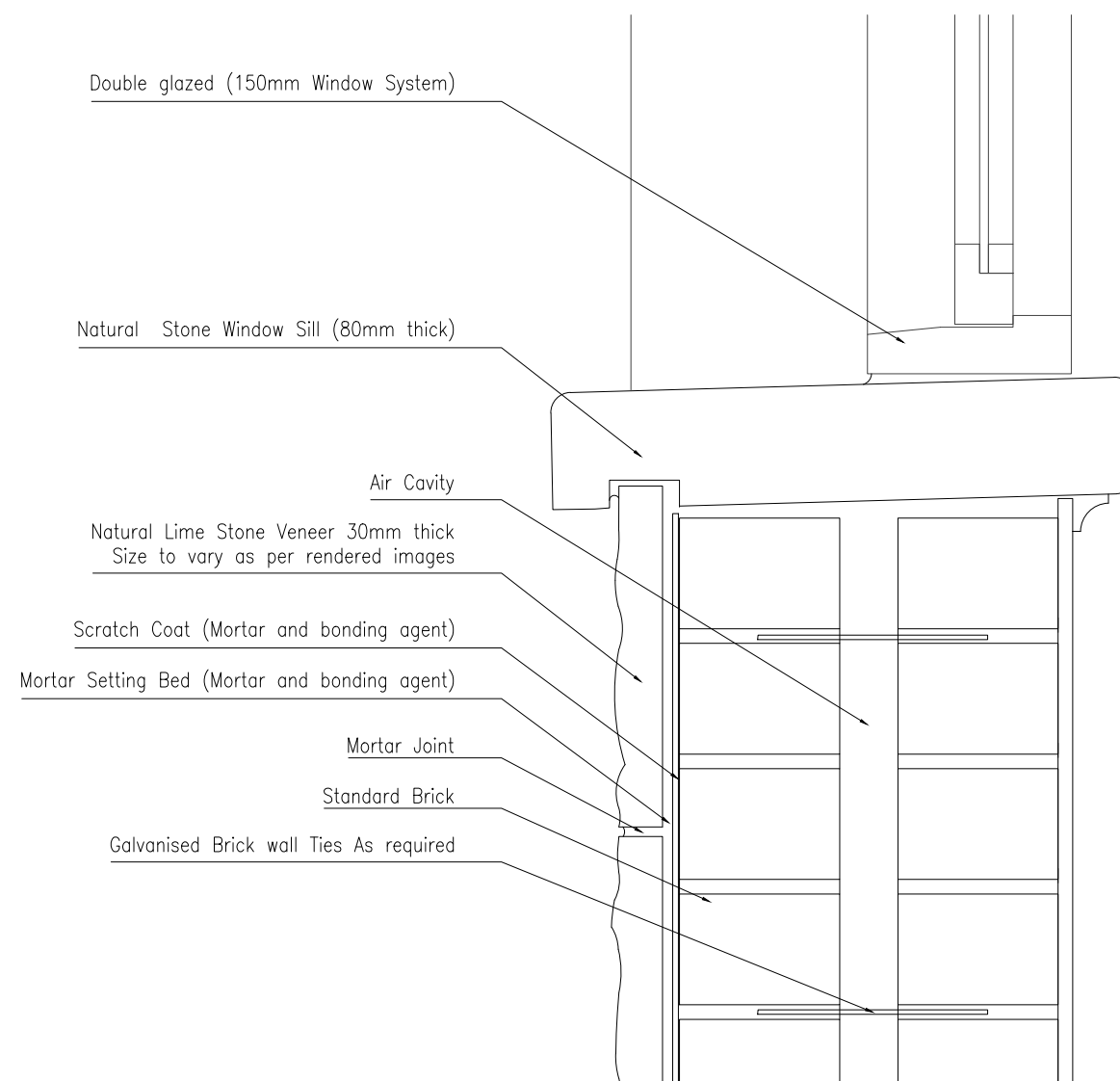
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**FINISHES SCHEDULE:**

## Lime Stone Cladding Detail

### Scale 1/5

REV	DATE	DESCRIPTION	RY

## DEVELOPMENT APPLICATION

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DOCUMENTATION BY:




ARCHITECT

CLIENT

Mr. Peter Arnell  
and  
Mrs. Helen Arnell

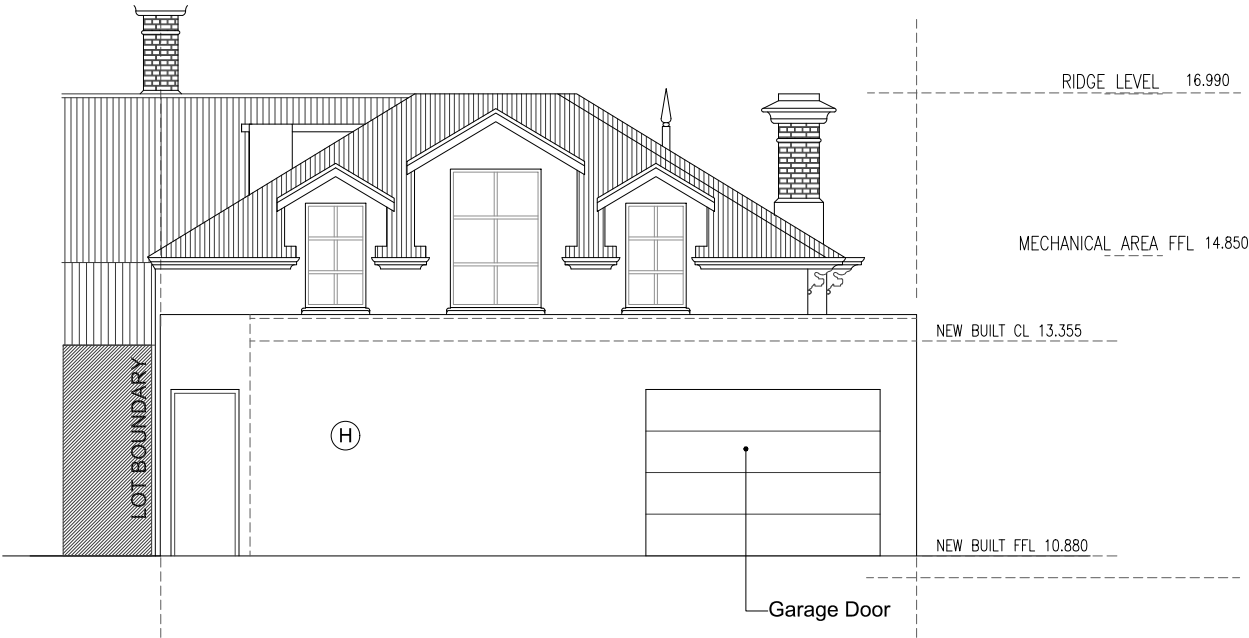
PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

### Lime Stone Cladding Detail

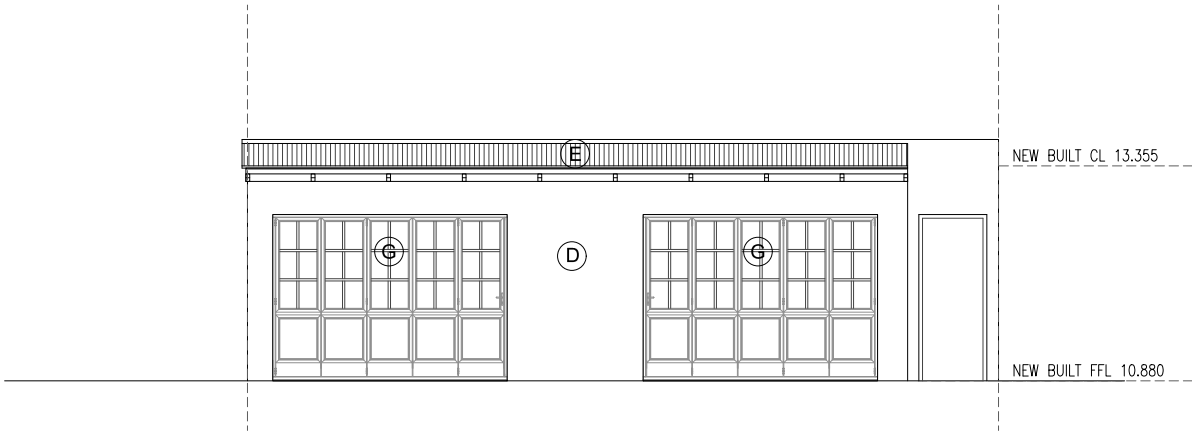
DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV. H



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OUTBUILDING EAST ELEVATION  
SCALE 1:100



OUTBUILDING WEST ELEVATION  
SCALE 1:100

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FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED NATURAL LIMESTONE CLADDING 30MM THICK VENEER (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (Midland Brand-HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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ARCHITECT

CLIENT  
Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

OUTBUILDING ELEVATIONS

DRAWN	APPROVED	REDUCTION	REV.
SCALE 1:100	DATE 13.04.2023	0 25	H
PROJECT No.	DRAWING No.		





## **12 Brookman Street, Perth**

### Heritage Impact Statement

This Heritage Impact Statement has been prepared following the guidelines by the department of planning, Lands and heritage.

July 2022



Name of Place: LOT 69 (#12) BROOKMAN STREET, PERTH

Registration Date: 08 May 2007

Prepared by: H.Hotait ( M.Arch - M.L.Arch) - Lines & Design PTY LTD

Prepared for: Development application

Date: 21 Jul 2022 (Rev A)

## Location

The subject property is located at Lot 69 on Plan 4576(2), Known as no. 12 Brookman Street, Perth. The property is located between Brookman Street and Wellman Street.

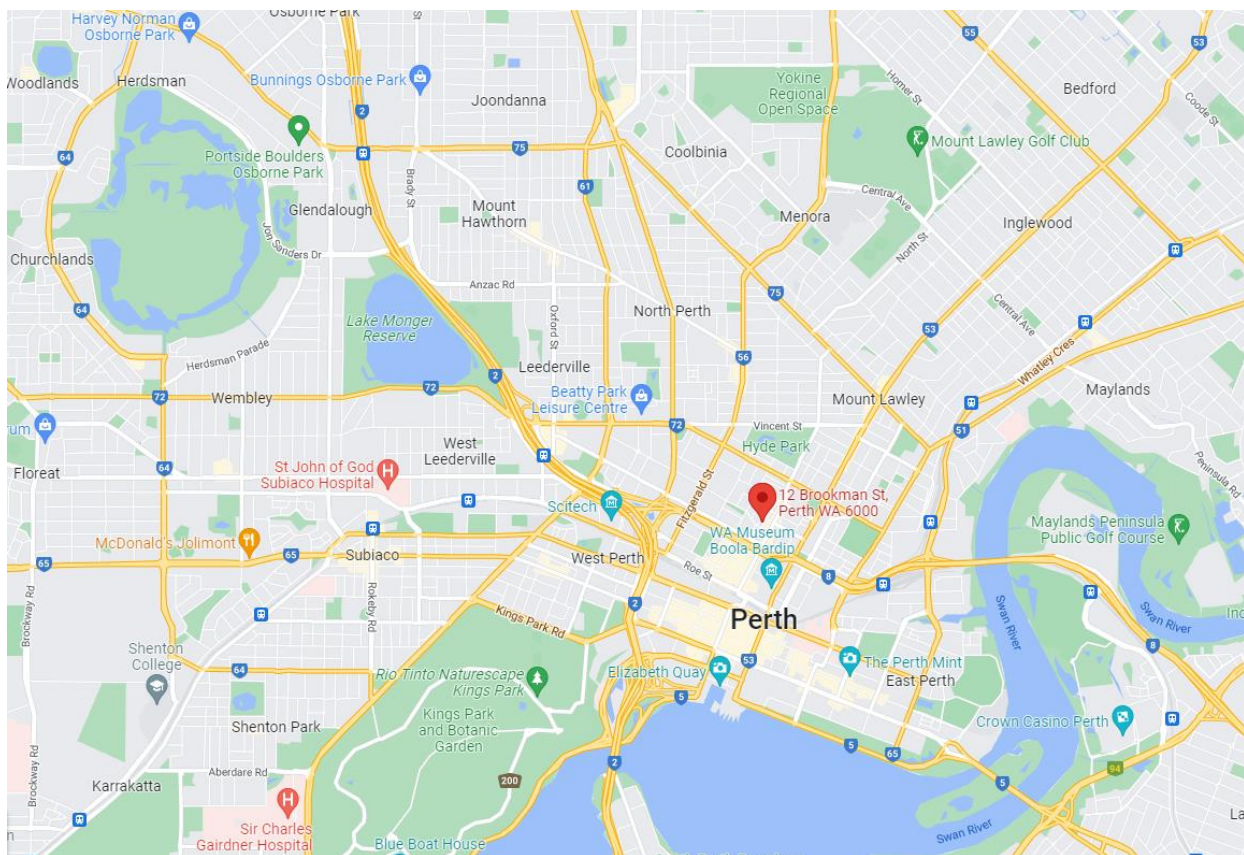


Figure 1: Location of 12 Brookman Street within the City of Perth Context. Source: Google, February 2022



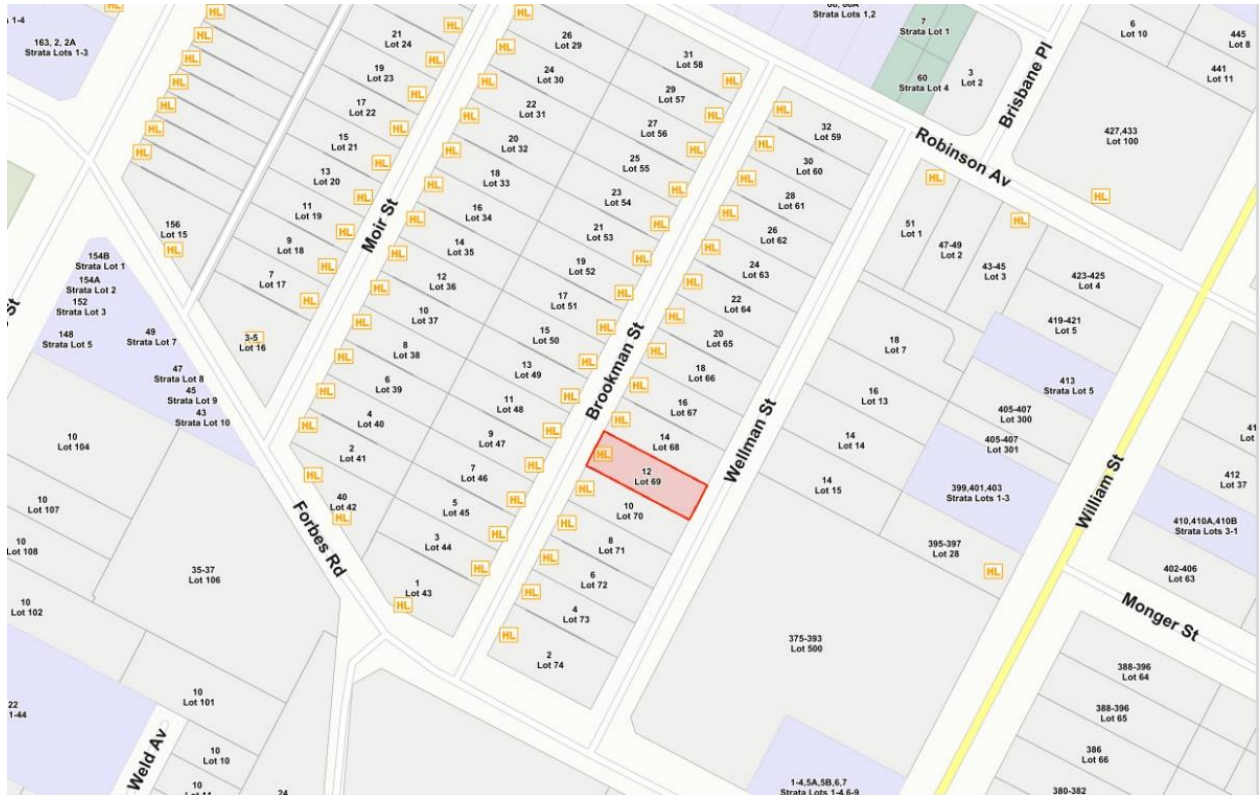


Figure 2: Cadastral Plan, 12 Brookman Street, PERTH. Source: Landgate, September 2021

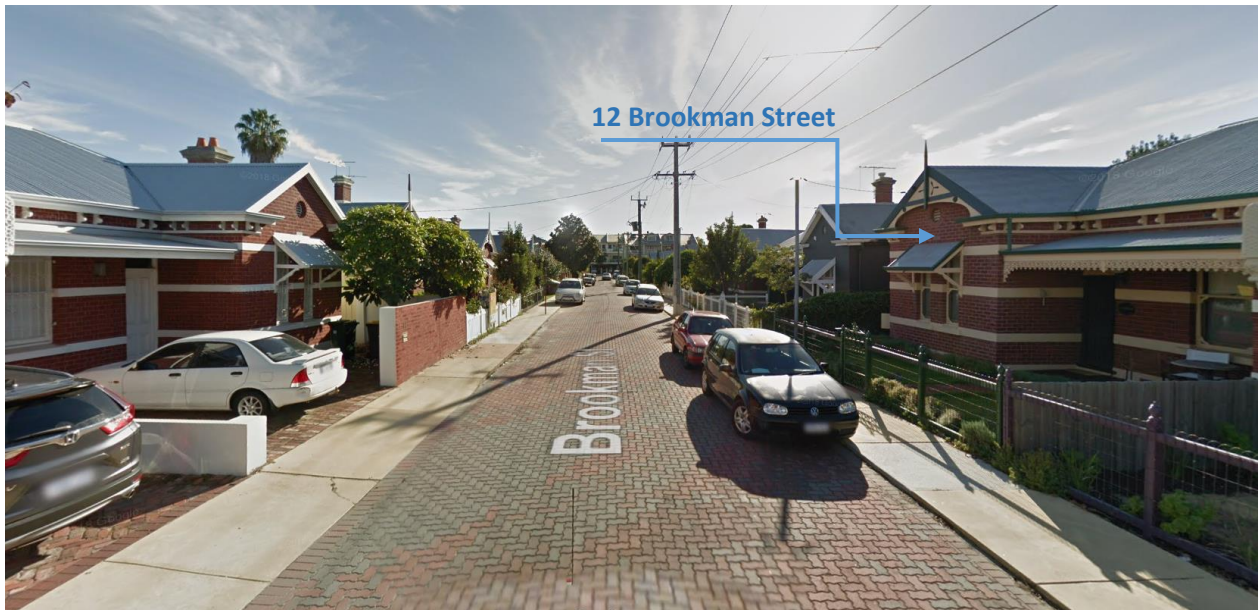


Figure 3: View from South West along Brookman Street. Source: Google Maps



#### Heritage listings:

Heritage Listing Type	Status	Date
Heritage List	Adopted	
State Register	Registered	08 May 2007
Register of the National Estate	Nominated	23 April 1991
Register of the National Estate	Indicative Place	
Municipal Inventory	Adopted	13 November 1995

#### Statement of significance:

**Source:** The Heritage Council of Western Australia's Register Entry for P03992.

- The Brookman and Moir Streets Group is a complete and intact residential development of 1897, undertaken by prominent citizens under William Brookman.
- The intact working class semidetached houses were constructed in the Federation Queen Anne Style.
- It demonstrates the social mores and way of life in the developing area north of Perth, at the commencement of the Gold Boom period.
- It provides a notable example of a late 19th century townscape with its repetitive building forms and development patterns.
- It is a unique example of a housing estate that includes: The scale of the subdivision and development by a speculative development company is a notable historic and social event of its time.
- Duplex, 2-4 Brookman Street are integral elements of the Brookman and Moir Streets Group. The form and scale of the typical Federation Queen Anne workers housing was varied in the case of this duplex, with the introduction of the bay windows. This differentiated the duplex pair from the other semi-detached workers housing within the development. It demonstrated the possibility of personalizing properties without disturbing the consistent development patterning of the whole development.



**The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following**

The Proposed alterations and additions at 12 Brookman Street, Perth takes into consideration that the existing house and the lot are of identified heritage significance, especially that the house have had several renovations and alterations that sought to restore the house to its earlier form and worked on reinstating many authentic details and features. This development with the proposed rear two-storey addition and the added outbuilding (garage & gym) at the back of the lot does not impact any of the value statements and hold the heritage significance of the house and precinct.

The Proposed Development comply with the requirements of Policy NO. 7.6.1 (HERITAGE MANAGEMENT - DEVELOPMENT GUIDELINES FOR HERITAGE AND ADJACENT PROPERTIES) and Appendix NO.6 (BROOKMAN AND MOIR STREETS DEVELOPMENT GUIDELINES). The list below shows how each of these point is considered:

Performance Criteria and acceptable development	Proposed development
<p><b>P1</b> Development is to comply with the statement of significance and zones of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.</p> <p>Development within zones, spaces and fabric of the place identified as significant is conserved and/or adapted in a manner that protects the significant heritage values.</p> <p>Development within zones, spaces and fabric of the place that are of little or no significance is to be sympathetic to the existing material and readily identifiable as new work.</p>	<p>The proposed development respects the original house and recognises its heritage significance. This development has a minimal impact on the original house with no alterations to the main façade from Brookman street, the changes to the back of the original house (except the rear skillion roof) are minimal, and the new proposed addition is sympathetic and identifiable as new work.</p> <p>Reinstating the front chimney in the proposed development will enhance the heritage significance of Brookman street</p>



Performance Criteria and acceptable development	Proposed development
<p><b>P2</b> Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.</p> <p><b>Building Scale, Bulk and Mass</b></p> <p>A.2.1 The additions and alterations:</p> <p>A.2.1 The additions and alterations: do <b>not alter the original facade(s) or roof pitch</b>; are clearly distinguishable from the original part of the heritage place to be conserved; are based on research that can identify the elements, detailing and finishes already used; do not obscure or alter an element that contributes to the significance of the place; maintain an existing vista or view lines to the principal facade(s) of a heritage place; are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained.</p> <p>A.2.2 An <b>upper storey is sited and massed behind the principal facade(s)</b> so that it is not visible from the street, particularly in intact or consistent streetscapes</p> <p>A.2.1 The additions and alterations: do not alter the original facade(s) or roof pitch; are clearly distinguishable from the original part of the heritage place to be conserved; are based on research that can identify the elements, detailing and finishes already used; do not obscure or alter an element that contributes to the significance of the place; maintain an existing vista or view lines to the principal facade(s) of a heritage place; are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained.</p> <p>A.2.2 An upper storey is sited and massed behind the principal facade(s) so that it is not visible from the street, particularly in intact or consistent streetscapes</p>	<p>The proposed development is compatible and compliant with the development guidelines requirements as per the following :</p> <p>A2.1 - intervention to the original façade and roof pitch is limited to reinstating the missing front chimney (highly recommended within guidelines) , in addition to the refurbishment treatment and recoating of the façade elements (gables, with timber barges, barge caps, finials, pierced timber fretwork ... ) with the traditional colours that are appropriate with the architectural style .</p> <p>A2.2 The proposed two-storey addition to the back of the original house complies with the required viewing criteria (at 1.65m height from the other side of the street looking at the ridge of original roof). The proposed addition and alteration are distinguishable from the original house through selection of different texture and materials. Finishes are either rendered, or clad with limestone , and the proposed windows and doors will have different sizing, colour and design (refer to attached architectural drawings ). The visible part of the proposed extended roof will be, as per guidelines, made of same current material (corrugated roof sheets with galvanised finish) however, solar panels are proposed to be fixed to it which will make it distinguishable.</p> <p>The proposed outbuilding addition at the back of the lot is separate from the house, proposed to be located at the back boundary adjacent to Wellman street, and will have no impact on the heritage significance of the original house and Bookman Street.</p>



<p>A.2.3 Where the place is located on a corner site the upper storey addition is sited and massed so that it is visually recessive from the place's main frontage so that the scale of the heritage place is the dominant element in either streetscape. On corner sites the visibility of taller additions should be assessed from both streets</p> <p><b>Doors and Openings</b></p> <p>A.2.4 New openings in the principal facades(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place, unless concealed from view from the principal street frontage.</p> <p><b>Materials, Surface Finishes and Fences</b></p> <p>A.2.5 Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.</p> <p><b>Internal Alterations</b></p> <p>A.2.6 Internal alteration controls will only apply to interiors of places listed as Management Category A and are guided by the Statement of Significance detailed in the Place Record Form and/or Heritage Assessment or Conservation Plan.</p>	<p>Internally, The owners of the property suggest reinstating the missing chimney between the 2 front rooms and changing the current flooring of the original house back to Jarrah timber.</p>
--	--



Performance Criteria and acceptable development	Proposed development
<p>P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.</p> <p>A.3.2 Partial demolition of a building on the City's Municipal Heritage Inventory will generally be supported provided that: the parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Heritage Impact Statement, Place Record Form, Heritage Assessment and/or Conservation Plan;</p> <p>the proposed demolition will have no negative impact on the significant fabric of the place; and</p> <p>sufficient fabric is retained to ensure structural integrity during and after the development.</p>	<p>The proposed development involves :</p> <ul style="list-style-type: none"> <li>- The demolition of the rear addition of the original house that is not intended to be conserved (Appendix No 6 – Part 3).</li> <li>- The demolition of the carport, storage area and WC at the back of the lot, as these elements hold no heritage significance, and were all built during the past 35 years.</li> </ul> <p>The Proposed addition will maintain the alignment of rear addition zone (as per attached Drawing NO HIS-1).</p>



The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Proposed development aspects that could detrimentally impact on heritage significance	Proposed measure to minimise impact
The visibility of the continued roof when seen from a narrow angle from Brookman Street.	The proposed roof extension is made distinguishable through the installation of solar panels on the added part. Note: This extension is similar to what is already applied on 7 Brookman Street and 15 Brookman Street. (Check attached drawing NO HIS-2).
Change in room layout. The change of use of the rear original dining room to accommodate essential functions in the house (pantry, laundry, toilet and bathroom) might have an impact on the heritage significance of the house fabric.	The external existing walls are retained with minor proposed alterations (one opening added).

#### Conclusion:

In line with the cultural and heritage significance values of the Brookman and Moir Streets Precinct, the proposed development in our opinion, will have little impact on the existing building significance and Streetscape. The proposed works are sympathetic, with different material selection and design that will be clearly distinguishable from the original building and will accommodate the owners' requirements of space and functions for years to come.



References and attachments:

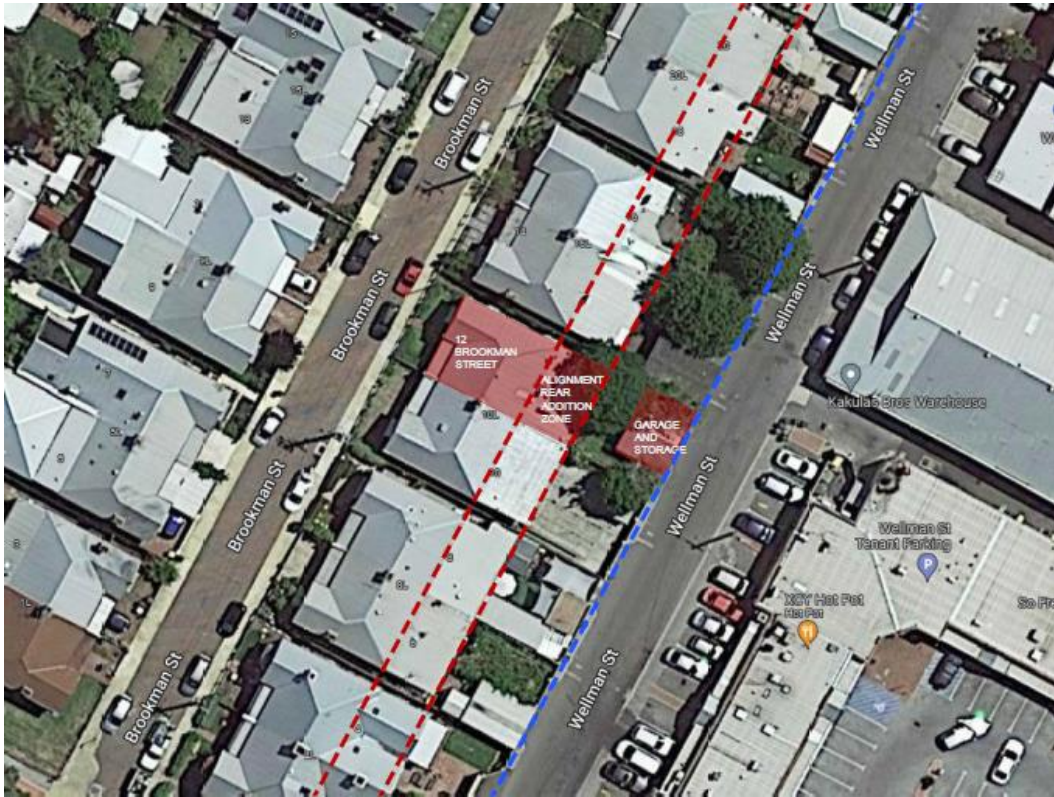


Figure HIS-1



Figure HIS-2





VIEW 1



VIEW 2



VIEW 3

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DOCUMENTATION BY:

LINES & DESIGNS

ARCHITECT

CLIENT  
Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

RENDERED 3D VIEWS

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	13.04.2023	
PROJECT No.	DRAWING No.	REV. H



## **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.

<b>Comments Received in Support:</b>	<b>Applicant Comment:</b>
<u>General</u> <ul style="list-style-type: none"><li>• The houses in Brookman/Moir were designed and built in a different era and many aspects are not fit-for-purpose for modern living, especially when the needs of a family residence are considered with many people working from home.</li><li>• Note that the existing property has never been compliant with R25 development standards which were established after the Brookman/Moir properties were built. Multiple developments have been approved that do not meet the deemed-to-comply standards within this precinct. The current proposed development is not unusual or excessive in the proposed additional impact on the neighbour.</li></ul>	<p>The Proposed design was developed and amended per the several meetings with City of Vincent Planners to reach a point where it can have minimal impact of the neighbours and at the same time can accommodate the current and future livings needs of the owners.</p>
<u>Street Setback</u> <ul style="list-style-type: none"><li>• Support the proposed nil setback for the garage/gym to Wellman Street due to it acting as a service lane for commercial properties. Consider the proposed setback would not negatively impact the amenity of Wellman Street</li></ul>	
<u>Heritage Guidelines</u> <ul style="list-style-type: none"><li>• Consider that the proposal doesn't impact heritage value of the Brookman/Moir precinct.</li><li>• Support reinstatement of chimney to the original dwelling.</li><li>• Express support for the respect shown to the original heritage dwelling.</li></ul>	
<u>Design</u> <ul style="list-style-type: none"><li>• Express support for two-storey development within the precinct, especially on properties adjoining Wellman Street.</li><li>• Extension of the existing structure with a 2-storey addition at the rear is the logical way to increase living space whilst maintaining a reasonable amount of garden area, and not impact the heritage visual elements of the streetscape.</li><li>• Support the provision of off-street carparking to reduce on-street parking demand.</li></ul>	
<u>Sustainability</u> <ul style="list-style-type: none"><li>• Support installation of solar panels and car charger which would assist in achieving the City's renewable energy objectives. Consider that the location of the proposed solar panels is suitable and unobtrusive.</li></ul>	



## Summary of Submissions:

Comments Received in Support:	Applicant Comment:
<u>Visual Privacy</u> <ul style="list-style-type: none"> <li>Privacy has been carefully considered through the use of window positioning and screening.</li> </ul>	
<u>Demolition</u> <ul style="list-style-type: none"> <li>Support proposed demolition of rear water closet structure which does not have heritage value</li> </ul>	

Comments Received in Objection:	Applicant Comment:
<u>Street Setbacks</u> <ul style="list-style-type: none"> <li>Express concern with proposed setback to Wellman Street resulting in excessive bulk and lack of views of garden space impacting streetscape character.</li> <li>The proposal should be required to set back the wall from Wellman Street as was required for a previous development to Wellman Street.</li> <li>Consider that the proposed setback would not be consistent with the heritage guidelines which include the strengthening of rear settings of the dwellings to become more compatible with the heritage significance of the area.</li> </ul>	<p>The Proposed design has already been amended to take the community and City of Vincent planners' concerns into consideration. What was considered as an excessive bulk on the back of the lot is now changed. The current proposal is sympathetic and only replacing the existing structure</p> <p>The conversations with the Heritage council stated that there were no heritage issues or with the rear of the house.</p>
<u>Lot Boundary Setbacks</u> <ul style="list-style-type: none"> <li>The proposed setback to southern lot boundary would result in the presentation of excessive bulk.</li> <li>The proposed height of the boundary wall to the gym/garage would result in additional overshadowing to the south as well as presentation of bulk.</li> </ul>	<p>As mentioned previously (The Proposed design has already been amended to take the community and City of Vincent planners' concerns into consideration. What was considered as an excessive bulk on the back of the lot is now changed. The current proposal is sympathetic and only replacing the existing structure).</p> <p>The Height of the Boundary wall is now changed and is already lower . And the proposed rear garage and gym have already been amended to have negligible impact on neighbours (<u>Less than 1m2 of overshadowing</u>)</p>
<u>Garage Width</u> <ul style="list-style-type: none"> <li>The combined width of the garage and gym far exceeds the 50% permitted.</li> </ul>	<p>The currently proposed rear garage and gym design is only replacing the existing structure</p>



## Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<u>Street Walls and Fences</u> <ul style="list-style-type: none"> <li>The proposed fence to Wellman street would be too large and imposing and would not be in keeping with the streetscape.</li> </ul>	As mentioned previously (The Proposed design has already been amended to take the community and City of Vincent planners' concerns into consideration. What was considered as an excessive bulk on the back of the lot is now changed. The current proposal is sympathetic and only replacing the existing structure).
<u>Landscaping</u> <ul style="list-style-type: none"> <li>Express concerns about the lack of trees and landscaping provided by proposed development which would not contribute to the City's sustainability initiatives.</li> <li>The proposal could have considered a small roof garden on the garage/gym.</li> <li>The proposed landscaping of paving and lawn contributes little to biomass or biodiversity to the area.</li> <li>Express concern about the reduction of green space which is crucial to continuing to be able to live in this area.</li> </ul>	The Current Proposal now suggests introducing an evergreen tree (Citrus tree) to the internal garden closer to the northern side of the property (No Overshadowing to neighbours) along with a lawn area that covers most of the open space.
<u>Visual Privacy</u> <ul style="list-style-type: none"> <li>Proposal would impact the adjoining property's privacy.</li> </ul>	The Current Proposal has already taken the privacy of the adjoining properties into consideration. All openings that are proposed follow and comply with the design guidelines.
<u>Open Space</u> <ul style="list-style-type: none"> <li>The proposal would result in a further reduction of open space which is important to the visual cohesion of the precinct and contributing to the limitation of the urban heat island.</li> <li>Reduced open space would impact water infiltration which may affect stability of peat soil.</li> </ul>	<p>The Current Proposal has already been amended to reduce the amount of built space. The required extra living space is proposed to be added vertically to maintain the current open space.</p>
<u>Overshadowing</u> <ul style="list-style-type: none"> <li>The proposed overshadowing is likely to have a significant negative impact on the use and value of the adjoining property to the south. We would be concerned if the City was willing to set a precedent for permitting this level of overshadowing in the area.</li> <li>The existing houses can be dark and are affected by damp which would be impacted by the proposed overshadowing.</li> </ul>	<p>This Concern was taken into consideration and the current revised set of drawings shows that the amount of overshadowing is significantly reduced.</p> <p>Ventilation and introduction of natural light have both been very well addressed in the proposed design.</p>



## Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> <li>The proposed overshadowing (44.7%) would diminish the sunlight and air to the neighbouring property's outdoor living area and their solar access from the north. It is important that all houses in the precinct have equal opportunity to make use of natural sunlight in outdoor living spaces for the health and wellbeing of occupants and for effective solar access.</li> <li>The proposal would cast shadow over adjacent buildings and limit the potential for effective residential solar power.</li> <li>Proposal would not be consistent with the design guidelines including <i>"Access to sunlight...where already existing should be maintained with particular attention to overshadowing"</i></li> </ul>	<p>This Concern was addressed and the overshadowing is now significantly reduced. Also noting that the majority of the overshadowing is from the common wall and fence with the neighbouring Property.</p> <p>The design will have minimal to no impact on the solar electric generation of the adjoining property. The overshadowing is not affecting the roof space of the neighbours. Also, as mentioned previously (the majority of the overshadowing is from the common wall and fence with the neighbouring Property)</p>
<p><u>Design</u></p> <ul style="list-style-type: none"> <li>The roof materials would be the same between old and new. The windows and doors would be similar to those of the existing building and the decorative trim and design appears to mimic the character of the existing dwelling. There would be an insufficient contrast between the old and new as is considered acceptable under the design principles and would not be consistent with the principles of the Burra Charter.</li> <li>Express concerns that the two storey development would be visible from the street and would negatively impact the streetscape character.</li> <li>The proposed two-storey development would be disproportionate to the scale of the existing dwelling.</li> <li>Would prefer the form of the build to more closely follow the existing brick and window structures rather than that proposed.</li> <li>The proposed bulk, scale, proportion, wall materials and detailing do not appropriately interpret the heritage significance of the place in a contemporary way.</li> <li>The proposed dormers and upper floor windows would not be in keeping with the simple form of the original dwelling.</li> </ul>	<p>The Proposed design and finish materials were amended and the current design has already been reviewed and approved by the Heritage Council of WA</p> <p>The Two-story development is proposed as per the design guidelines and has no effect on Brookman Street. It will only be visible from Wellman Street that is mostly a service lane and is mostly used to service the back of Brockman Street (car parking entry and rubbish collection) and also serving the back of the commercial properties. This design in our opinion would actually add value to Wellman Street.</p>



## Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p><u>Heritage Guidelines</u></p> <ul style="list-style-type: none"> <li>The proposal would negatively affect the heritage values of all the properties within the Brookman/Moir Precinct. The existing worker cottages were never two-storey. Two-storey developments are not appropriate within the precinct and detracts from the authenticity of the precinct.</li> <li>The proposal would significantly alter the heritage character of the area and would detract from the homogeneity of the visual character of the area.</li> <li>Concern that the proposal would set a precedent for similar applications in the heritage precinct so that the precinct will gradually lose its inherent character.</li> <li>The over-development at the rear of the site would mean that the original outhouse would lose its historical context.</li> <li>The proposal would not result in "a good conservation outcome and be in harmony with the Brookman and Moir Streets area" and therefore would not satisfy the requirements of the heritage guidelines for the application of discretion.</li> </ul>	<p>As mentioned above ( The Proposed design and finish materials were amended and the current design has already been reviewed and approved by the Heritage Council of WA</p> <p>The proposed design is proposing minimal impact on the original house. And the proposed development is mostly on the back of the original residence to maintain its heritage.</p> <p>Moreover the proposed design has suggested reinstating some of the original characters (ex : the missing chimneys) which</p>
<p><u>Use</u></p> <ul style="list-style-type: none"> <li>Express concern that the proposed gym could become a business with a separate entrance and resulting impact on car parking, noise and amenity.</li> </ul>	<p>The Gym has no direct openings to outside, making it not serving the expressed concern.</p>
<p><u>Construction Concerns</u></p> <ul style="list-style-type: none"> <li>Express concern that the proposal could cause further unanticipated damage to surrounding properties due to the existing unstable ground conditions.</li> <li>Proposed construction would create a disturbance to residents through the implementation of traffic management protocols for the duration of construction time while also introducing risks for damage to property and health.</li> </ul>	<p>The Proposal from our experience should have no impact on the ground conditions of the surrounding.</p> <p>The construction works and deliveries will be using the back street what is mainly used to serve the back of the residential properties, and the size and type of works proposed should not cause lane closure.</p> <p>The construction works will be done during the allowed working hours and in a safe manner</p>
<p><u>Demolition</u></p> <ul style="list-style-type: none"> <li>Object to the proposed demolition of the water closet which is on the site of the traditional water closet.</li> </ul>	<p>The WC on the back is not the original one, this was checked by the heritage council that already approved removing it.</p>



## Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> <li>Express concerns about the demolition of a common wall with 10 Brookman Street, which will adversely affect the heritage of No. 12 Brookman Street property and would impact on the kitchen and laundry of the adjoining property. Due to the unstable ground, there is significant risk of damage/dilapidation to the adjoining property.</li> </ul>	No shared wall with 10 Brookman st is being demolished
<ul style="list-style-type: none"> <li>Do not support proposed demolition works to the proposed rear room including introduction of a new door.</li> </ul>	The rear room is a new addition built by the owner in 2006
<u>Sustainability</u> Express concerns about lack of shade structures to Eastern elevation which would result in greater levels of mechanical cooling.	The chosen building materials and light colours (double walls, double glazing, insulated Roofs, reflective material on roof) would assist to reduce the required mechanical cooling.

Comments Received Expressing Concern:	Applicant Comment
<u>Heritage Impact Statement and Design</u> <ul style="list-style-type: none"> <li>Suggest that the heritage impact statement be written by a heritage architect as approved by the Heritage Council of WA and proposal be designed by a reputable design practitioner with relevant experience and skill.</li> </ul>	The heritage impact Statement was prepared by as per the Heritage Council Guidelines.
<u>Design</u> <ul style="list-style-type: none"> <li>The design appears to overwhelm the existing dwelling.</li> </ul>	<p>The addition in on the back of the existing residence and is: (quoting from the Heritage Council Approval letter) <i>the rear addition has been redesigned so that it is not impacting the original residence and is set back slightly to the side elevation so that it is not highly visible from the street. The proposed garage/studio to the rear has been revised so that it is a single storey garage structure.</i></p> <p>This shows that the current design is not overwhelming</p>
<ul style="list-style-type: none"> <li>Consider that the use of painted render to match the existing impacts the ability to differentiate between old and new. Request review of the proposed finish to the northern elevation of the extension due to inconsistency on plans and renders provided.</li> </ul>	The choice of materials and colours and also some design elements have already been addressed to reply to this concern.

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 Administration's response to each comment.

<b>Comments Received in Support:</b>	<b>Administration Comment:</b>
<u>General</u> <ul style="list-style-type: none"> <li>The houses in Brookman/Moir were designed and built in a different era and many aspects are not fit-for-purpose for modern living, especially when the needs of a family residence are considered with many people working from home.</li> <li>Note that the existing property has never been compliant with R25 development standards which were established after the Brookman/Moir properties were built. Multiple developments have been approved that do not meet the deemed-to-comply standards within this precinct. The current proposed development is not unusual or excessive in the proposed additional impact on the neighbour.</li> </ul>	<ul style="list-style-type: none"> <li>The need for redevelopment that responds to both the changing needs of modern living requirements and the unique heritage of the site is reflected in the Brookman and Moir Streets Development Guidelines.</li> <li>It is acknowledged that the existing dwellings pre-date the establishment of the R Codes. The Deemed-to-Comply standards represent one of two pathways to assessing and determining a planning application; the other being Design Principles. Where a development does not satisfy the Deemed-to-Comply standards, it is required to satisfy the Design Principle. The proposal is considered to have an adverse impact on the amenity of the adjoining property to the south.</li> </ul>
<u>Street Setback</u> <p>Support the proposed nil setback for the garage/gym to Wellman Street due to it acting as a service lane for commercial properties. Consider the proposed setback would not negatively impact the amenity of Wellman Street.</p>	<p>Noted.</p>
<u>Heritage Guidelines</u> <ul style="list-style-type: none"> <li>Consider that the proposal doesn't impact heritage value of the Brookman/Moir precinct.</li> <li>Support reinstatement of chimney to the original dwelling.</li> <li>Express support for the respect shown to the original heritage dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. This was also supported by the Design Review Panel Member.</li> <li>Noted.</li> </ul>
<u>Design</u> <ul style="list-style-type: none"> <li>Express support for two-storey development within the precinct, especially on properties adjoining Wellman Street.</li> <li>Extension of the existing structure with a 2-storey addition at the rear is the logical way to increase living space whilst maintaining a reasonable amount of garden area, and not impact the heritage visual elements of the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Two storey development is permitted under the Brookman and Moir Street Development Guidelines.</li> <li>It is acknowledged the rear addition would have limited impact on the Brookman Street streetscape and that two-storey additions can assist in reducing overall site coverage. However, the proposed design would result in unacceptable bulk to the adjoining neighbour.</li> </ul>
<ul style="list-style-type: none"> <li>Support the provision of off-street carparking to reduce on-street parking demand.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>



## Summary of Submissions:

Comments Received in Support:	Administration Comment:
<u>Sustainability</u>  Support installation of solar panels and car charger which would assist in achieving the City's renewable energy objectives. Consider that the location of the proposed solar panels is suitable and unobtrusive.	Noted. The addition of solar panels would assist the City in achieving its Environmentally Sustainable Development objectives. The Solar Panels would be unobtrusively located on the northern elevation of the proposed addition, to the rear of the existing dwelling.
<u>Visual Privacy</u>  Privacy has been carefully considered through the use of window positioning and screening.	Noted. The development satisfies the Deemed-to-Comply provisions of the R Codes relating to visual privacy.
<u>Demolition</u>  Support proposed demolition of rear water closet structure which does not have heritage value.	The applicant has not provided sufficient information to confirm that the demolition of the would not adversely impact the heritage fabric of the place.

Comments Received in Objection:	Administration Comment:
<u>Street Setbacks</u> <ul style="list-style-type: none"> <li>Express concern with proposed setback to Wellman Street resulting in excessive bulk and lack of views of garden space impacting streetscape character.</li> <li>The proposal should be required to set back the wall from Wellman Street as was required for a previous development to Wellman Street.</li> <li>Consider that the proposed setback would not be consistent with the heritage guidelines which include the strengthening of rear settings of the dwellings to become more compatible with the heritage significance of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Wellman Street operates as a service lane for properties abutting Brookman Street. The streetscape is characterised by masonry fences, garages and carports on the western side with nil setbacks predominating. The proposed single storey building with a nil setback is consistent with the established pattern of development along the western side of Wellman Street, including the existing carport at No. 14 Brookman Street;</li> <li>The proposal is consistent with the Brookman/Moir Guidelines which note that development may be permitted to rear boundaries to Wellman Street to allow for rear garages, provided that they are not to be seen from the Brookman Street public domain. The building would be low in scale and would not detract from the significance of the Brookman Street streetscape and would not obscure existing vista or view lines to the principal Brookman Street façade</li> </ul>
<u>Lot Boundary Setbacks</u> <ul style="list-style-type: none"> <li>The proposed setback to southern lot boundary would result in the presentation of excessive bulk.</li> <li>The proposed height of the boundary wall to the gym/garage would result in additional overshadowing to the south as well as presentation of bulk.</li> </ul>	<ul style="list-style-type: none"> <li>Due to its location and additional height above the existing boundary wall, the proposed wall would not reduce the presentation of bulk to the adjoining property and would adversely affect the amenity of the adjoining property and would not positively contribute to the development context of the Precinct; and</li> <li>Following the conclusion of community consultation, the applicant amended the plans to relocate the boundary wall to the northern lot boundary, adjoining an existing vehicle parking structure.</li> </ul>



## **Summary of Submissions:**

<b>Comments Received in Objection:</b>	<b>Administration Comment:</b>
<p><u>Garage Width</u></p> <p>The combined width of the garage and gym far exceeds the 50% permitted.</p>	<p>The permitted garage width is 50% of the lot width. Although they would appear as part of one structure, the garage would be for a single car and combined with its supporting structures would be 3.9 metres wide. This satisfies the deemed to comply standard of the R Codes.</p>
<p><u>Street Walls and Fences</u></p> <p>The proposed fence to Wellman street would be too large and imposing and would not be in keeping with the streetscape.</p>	<p>The proposed fence would be 1.2 metres wide and would be integrated with the proposed gym wall. It would present as a continuation of the building walls. The fence would include a doorway that would break up the presentation of mass to the street. The fence would be constructed of red face brick which is consistent with the character industrial and rear laneway character of Wellman Street.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>Express concerns about the lack of trees and landscaping provided by proposed development which would not contribute to the City's sustainability initiatives.</li> <li>The proposal could have considered a small roof garden on the garage/gym.</li> <li>The proposed landscaping of paving and lawn contributes little to biomass or biodiversity to the area.</li> <li>Express concern about the reduction of green space which is crucial to continuing to be able to live in this area.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The development does not comply with the deemed-to-comply standards of the Built Form Policy relating to canopy coverage, however these may be given regard only in any assessment as they have not been approved by the Western Australian Planning Commission.</li> <li>This does not form part of the proposal, however this feedback was provided to the applicant.</li> <li>Noted.</li> <li>Noted. The R Codes do not have standards relating to overall green space on a lot, with provisions limited to the primary street setback area, which remains unchanged as part of the proposed development. The development satisfies the deemed to comply requirements of the City's Built Form Policy relating to deep soil, with 16.8% deep soil in lieu of 12%.</li> </ul>
<p><u>Visual Privacy</u></p> <p>Proposal would impact the adjoining property's privacy.</p>	<p>The development satisfies the Deemed-to-Comply provisions of the R Codes relating to visual privacy.</p>



## Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Open Space</u></p> <ul style="list-style-type: none"> <li>The proposal would result in a further reduction of open space which is important to the visual cohesion of the precinct and contributing to the limitation of the urban heat island.</li> <li>Reduced open space would impact water infiltration which may affect stability of peat soil.</li> </ul>	<ul style="list-style-type: none"> <li>Supported. The extent of built development across the site would represent an over-development of the site which would not be consistent with the modest scale outlined in the Statement of Significance or expectations of the R25 zone;</li> <li>All stormwater is required to be retained on site. The additional area of consideration of disposal of stormwater off site would require the submission of a geotechnical report from a qualified consultant.</li> </ul>
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> <li>The proposed overshadowing is likely to have a significant negative impact on the use and value of the adjoining property to the south. We would be concerned if the City was willing to set a precedent for permitting this level of overshadowing in the area.</li> <li>The proposed overshadowing (44.7%) would diminish the sunlight and air to the neighbouring property's outdoor living area and their solar access from the north. It is important that all houses in the precinct have equal opportunity to make use of natural sunlight in outdoor living spaces for the health and wellbeing of occupants and for effective solar access.</li> <li>The proposal would cast shadow over adjacent buildings and limit the potential for effective residential solar power.</li> <li>Proposal would not be consistent with the design guidelines including <i>"Access to sunlight...where already existing should be maintained with particular attention to overshadowing"</i></li> <li>The existing houses can be dark and are affected by damp which would be impacted by the proposed overshadowing.</li> </ul>	<ul style="list-style-type: none"> <li>The area of additional overshadowing that would result from the proposed development would fall to the outdoor living area of the adjoining property to the south and would adversely affect the amenity of this property and would not be consistent with the objectives of the Brookman and Moir Streets Development Guidelines that access to sunlight should be maintained where it exists.</li> <li>Noted.</li> </ul>



## Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Design</u></p> <ul style="list-style-type: none"> <li>The roof materials would be the same between old and new. The windows and doors would be similar to those of the existing building and the decorative trim and design appears to mimic the character of the existing dwelling. There would be an insufficient contrast between the old and new as is considered acceptable under the design principles and would not be consistent with the principles of the Burra Charter.</li> <li>The proposed dormers and upper floor windows would not be in keeping with the simple form of the original dwelling.</li> <li>Express concerns that the two storey development would be visible from the street and would negatively impact the streetscape character.</li> <li>The proposed two-storey development would be disproportionate to the scale of the existing dwelling.</li> <li>Would prefer the form of the build to more closely follow the existing brick and window structures rather than that proposed.</li> <li>The proposed bulk, scale, proportion, wall materials and detailing do not appropriately interpret the heritage significance of the place in a contemporary way.</li> </ul>	<ul style="list-style-type: none"> <li>The use of the same materials for the roof line can assist with the minimisation of the impact on streetscape and has been applied to other additions in the Brookman and Moir Streets precinct.</li> </ul> <p>The proposed design and detailing are not supported as they do not respond to the site context in a contemporary way. The proposed dormers are a complex form that is inconsistent with the simple roof shapes seen in the precinct.</p> <ul style="list-style-type: none"> <li>The proposed two storey addition would have a limited impact to the Brookman Street streetscape due to the greater setback provided to the northern lot boundary. The wall height and roof line would not exceed that of the existing dwelling.</li> <li>The bulk and scale, particularly as it relates to the lot boundary wall, would not be respectful to the adjoining heritage listed place.</li> <li>Noted. The City has worked with the applicant throughout the development assessment process to provide feedback on the design. The application is required be assessed based on the submitted plans.</li> <li>Supported. The design, particularly the roof form, would be overly complicated and would not respect the simplicity and modest scale of the existing heritage built form.</li> </ul>
<p><u>Heritage Guidelines</u></p> <ul style="list-style-type: none"> <li>The proposal would negatively affect the heritage values of all the properties within the Brookman/Moir Precinct. The existing worker cottages were never two-storey. Two-storey developments are not appropriate within the precinct and detracts from the authenticity of the precinct.</li> <li>The proposal would significantly alter the heritage character of the area and would detract from the homogeneity of the visual character of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Two storey development is permitted under the City's Built Form Policy and the Brookman and Moir Streets Development Guidelines.</li> <li>The design of the development is not unobtrusive when viewed from the adjoining property at No. 10 Brookman Street, however, would have limited impact on the visual character of the precinct as viewed from the public domain, due to its location and setbacks.</li> </ul>



## Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<ul style="list-style-type: none"> <li>Concern that the proposal would set a precedent for similar applications in the heritage precinct so that the precinct will gradually lose its inherent character.</li> <li>The over-development at the rear of the site would mean that the original rear water closet would lose its historical context.</li> <li>The proposal would not result in “a good conservation outcome and be in harmony with the Brookman and Moir Streets area” and therefore would not satisfy the requirements of the heritage guidelines for the application of discretion.</li> </ul>	<ul style="list-style-type: none"> <li>Each development application is assessed on its own merits under the planning framework. The Brookman and Moir Streets Guidelines outlines the framework for additions to enable the ongoing adaption of the premises in accordance with modern standards, while retaining its important heritage character.</li> <li>The applicant has not submitted sufficient information to confirm that the demolition of the rear water closet would not adversely impact the heritage fabric of the place. The demolition of the water closet would allow for greater new development across the site.</li> <li>Supported. The proposal is not considered to provide a high-quality outcome that appropriately responds to the heritage nature of the subject site and surrounding precinct. It would not support the exercise of discretion considered under Clause 20 of the Brookman and Moir Streets Development Guidelines.</li> </ul>
<p><u>Use</u></p> <p>Express concern that the proposed gym could become a business with a separate entrance and resulting impact on car parking, noise and amenity.</p>	<p>The application does not propose the commercial use of the gym room. The use of the subject site for a commercial use would be subject to consideration under the City's Local Planning Scheme No. 2.</p>
<p><u>Construction Concerns</u></p> <ul style="list-style-type: none"> <li>Express concern that the proposal could cause further unanticipated damage to surrounding properties due to the existing unstable ground conditions.</li> <li>Proposed construction would create a disturbance to residents through the implementation of traffic management protocols for the duration of construction time while also introducing risks for damage to property and health.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Construction work affecting other land is governed by the <i>Building Act 2011</i>. Notwithstanding Administration's recommendation that the application be refused, if the application were to be approved, a condition of approval would be applied requiring dilapidation report to be undertaken prior to commencement of the works.</li> <li>The subject site has access to two public roads that would be able to facilitate the movement of workers and materials to and from site and would limit the impact on surrounding properties. Obstruction permits would be required to be obtained prior to impeding access on either of these roads.</li> </ul>
<p><u>Demolition</u></p> <ul style="list-style-type: none"> <li>Object to the proposed demolition of the water closet which is on the site of the traditional water closet.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to comments under Heritage Guidelines.</li> </ul>



## **Summary of Submissions:**

<b>Comments Received in Objection:</b>	<b>Administration Comment:</b>
<ul style="list-style-type: none"> <li>Express concerns about the demolition of a common wall with No. 10 Brookman Street, which will adversely affect the heritage of No. 12 Brookman Street property and would impact on the kitchen and laundry of the adjoining property. Due to the unstable ground, there is significant risk of damage/dilapidation to the adjoining property.</li> <li>Do not support proposed demolition works to the proposed rear room including introduction of a new door.</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with Section 79 of the <i>Building Act 2011</i>, “a person responsible for work must ensure that the work does not affect the structural, waterproofing, or noise insulation capacity of a party wall... beyond the boundaries of the works land... unless each owner of the land that shares the party wall... consents to the work being done, and the work is done in accordance with the consent”.</li> </ul> <p>In the event that Development Approval were granted, this would not affect the above requirement. Also refer to dilapidation comments above.</p> <ul style="list-style-type: none"> <li>The extent of demolition was supported by the Heritage Council of Western Australia and would not affect the presentation of the dwelling to Brookman Street.</li> </ul>
<p><u>Sustainability</u></p> <p>Express concerns about lack of shade structures to eastern elevation which would result in greater levels of mechanical cooling.</p>	<p>The application has been assessed against the Environmentally Sustainable Design provisions of the Built Form Policy. The development includes solar panels, electric vehicle charging and cross ventilation of rooms that would assist in reducing the dwelling's reliance on mechanical ventilation and artificial lighting.</p>
<b>Comments Received Expressing Concern:</b>	<b>Administration Comment</b>
<p><u>Heritage Impact Statement and Design</u></p> <p>Suggest that the heritage impact statement be written by a heritage architect as approved by the Heritage Council of WA and proposal be designed by a reputable design practitioner with relevant experience and skill.</p>	<p>Noted. The current Brookman and Moir Streets Development Guidelines do not require the heritage impact statement to be completed by a person with heritage experience. At its meeting on 4 April 2023, Council resolved to prepare amendments to the guidelines for community consultation, which include this requirement.</p>
<p><u>Design</u></p> <ul style="list-style-type: none"> <li>The design appears to overwhelm the existing dwelling.</li> <li>Consider that the use of painted render to match the existing impacts the ability to differentiate between old and new. Request review of the proposed finish to the northern elevation of the extension due to inconsistency on plans and renders provided.</li> </ul>	<ul style="list-style-type: none"> <li>The building footprint and scale would not be compatible with or respectful of the modest scale of the adjoining properties and wider precinct, which forms part of the statement of significance.</li> <li>The rendered wall in conjunction with the proposed step in setbacks provides differentiation between the proposal and existing structure; however the detailing replicates design elements of historical architectural styles and would not be consistent with the objectives of the guidelines. The applicant has confirmed the finish of the wall to be render. The use of rendered walls is supported by the Brookman and Moir Streets Development Guidelines.</li> </ul>

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

Note II: Where the same matter was raised by submitters expressing concern and objecting, the summary has included the comment in the Objections table only.



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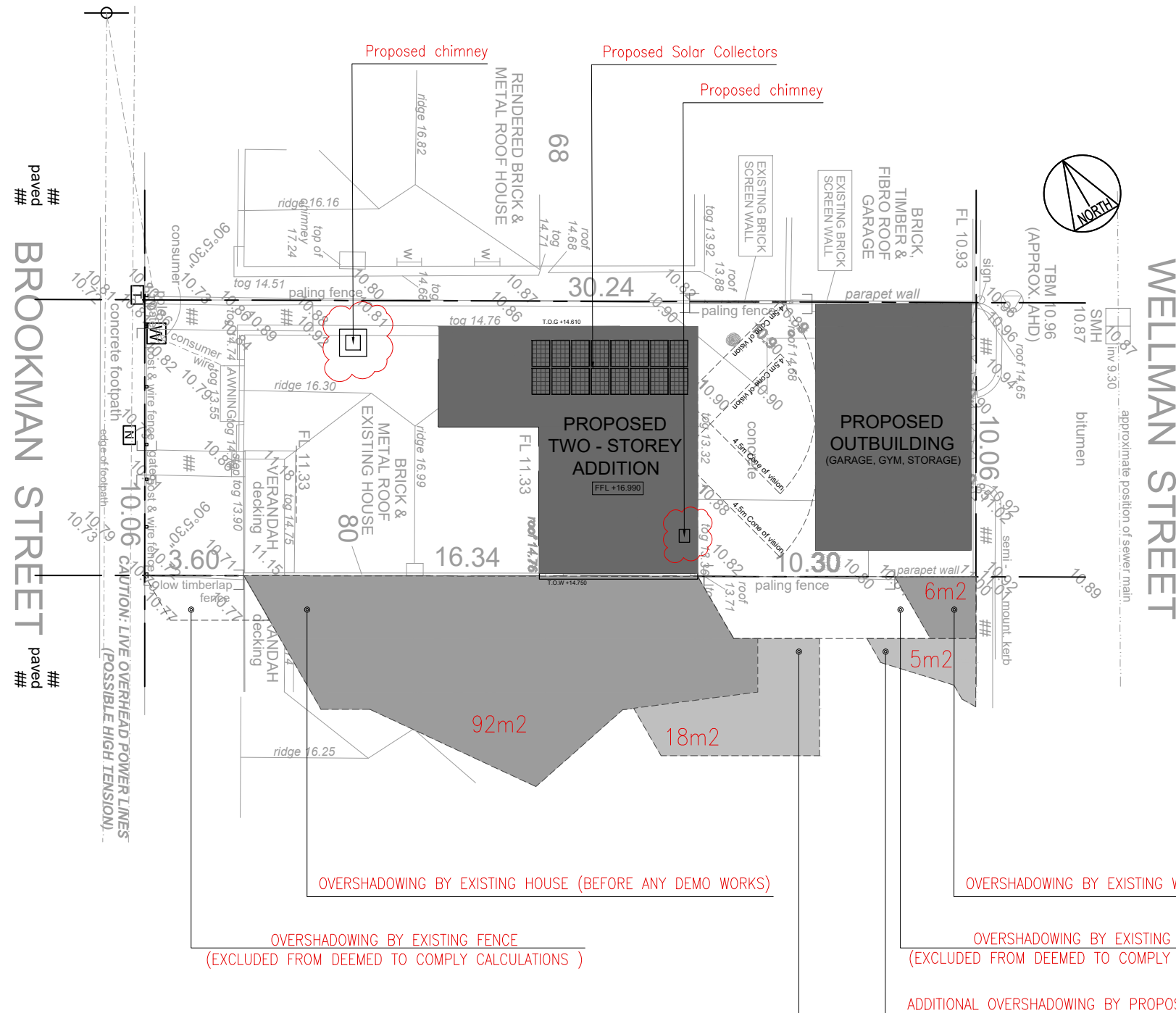
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DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

**OVERSHADOWING:**

EXISTING DWELLING SHADOW AREA= 98 m<sup>2</sup>

ADDITIONAL SHADOW AREA= 23 m<sup>2</sup>

TOTAL SHADOW AREA= 121 m<sup>2</sup>



DOCUMENTATION BY:

## LINES & DESIGNS


ARCHITECT

CLIENT	
--------	--

Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

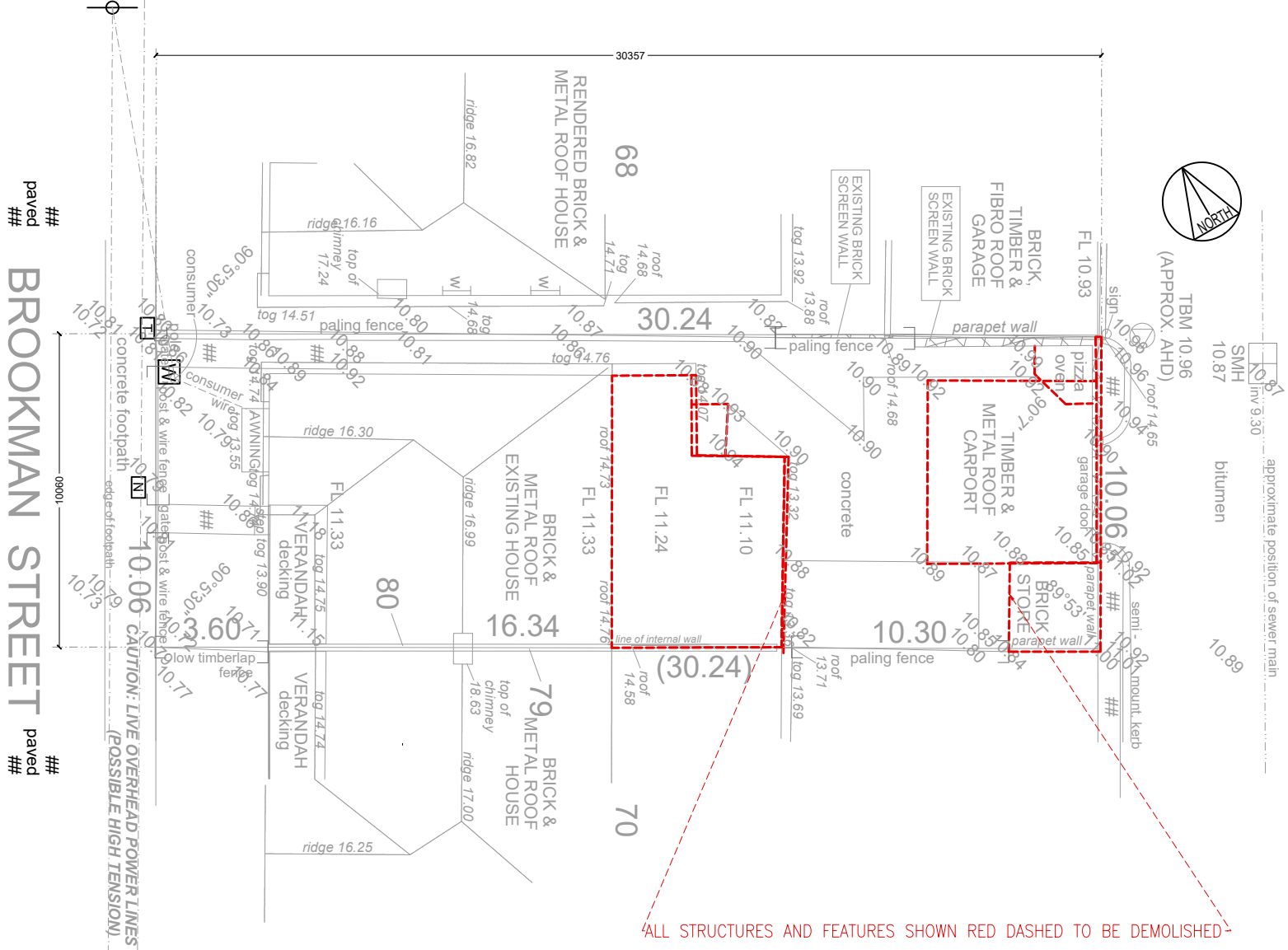
## PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION	
SCALE 1:200	DATE 22.07.2022		
PROJECT No.	DRAWING No.	REV.	



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REV	DATE	DESCRIPTION	BY

## DEVELOPMENT APPLICATION

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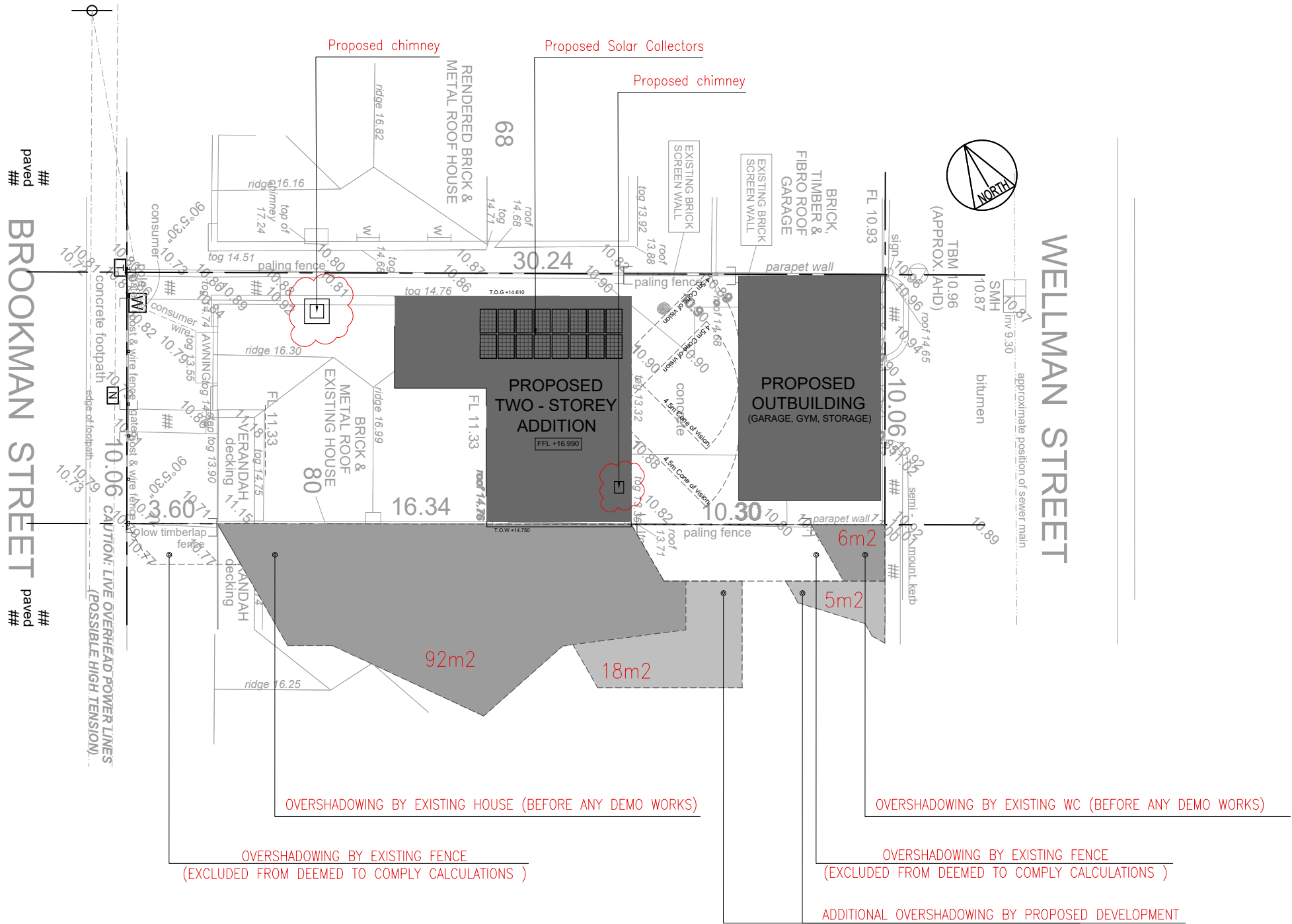
PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

## DEMOLITION SITE PLAN

DRAWN	APPROVED	REDUCTION	
SCALE 1:200 @A3	DATE 22.07.2022		
PROJECT No.	DRAWING No.		REV. D



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DEVELOPMENT APPLICATION

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PROJECT

PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

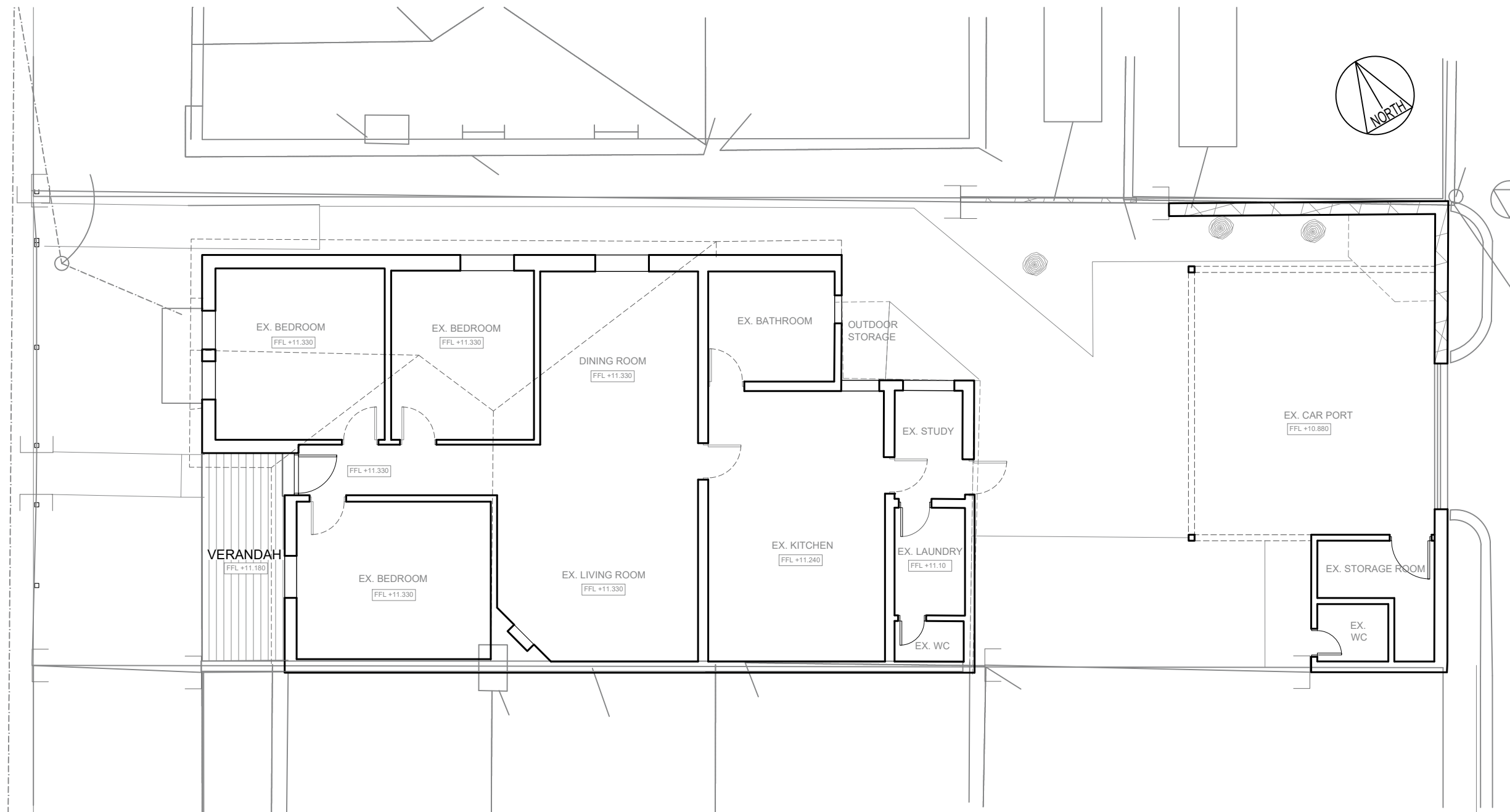
PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:200	22.07.2022	
PROJECT No.	DRAWING No.	REV. D



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PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

### EXISTING GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION	
SCALE	DATE		
1:100	22.07.2022		
PROJECT No.	DRAWING No.		REV. D



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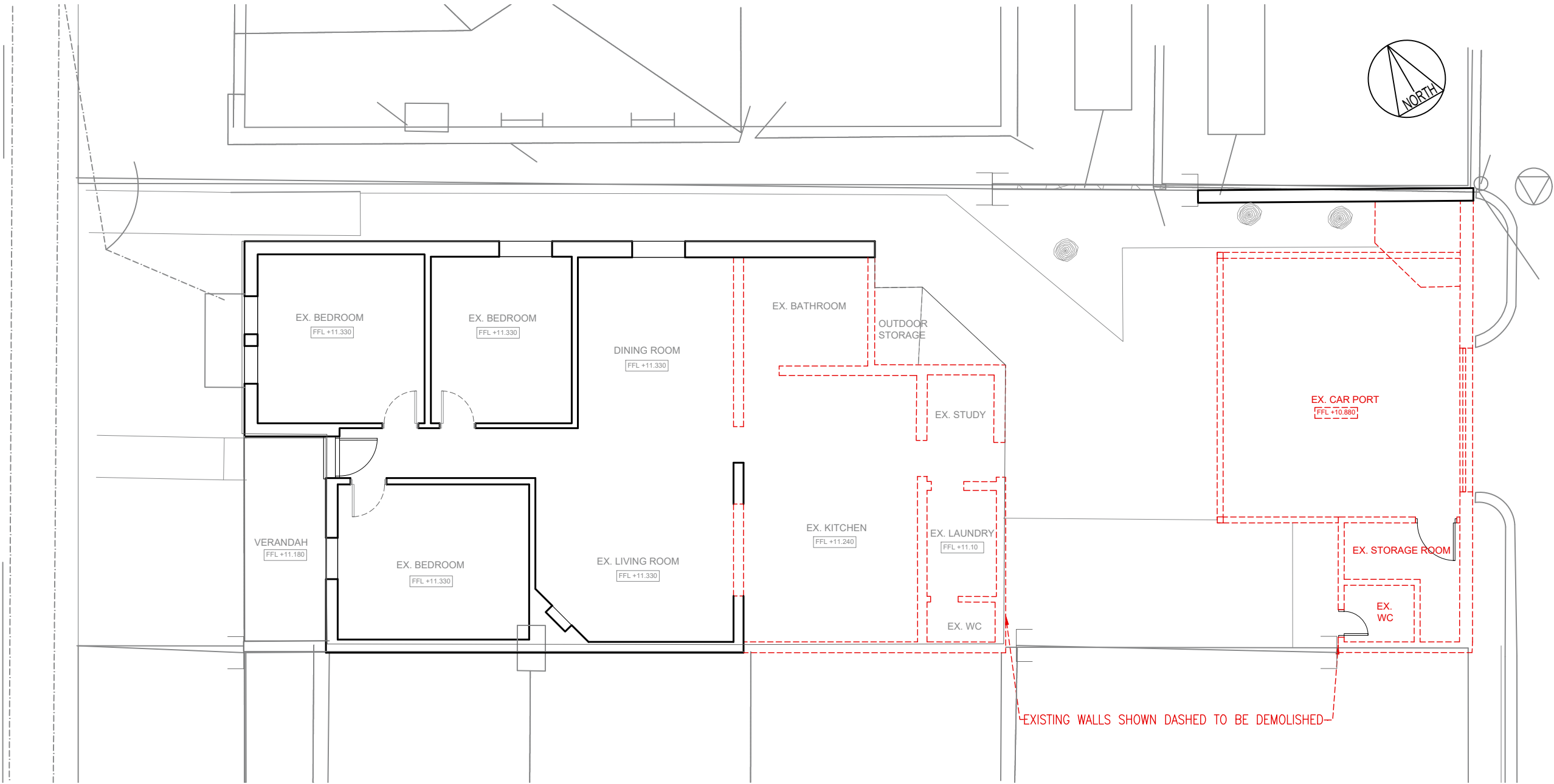
PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

### EXISTING ELEVATIONS

DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:100	DATE 22.07.2022	
PROJECT No.	DRAWING No.	REV. D



CITY OF VINCENT  
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REV.	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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LINES & DESIGNS

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PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

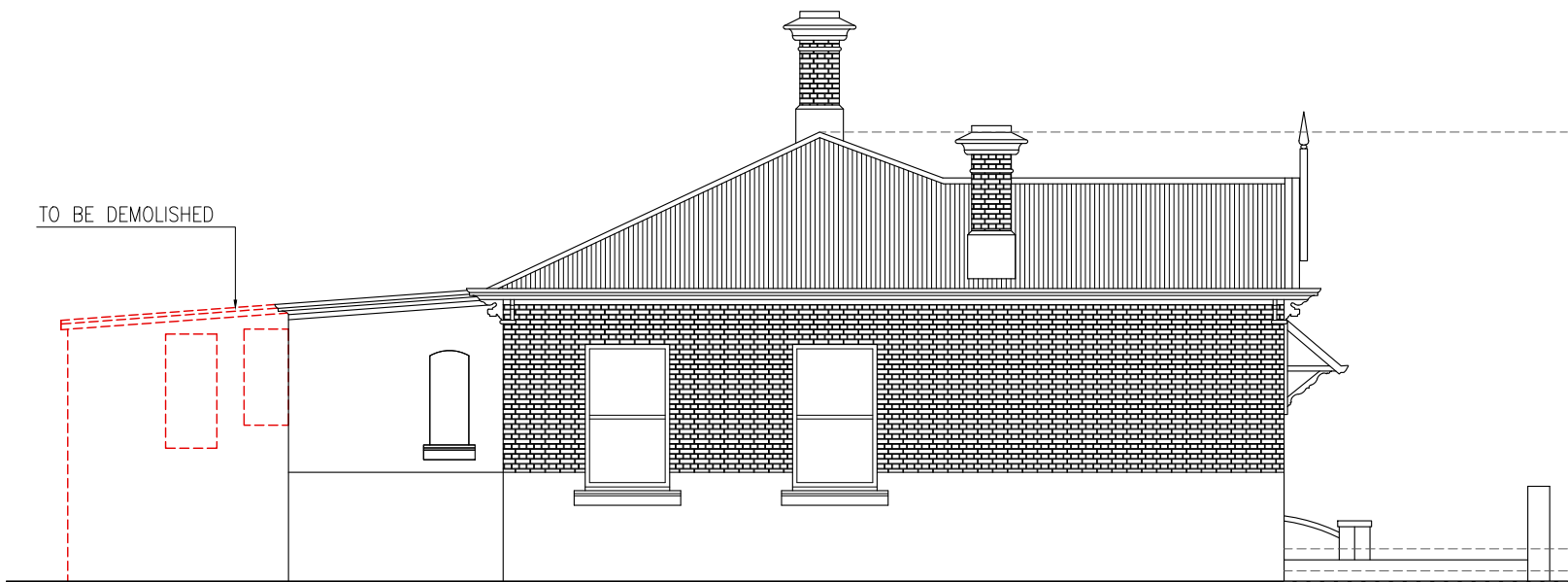
DEMOLITION PLAN

DRAWN	APPROVED	REDUCTION	0 25
SCALE	DATE	22.07.2022	
1:100			
PROJECT No.	DRAWING No.		REV. D



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EXISTING NORTH ELEVATION  
SCALE 1:100



EXISTING WEST ELEVATION  
SCALE 1:100

REV.	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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and  
Mrs. Helen Arnell

PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

DEMOLITION ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	22.07.2022	
PROJECT No.	DRAWING No.	REV. D



CITY OF VINCENT  
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22 July 2022

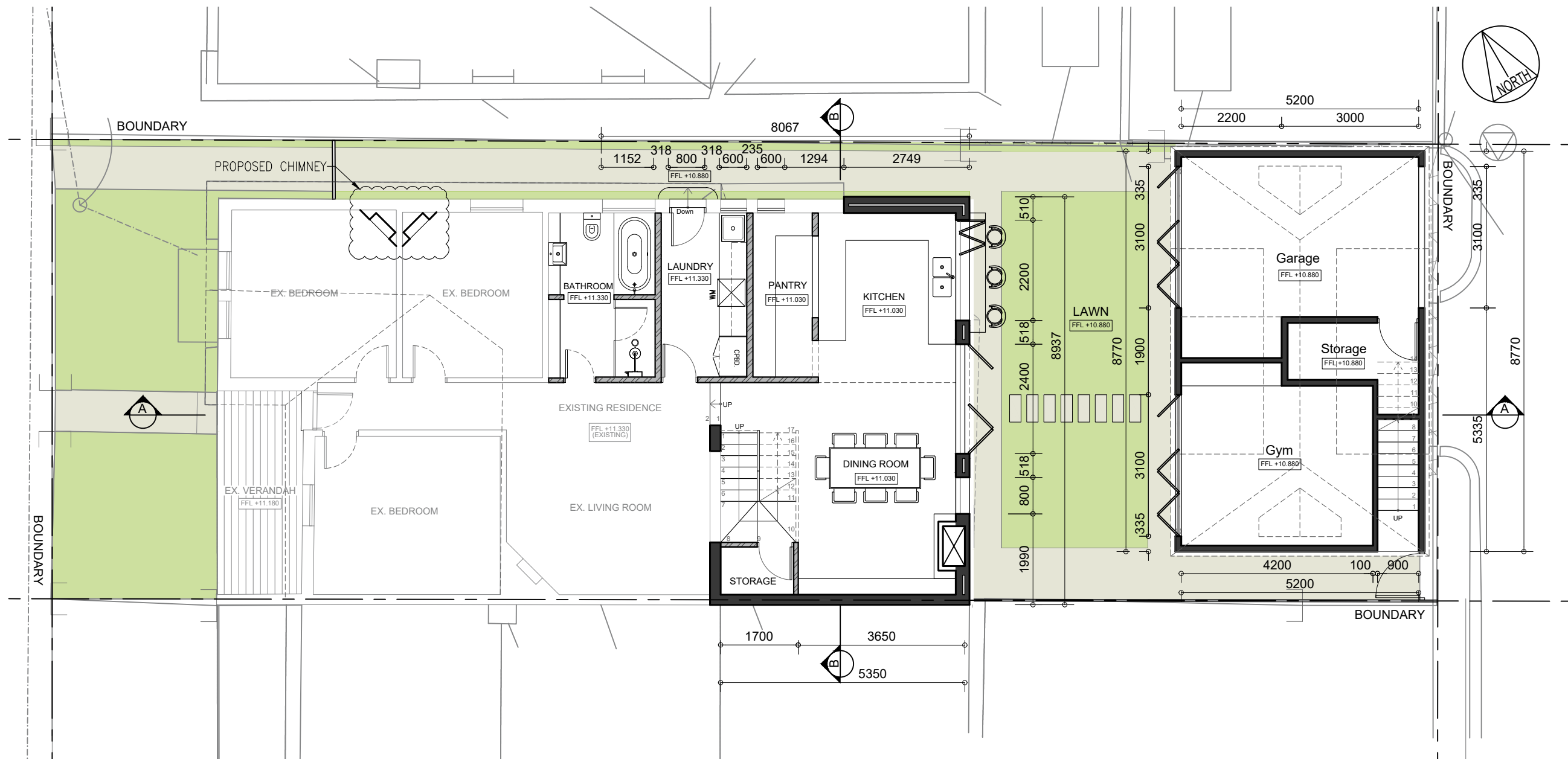
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SCALES. THEREFORE DO NOT RELY ON SCALING OF  
DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

**AREAS:**

GROUND FLOOR AREA= 98 m<sup>2</sup>

UPPER FLOOR AREA= 84 m<sup>2</sup>

TOTAL AREA= 182 m<sup>2</sup>



REV	DATE	DESCRIPTION	BY

## DEVELOPMENT APPLICATION

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DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

## LINES & DESIGNS

ARCHITECT

CLIENT


Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

12 Brookman Street, Perth, WA 6000

### PROPOSED GROUND FLOOR PLAN

DRAWN	APPROVED	
SCALE 1:100	DATE 22.07.2022	
PROJECT No.	DRAWING No.	REV.

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CITY OF VINCENT  
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22 July 2022



BOUNDARY

NEIGHBOURING HOUSE ROOF

NEIGHBOURING HOUSE ROOF

9352

3670

568168

5460

1930 300 1000 300 1930

T.O.G +14.610

MECHANICAL  
SERVICES  
/ STORAGE  
FFL +13.545

WIR  
FFL +13.545

BATHROOM  
FFL +13.545

MASTER BEDROOM  
FFL +13.895

STORAGE &  
OFFICE SPACE  
FFL +13.380

BOUNDARY

2235

295

900

505

900

2235

8770

295

900

2235

BOUNDARY



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5782

NEIGHBOURING HOUSE ROOF

Fixed Obscure Glass Panels  
Fixed Obscure Glass Panels

BOUNDARY

1930 300 1000 300 1930

5460

Fixed Obscure Glass Panels

NOTE:  
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES  
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DEVELOPMENT APPLICATION

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DOCUMENTATION BY:

LINES & DESIGNS

ARCHITECT

CLIENT

Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT

PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

PROPOSED FIRST FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	22.07.2022	
PROJECT No.	DRAWING No.	REV. D

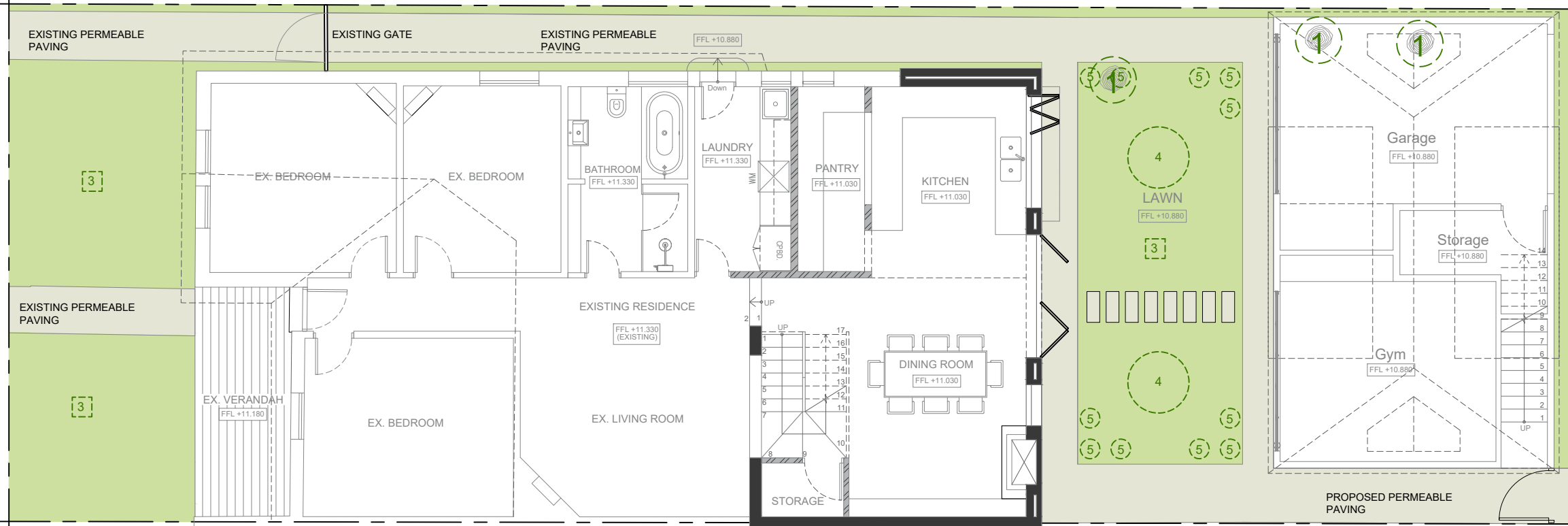


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BROOKMAN  
STREET

WELLMAN  
STREET



NOTE :  
THE EXISTING LAWN AT FRONT OF THE HOUSE  
IS TO BE RETAINED, AND THE LAWN IN THE  
BACKYARD IS TO BE INSTATED AFTER  
COMPLETION OF BUILDING WORKS.

NOTE:  
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LEGEND:

- ① EXISTING TREE STUMPS  
REMOVED (3 stumps)
- ② EXISTING SHRUBS
- ③ LAWN
- ④ PROPOSED FRANGIPANI
- ⑤ PROPOSED VIBURNUM  
HEDGE

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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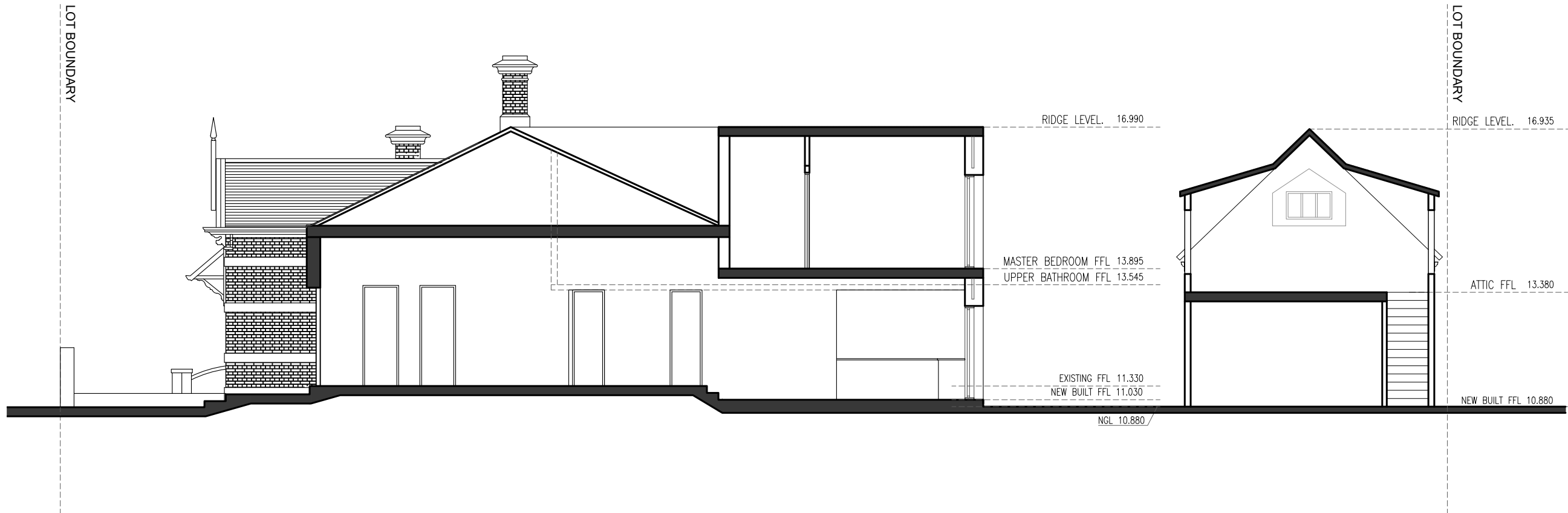
CLIENT  
Mr. Peter Arnell  
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PROJECT  
PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

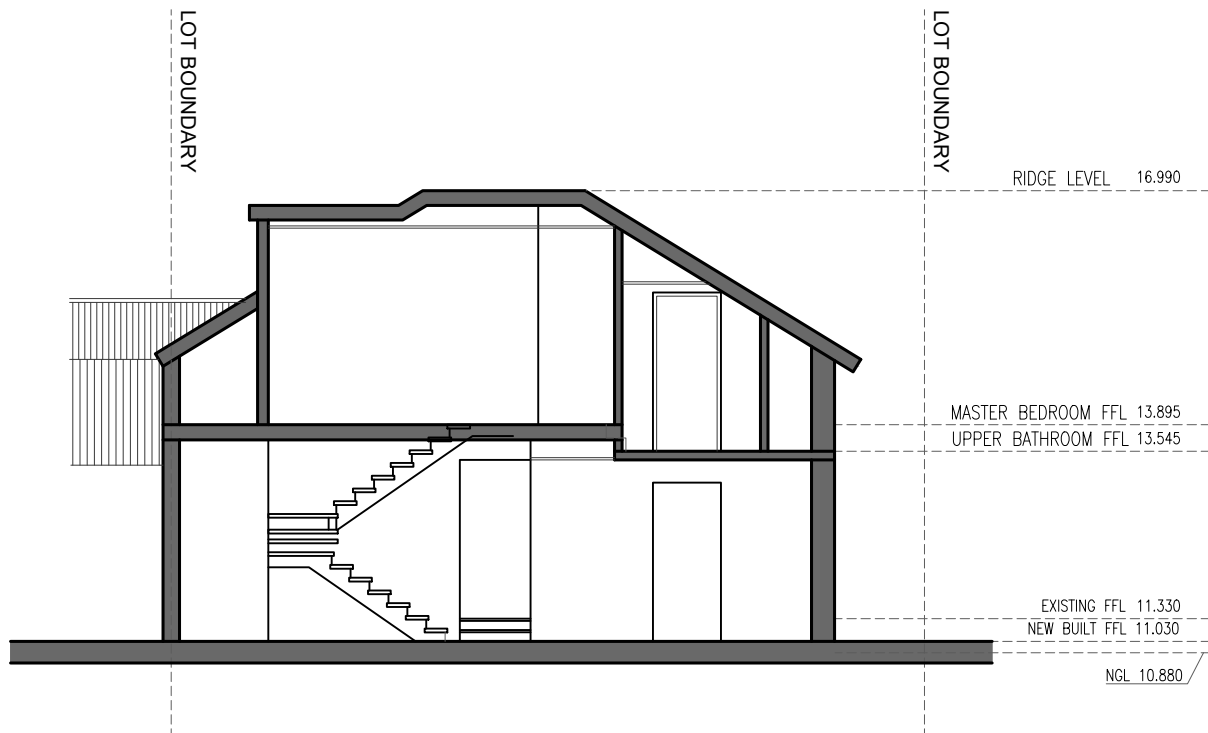
PROPOSED LANDSCAPE PLAN

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	22.07.2022	
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SECTION A-A  
SCALE 1:100



SECTION B-B  
SCALE 1:100

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PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

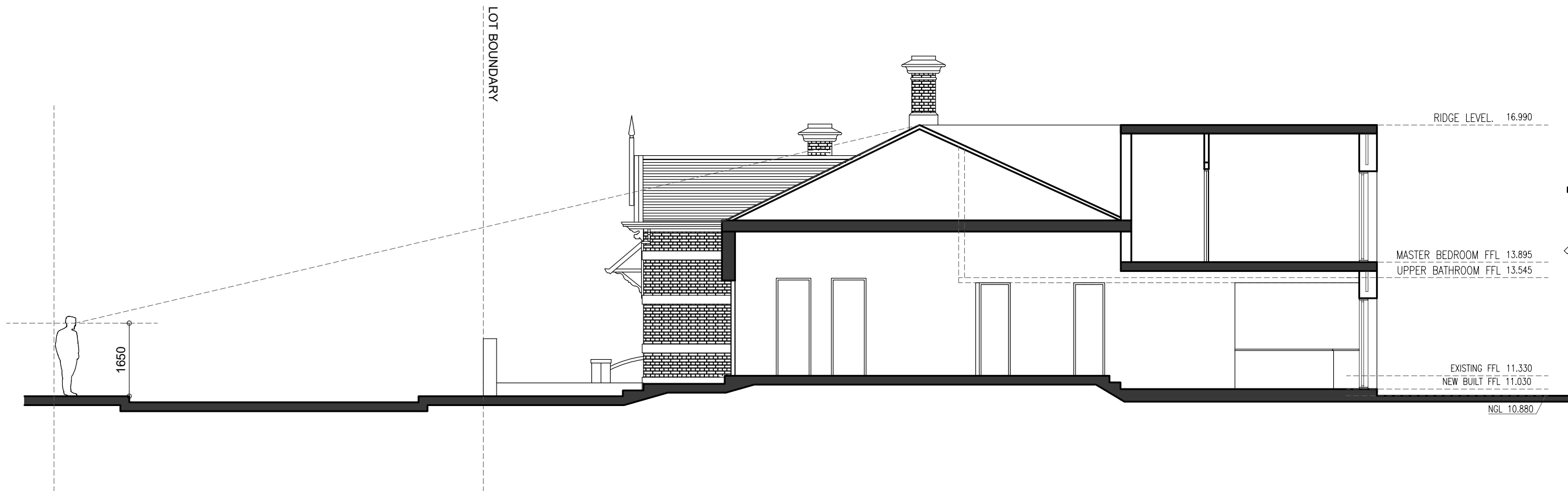
SECTIONS

DRAWN	APPROVED	REDUCTION	REV.
SCALE	DATE	0 25	D
1:100	22.07.2022		
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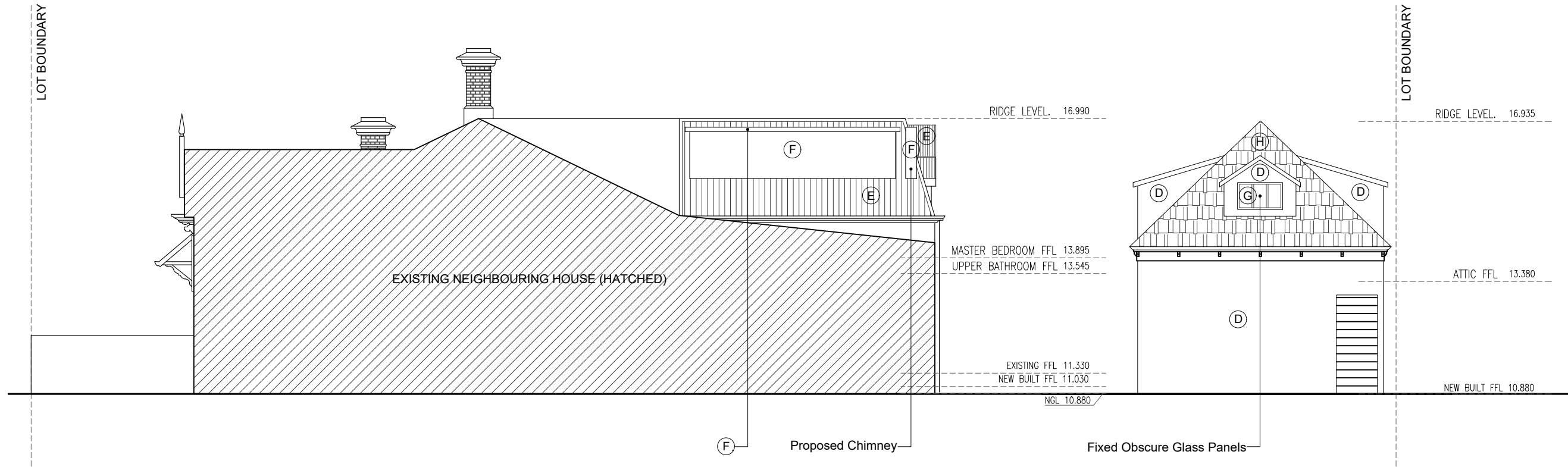
CLIENT  
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PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

SECTIONS

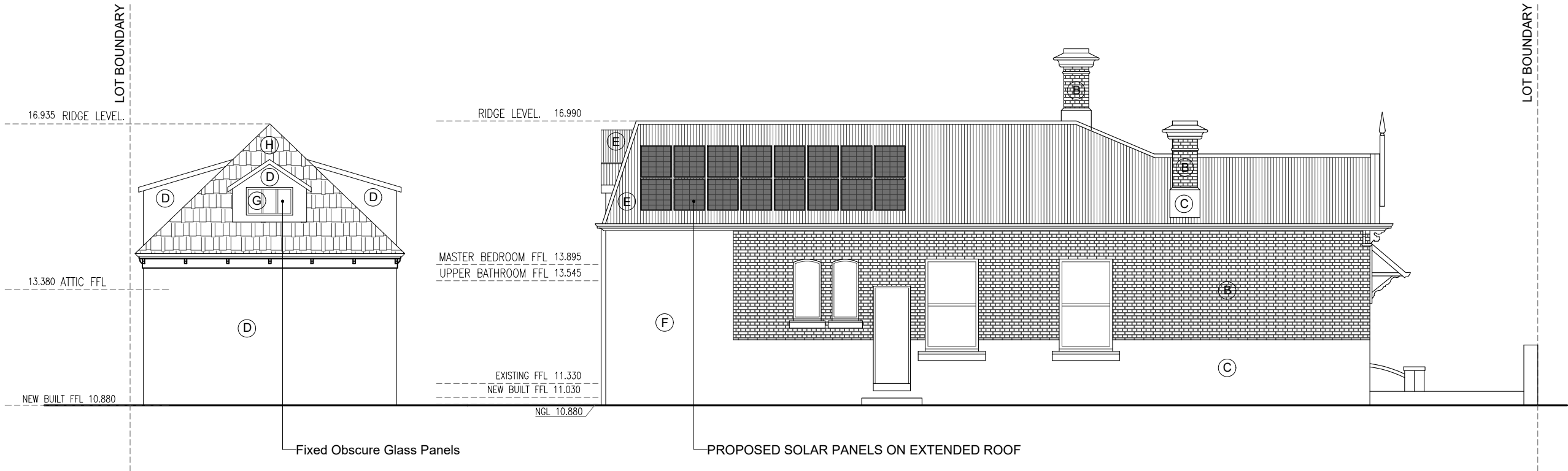
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SCALE	DATE	0 25
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PROJECT No.	DRAWING No.	REV. D





**SOUTH ELEVATION**

SCALE 1:100



**NORTH ELEVATION**

SCALE 1:100

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**CITY OF VINCENT  
RECEIVED  
22 July 2022**

**FINISHES SCHEDULE:**

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED ROOF SLATES (GREY COLOUR)

REV	DATE	DESCRIPTION	BY

**DEVELOPMENT APPLICATION**

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Mrs. Helen Arnell**

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**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

**ELEVATIONS**

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 22.07.2022	0 25
PROJECT No.	DRAWING No.	REV. D



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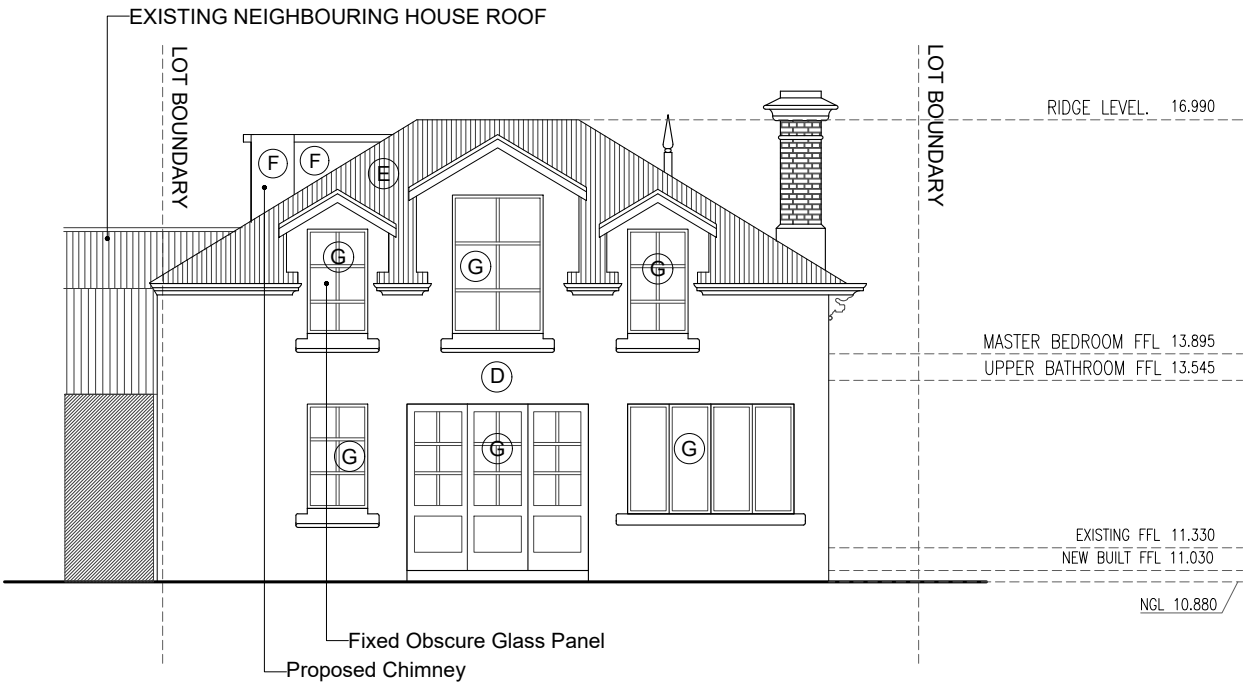
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FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)



WEST ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

REV	DATE	DESCRIPTION	BY

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and  
Mrs. Helen Arnell

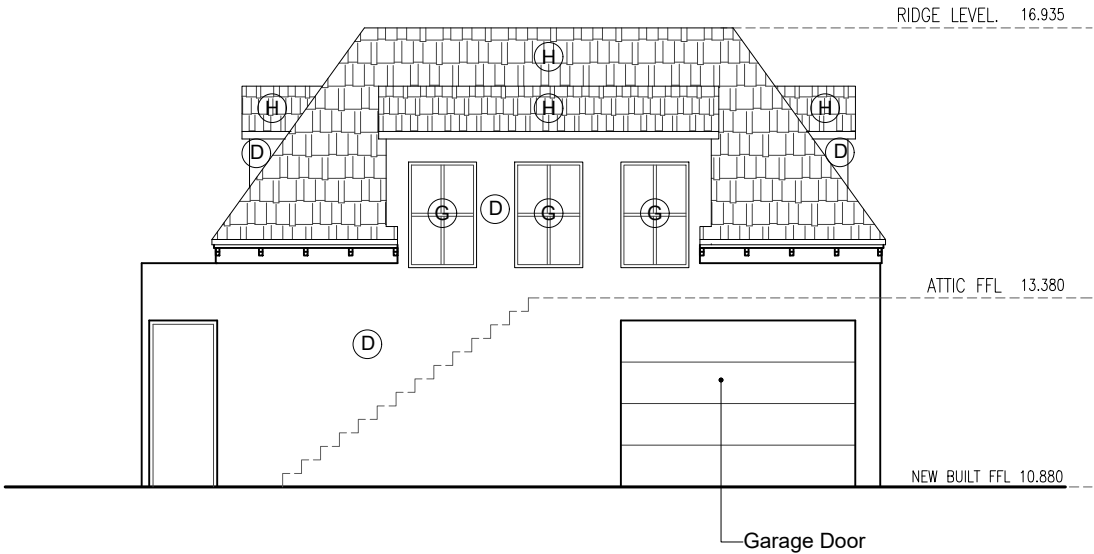
PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

ELEVATIONS

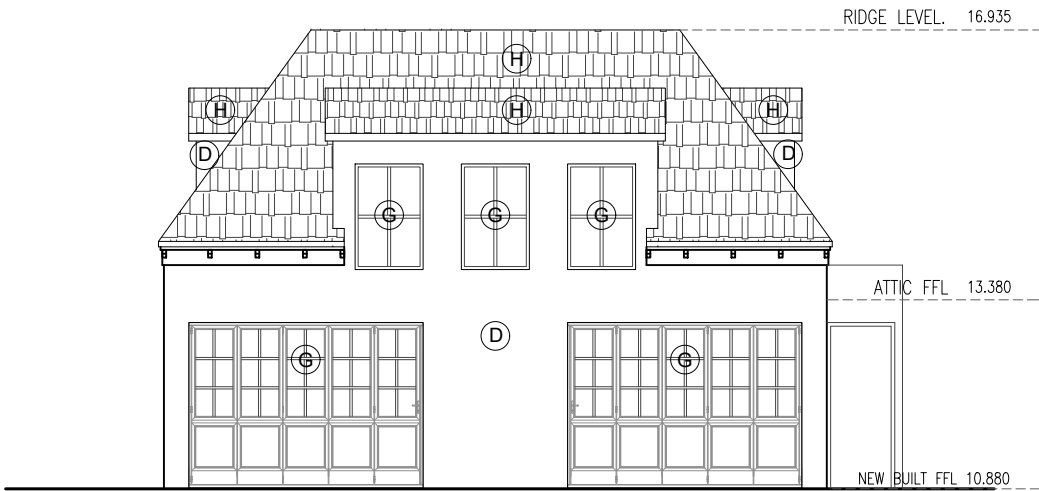
DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	22.07.2022	
PROJECT No.	DRAWING No.	REV. D



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OUTBUILDING EAST ELEVATION  
SCALE 1:100



OUTBUILDING WEST ELEVATION  
SCALE 1:100

NOTE:  
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FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED ROOF SLATES (GREY COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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DOCUMENTATION BY:



ARCHITECT

CLIENT  
Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
PROPOSED HOUSE EXTENSION  
AND CARPARK  
12 Brookman Street, Perth, WA 6000

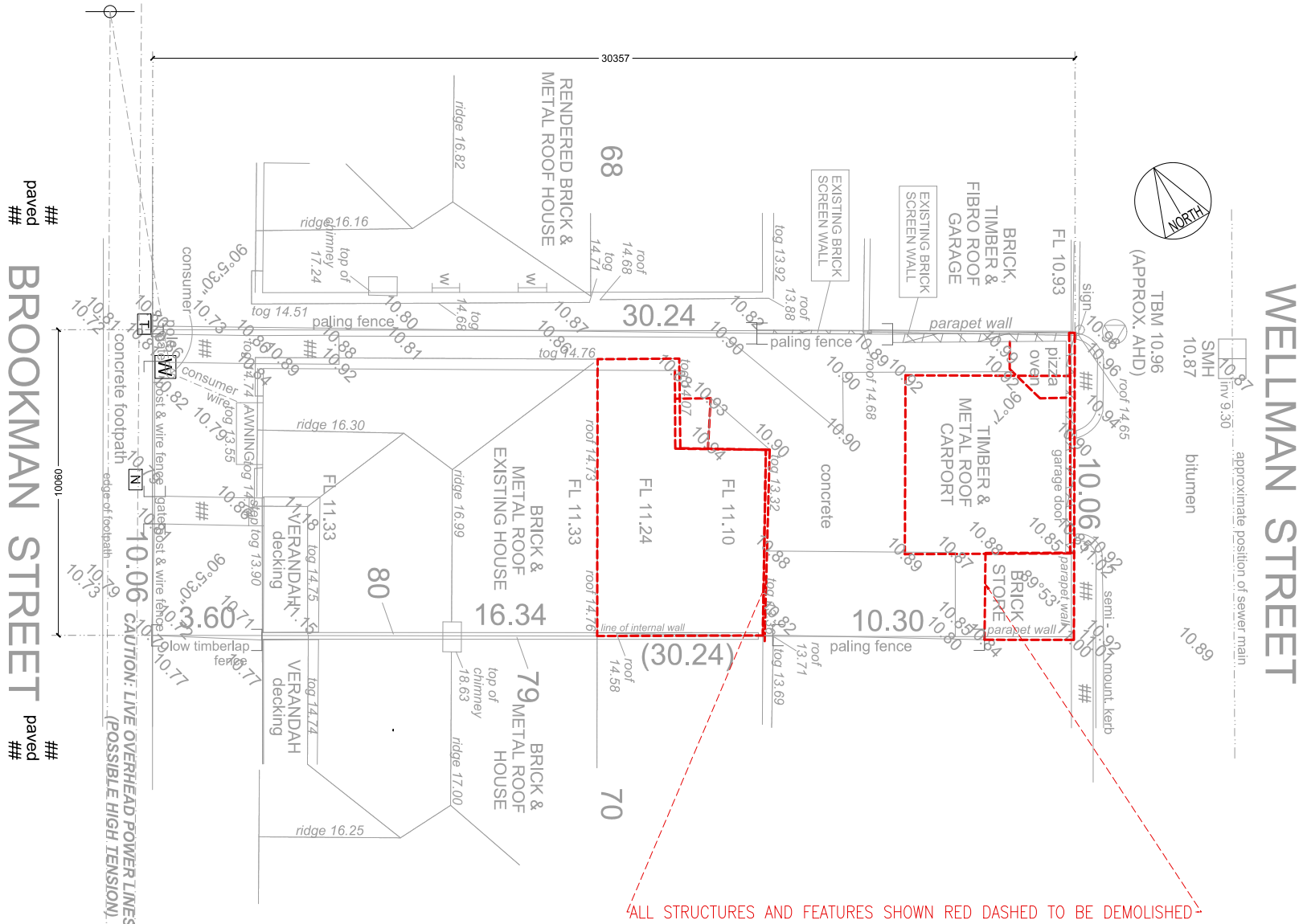
OUTBUILDING ELEVATIONS

DRAWN	APPROVED	REDUCTION	REV.
SCALE 1:100	DATE 22.07.2022	0 25	D
PROJECT No.	DRAWING No.		



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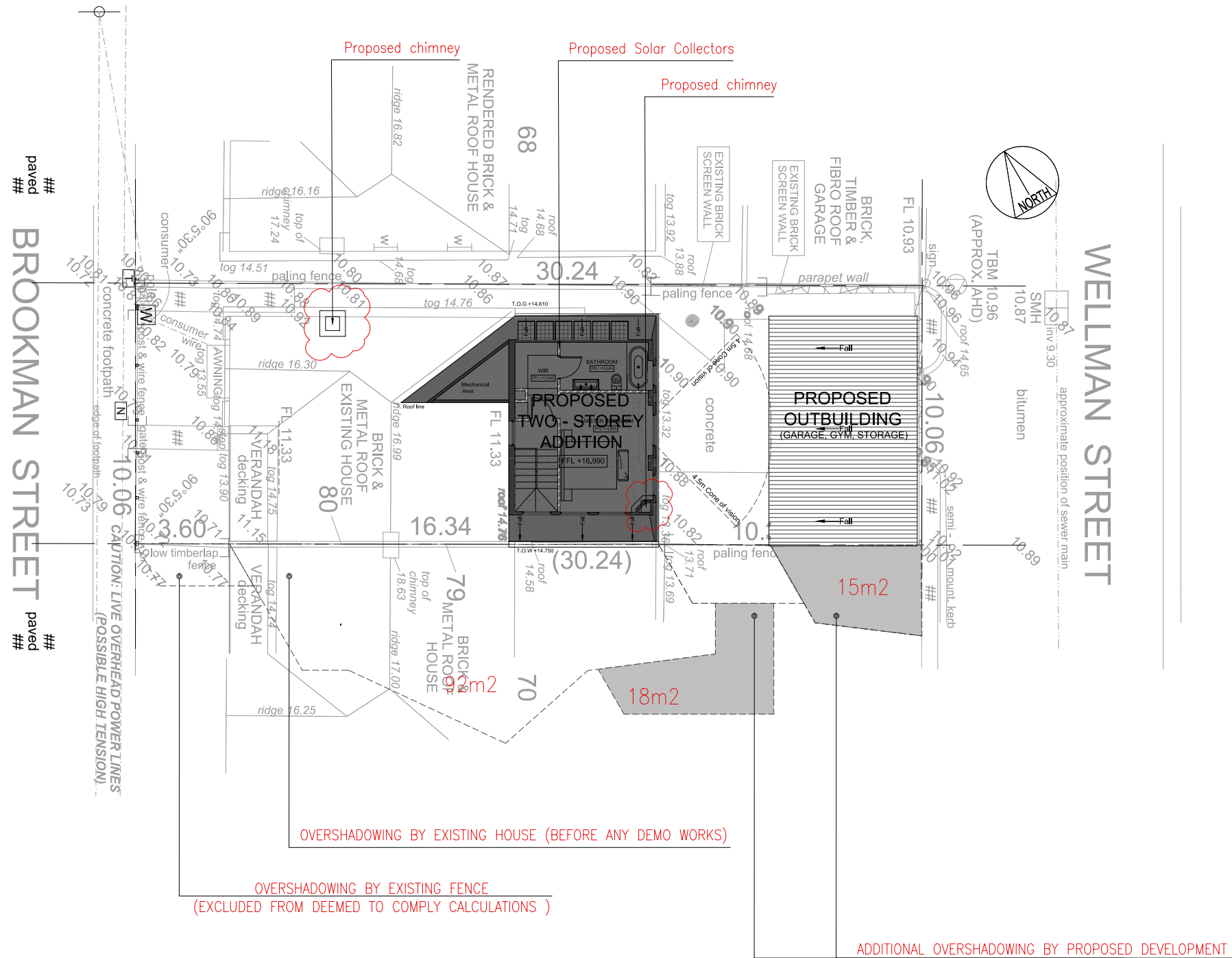
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DRAWN	APPROVED	
SCALE 1:200 @A3	DATE 23.11.2022	
PROJECT No.	DRAWING No.	REVISION



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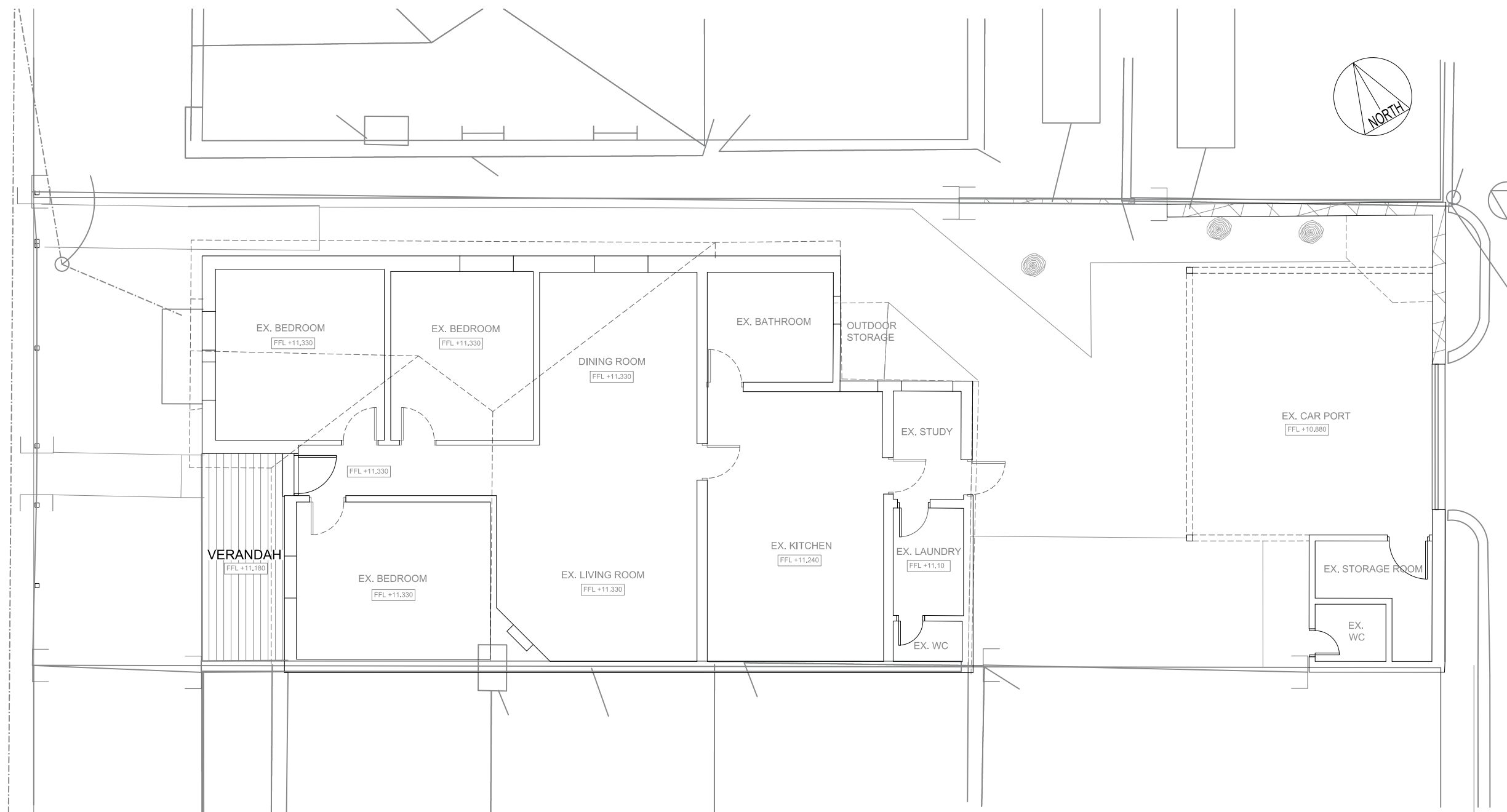
## PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:200	DATE 23.11.2022	
PROJECT No.	DRAWING No.	REV. G



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## DEVELOPMENT APPLICATION

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PROJECT

**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

### EXISTING GROUND FLOOR PLAN

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EXISTING NORTH ELEVATION

SCALE 1:100



EXISTING WEST ELEVATION

SCALE 1:100

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## DEVELOPMENT APPLICATION

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12 Brookman Street, Perth, WA 6000

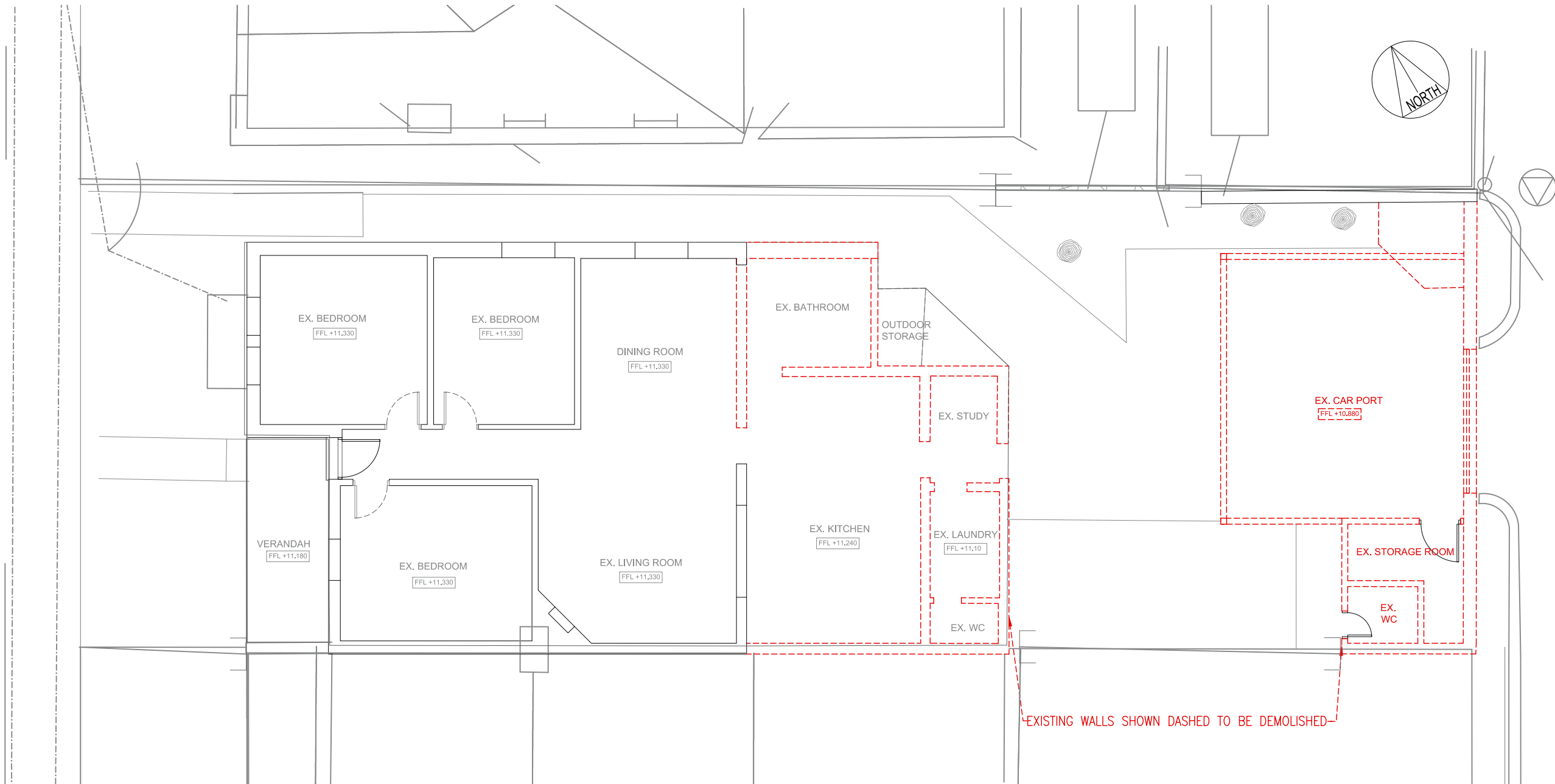
## EXISTING ELEVATIONS

DRAWN	APPROVED	REDUCTION 	REV.
SCALE 1:100	DATE 23.11.2022		
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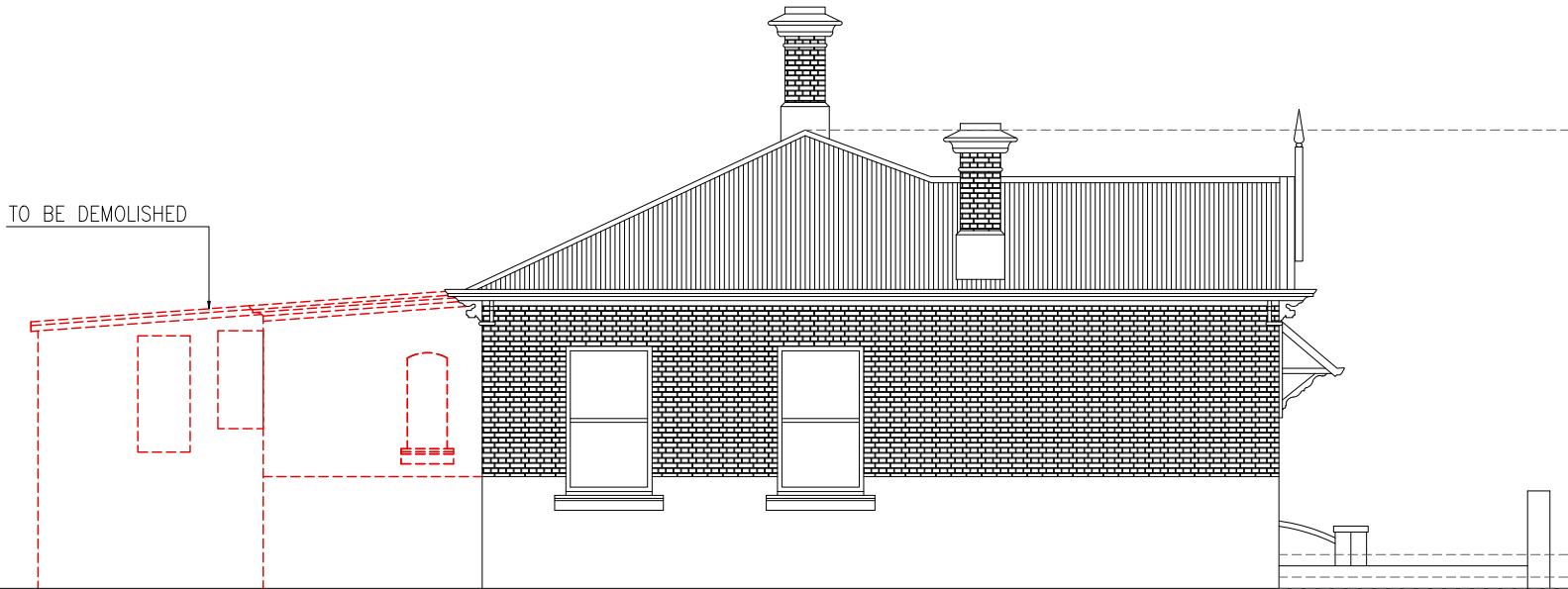
## DEMOLITION PLAN

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SCALE 1:100	DATE 23.11.2022		
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## EXISTING NORTH ELEVATION

SCALE 1:100



## EXISTING WEST ELEVATION

SCALE 1:100

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12 Brookman Street, Perth, WA 6000

DEMOLITION ELEVATIONS

DRAWN	APPROVED	REDUCTION 0  25
SCALE 1:100	DATE 23.11.2022	
PROJECT No.	DRAWING No.	REV. G



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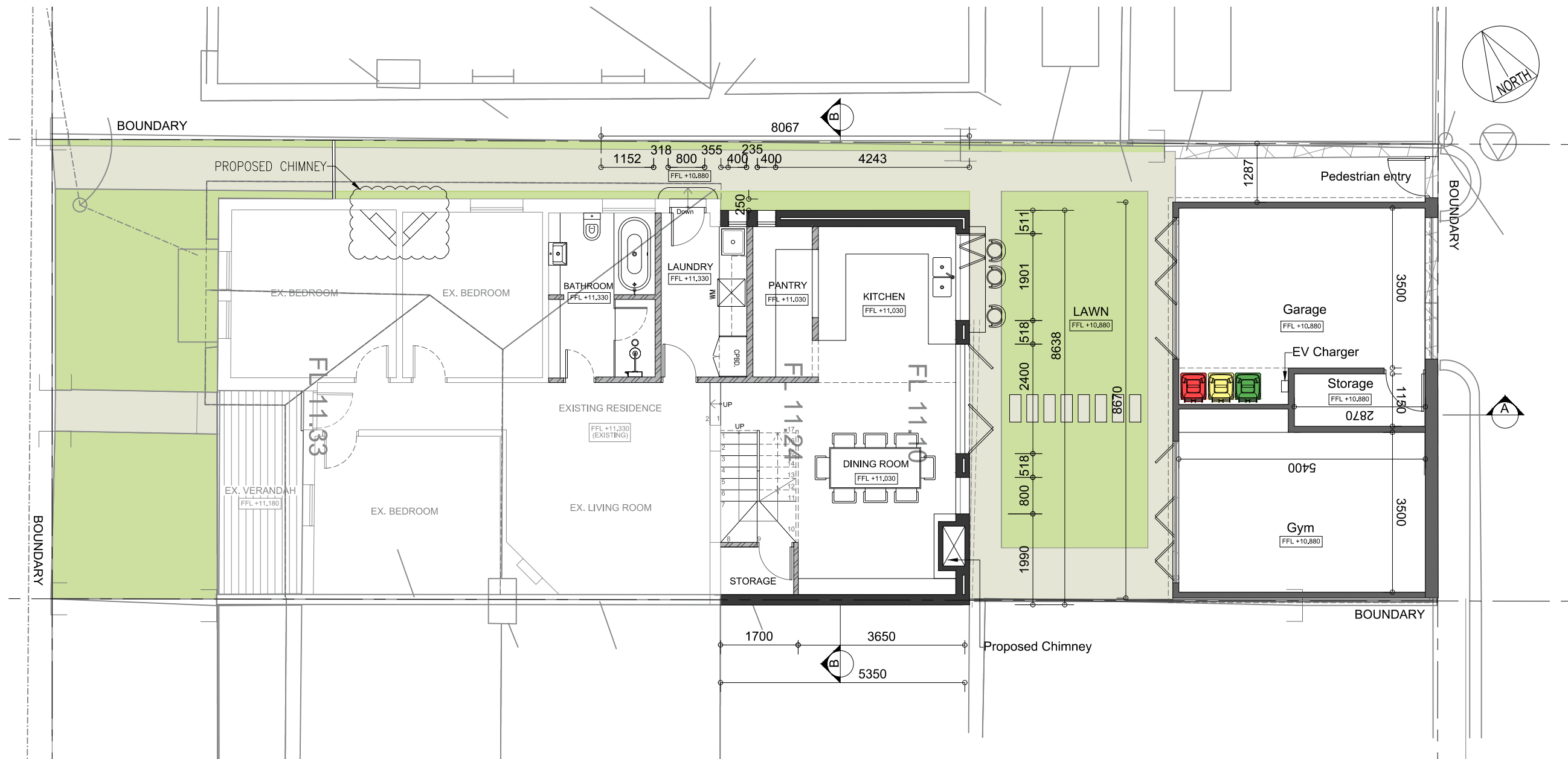
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**AREAS:**

GROUND FLOOR AREA= 96 m<sup>2</sup>

UPPER FLOOR AREA= 82 m<sup>2</sup>

TOTAL AREA= 178 m<sup>2</sup>



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**PROPOSED HOUSE EXTENSION  
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### PROPOSED GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION 
SCALE 1:100	DATE 23.11.2022	
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NEIGHBOURING HOUSE ROOF

NEIGHBOURING HOUSE ROOF

## BOUNDARY

BOUNDARY

## BOUNDARY

BOUNDARY

Architectural floor plan of a residential unit. The plan includes the following details:

- Rooms and Features:**
  - WIR (Walk-in Robe):** Located at the top left, with FFL +13.545.
  - BATHROOM:** Located at the top right, with FFL +13.545, containing a bathtub and toilet.
  - MASTER BEDROOM:** Located in the center, with FFL +13.895, containing a bed and a desk.
- Dimensions and Levels:**
  - Top Level:** T.O.G. +14.610.
  - Room Levels:** FFL +13.545 (WIR, Bathroom), FFL +13.895 (Master Bedroom).
  - Bottom Level:** T.O.W. +14.750.
  - Horizontal Dimensions:** 232, 1650, 3900, 5782.
  - Vertical Dimensions:** 1026, 469, 800, 1118, 1200, 8703, 1118, 800, 1897.
- Other Features:**
  - 4.5m Cone of vision:** Indicated by dashed lines from the Master Bedroom window.
  - BOUNDARY:** A red dashed line on the right side.
  - NEIGHBOURING HOUSE ROOF:** Indicated by a hatched area at the bottom.
  - Fixed Obscure Glass Panels** and **Proposed Chimney:** Indicated on the right side.
  - Windows sill at 2 m above FFL:** Indicated at the bottom.

NEIGHBOURING HOUSE ROOF

Fixed Obscure Glass Panels  
Proposed Chimney

—Windows sill at 2 m above FFL

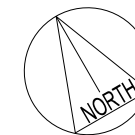
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**AREAS:**

GROUND FLOOR AREA= 98 m<sup>2</sup>

UPPER FLOOR AREA= 84 m<sup>2</sup>

TOTAL AREA= 182 m<sup>2</sup>



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## DEVELOPMENT APPLICATION

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and  
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PROJECT

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

12 Brookman Street, Perth, WA 6000

### PROPOSED FIRST FLOOR PLAN

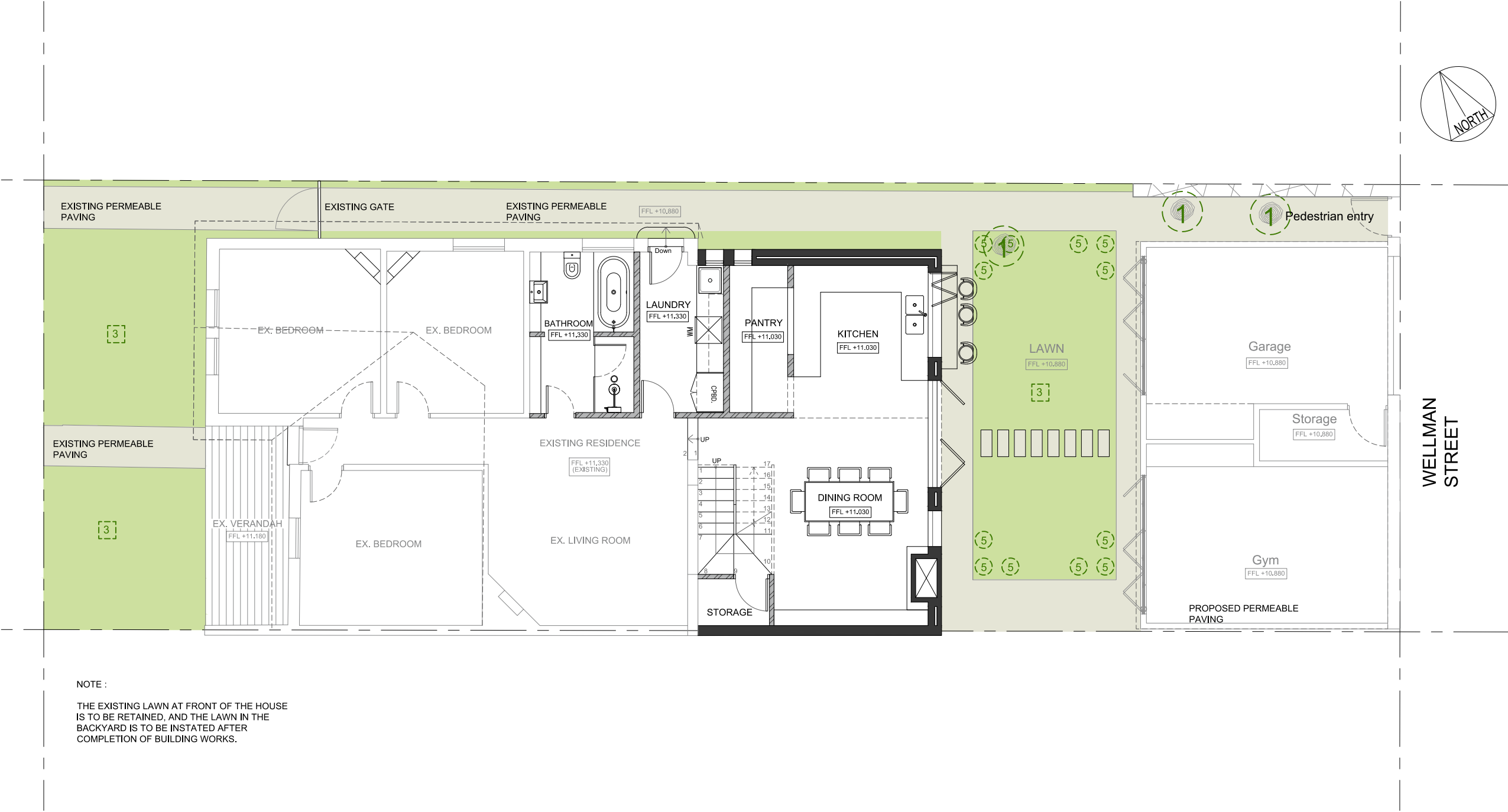
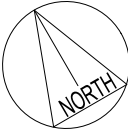
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SCALE 1:100	DATE 23.11.2022		
PROJECT No.		DRAWING No.	G

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G



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BROOKMAN  
STREET



NOTE :  
THE EXISTING LAWN AT FRONT OF THE HOUSE  
IS TO BE RETAINED, AND THE LAWN IN THE  
BACKYARD IS TO BE INSTATED AFTER  
COMPLETION OF BUILDING WORKS.

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**LEGEND:**

- ① EXISTING TREE STUMPS  
REMOVED (3 stumps)
- ② EXISTING SHRUBS
- ③ LAWN
- ④ PROPOSED FRANGIPANI
- ⑤ PROPOSED VIBURNUM  
HEDGE

REV	DATE	DESCRIPTION	BY
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12 Brookman Street, Perth, WA 6000

**PROPOSED LANDSCAPE PLAN**

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 23.11.2022	0 25
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LOT BOUNDARY



SCALE 1:100



SCALE 1:100

-Garage Door

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PROJECT  
**PROPOSED HOUSE EXTENSION  
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## SECTIONS

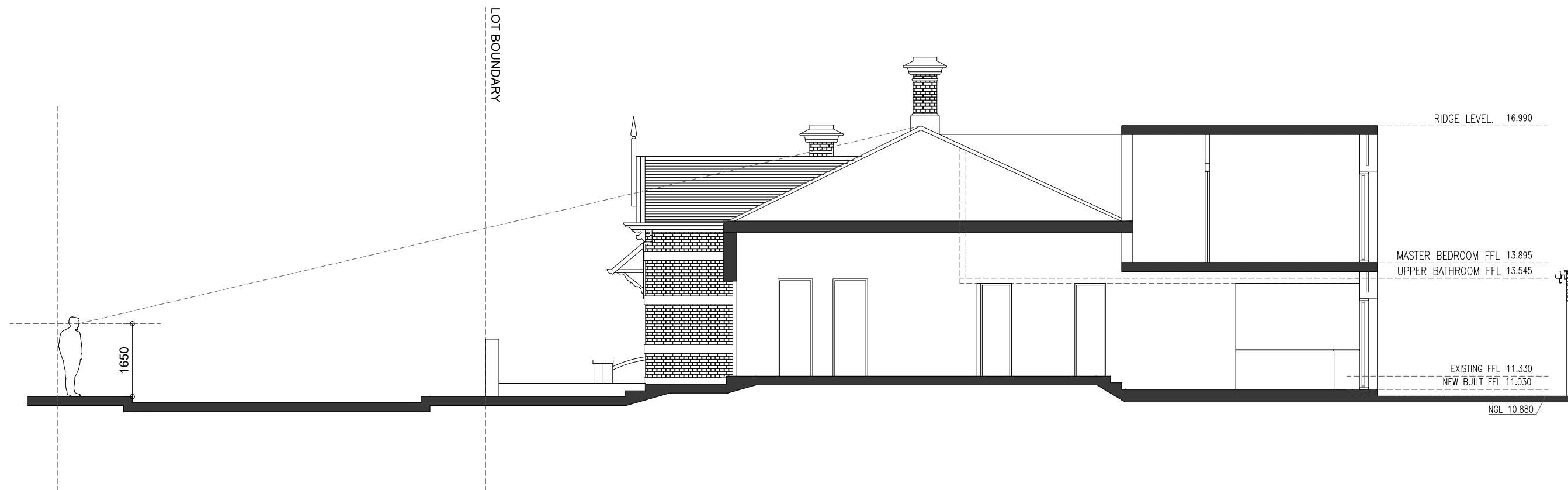
DRAWN	APPROVED	REDUCTION 0  25	REV. G
SCALE 1:100	DATE 23.11.2022		
PROJECT No.	DRAWING No.		

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### Public Domain View

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G	23.11.2022	Changes to meet City's requirements	HH
REV	DATE	DESCRIPTION	BY

## DEVELOPMENT APPLICATION

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DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

## LINES & DESIGNS


ARCHITECT

CLIENT

Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

## SECTIONS

DRAWN	APPROVED	REDUCTION 0  25	REV. G
SCALE 1:100	DATE 23.11.2022		
PROJECT No.	DRAWING No.		



NOTE:  
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES  
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SCALES. THEREFORE DO NOT RELY ON SCALING OF  
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**FINISHES SCHEDULE:**

- (A) EXISTING CORRUGATED ROOF  
(LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK  
(HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER  
(OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING



- (E) PROPOSED CORRUGATED ROOF SHEET  
(LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER  
(COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS  
(NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK  
(HERITAGE RED COLOUR)

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DOCUMENTATION BY:




ARCHITECT

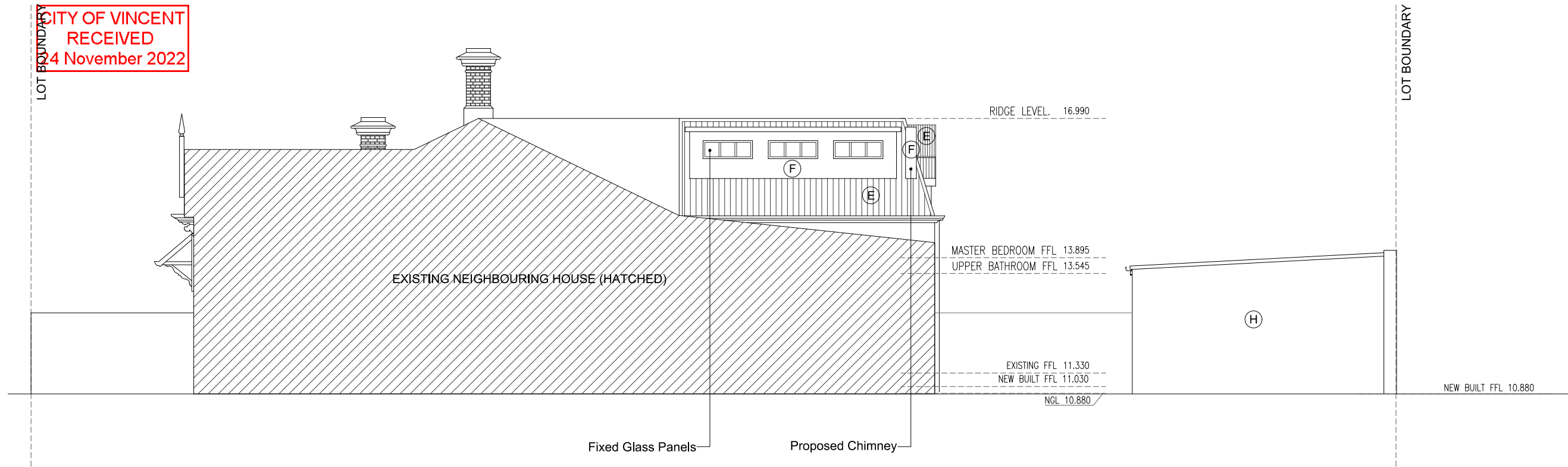
Mr. Peter Arnell  
and  
Mrs. Helen Arnell

PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

## ELEVATIONS

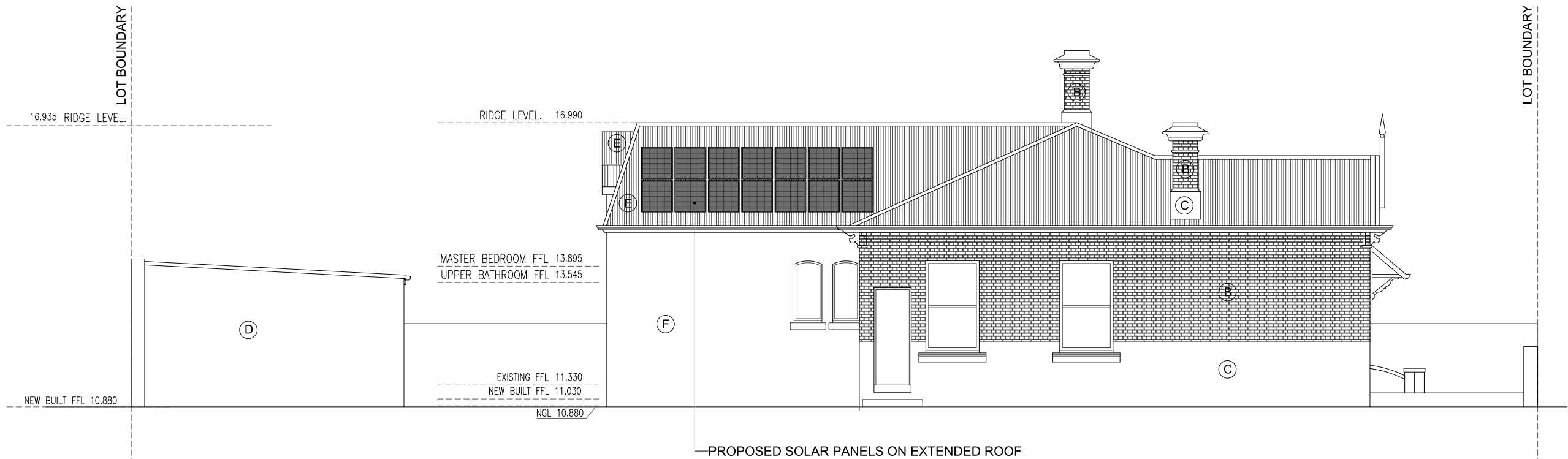
DRAWN	APPROVED	REDUCTION	
SCALE	DATE		
1:100	23.11.2022		
PROJECT No.	DRAWING No.	REV. G	

BOUNDARY CITY OF VINCENT  
RECEIVED  
14 November 2022



# SOUTH ELEVATION

SCALE 1:100



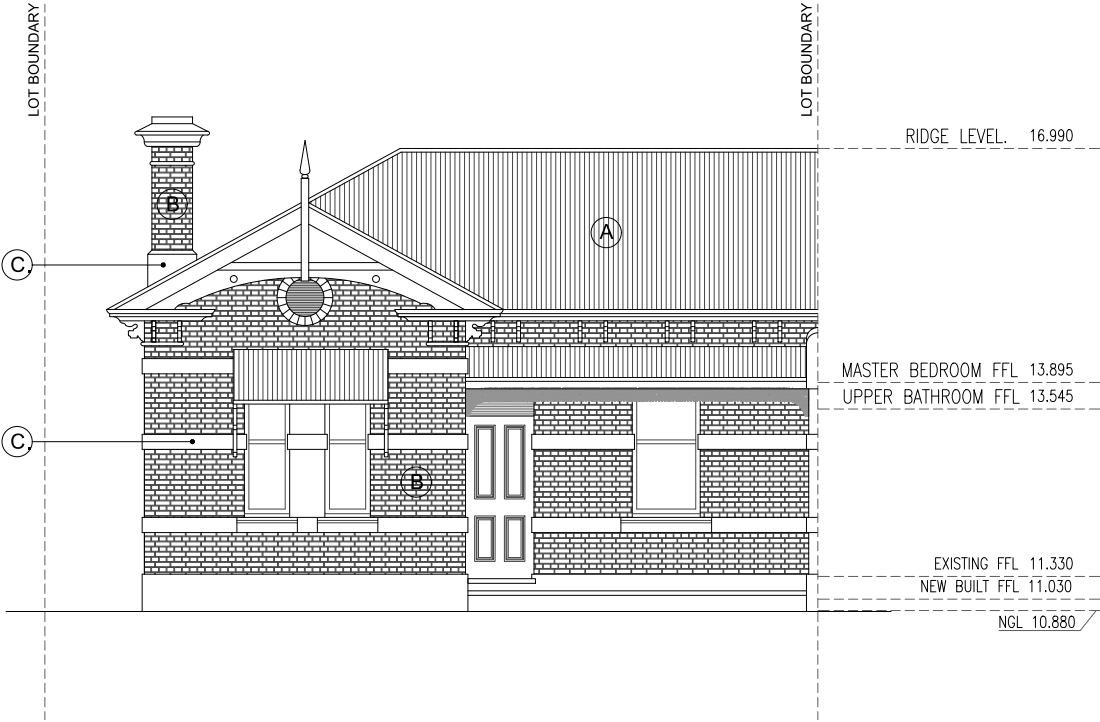
# NORTH ELEVATION

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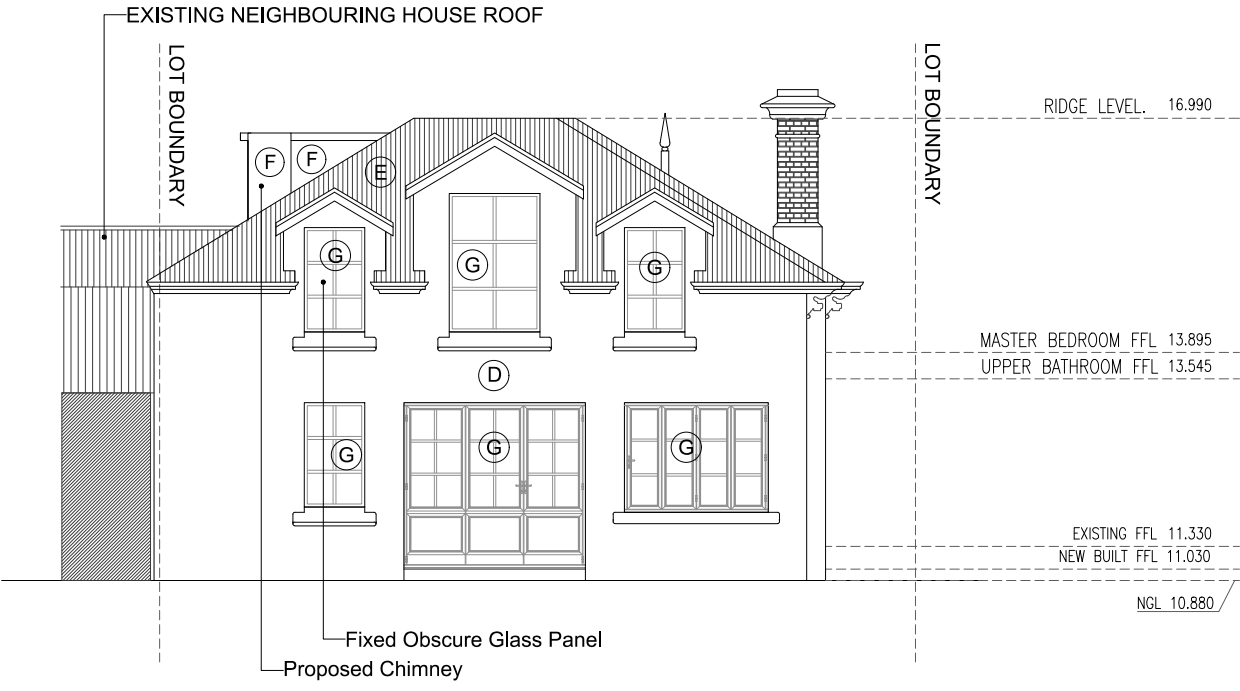
SCALE 1:100



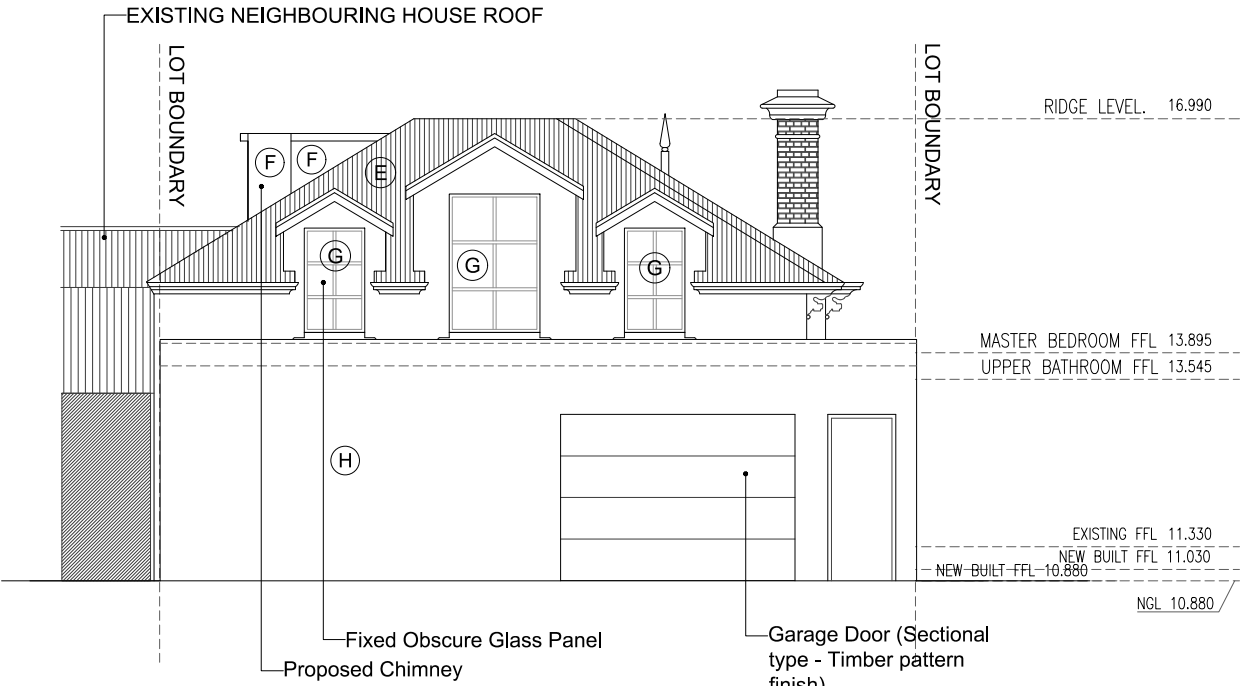
CITY OF VINCENT  
RECEIVED  
24 November 2022



**WEST ELEVATION**  
SCALE 1:100



**House EAST ELEVATION**  
SCALE 1:100



**EAST ELEVATION (Viewed from Wellman St)**  
SCALE 1:100

NOTE:  
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**FINISHES SCHEDULE:**

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- (D) PROPOSED LIMESTONE CLADDING
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
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REV	DATE	DESCRIPTION	BY
G	23.11.2022	Changes to meet City's requirements	HH

**DEVELOPMENT APPLICATION**

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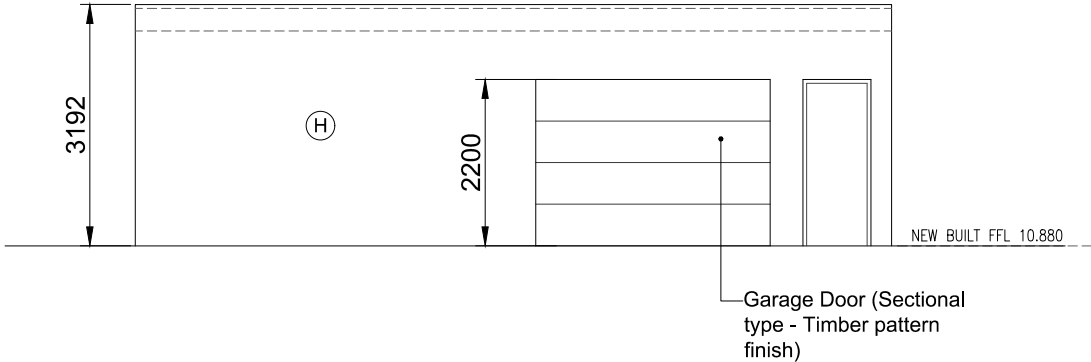
PROJECT  
**PROPOSED HOUSE EXTENSION  
AND CARPARK**  
12 Brookman Street, Perth, WA 6000

**ELEVATIONS**

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 23.11.2022	0 25
PROJECT No.	DRAWING No.	REV. G

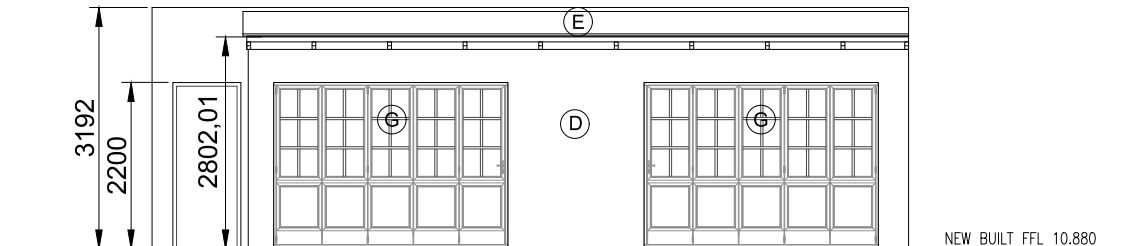


CITY OF VINCENT  
RECEIVED  
24 November 2022



## OUTBUILDING EAST ELEVATION

SCALE 1:100



## OUTBUILDING WEST ELEVATION

SCALE 1:100

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PROJECT

# PROPOSED HOUSE EXTENSION AND CARPARK

12 Brookman Street, Perth, WA 6000

## OUTBUILDING ELEVATIONS

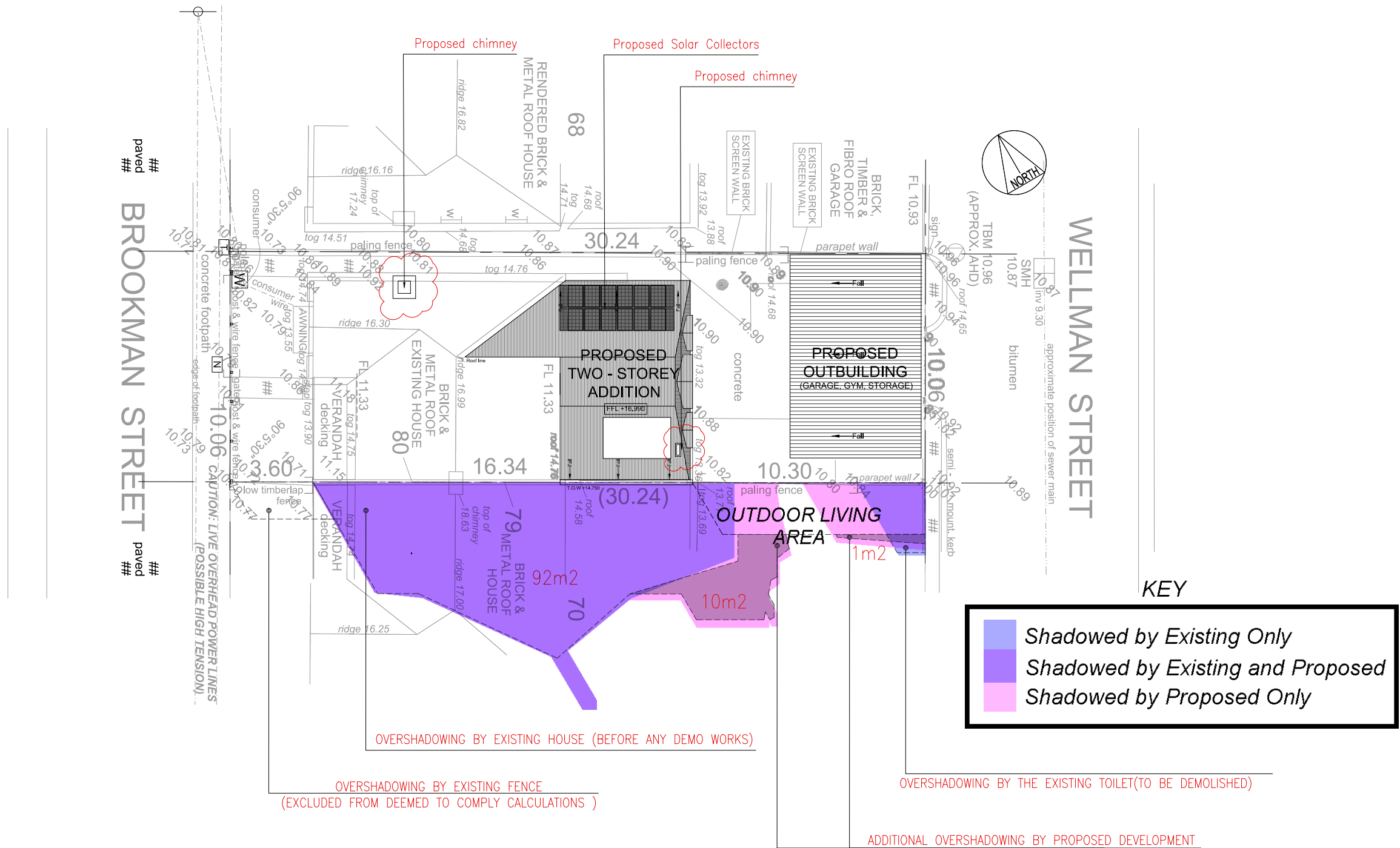
DRAWN	APPROVED	REDUCTION 	REV. G
SCALE 1:100	DATE 23.11.2022		
PROJECT No.	DRAWING No.		







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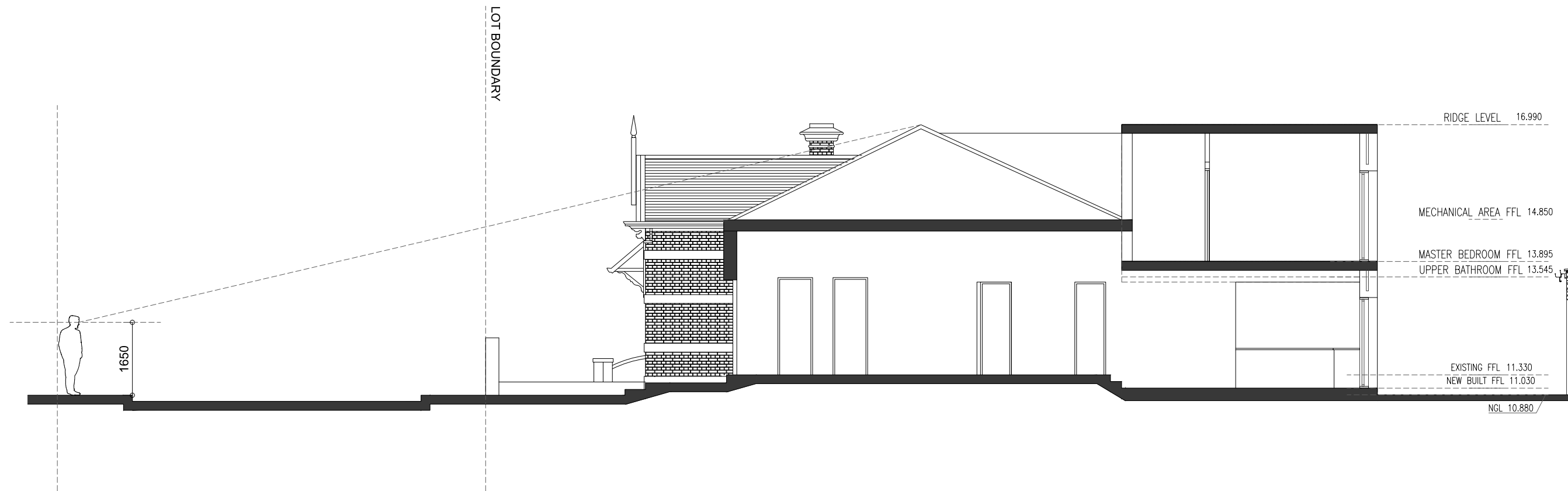
**PROPOSED HOUSE EXTENSION  
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12 Brookman Street, Perth, WA 6000

## PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION 	REV. F
SCALE 1:200	DATE 30.03.2023		
PROJECT No.	DRAWING No.		



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### Public Domain View

REV	DATE	DESCRIPTION	BY

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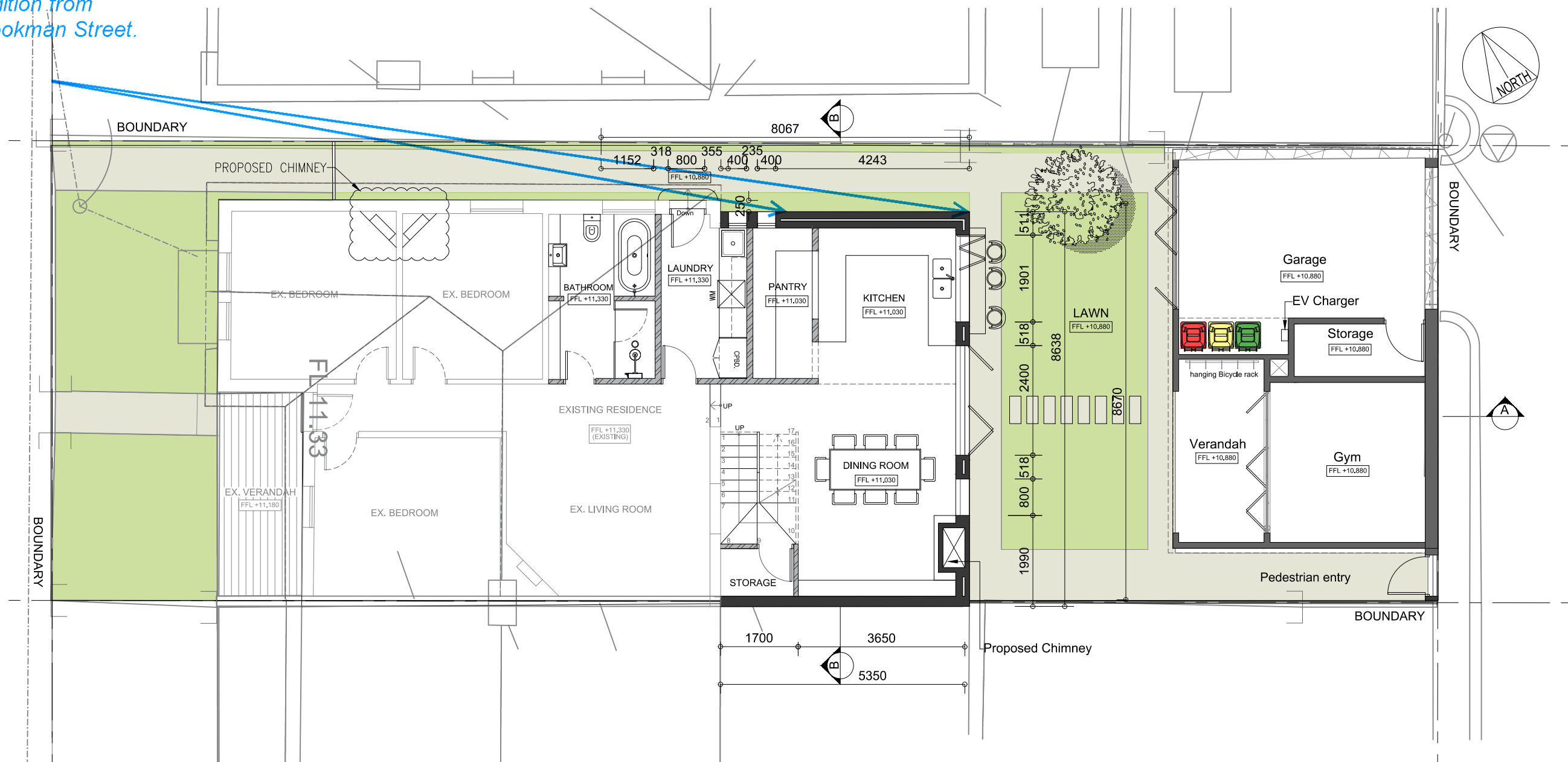
PROJECT  
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12 Brookman Street, Perth, WA 6000

## SECTIONS

DRAWN	APPROVED	REDUCTION 	REV. H
SCALE 1:100	DATE 13.04.2023		
PROJECT No.		DRAWING No.	



Views lines of north elevation of proposed addition from Brookman Street.



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AREAS:

GROUND FLOOR AREA= 98 m<sup>2</sup>  
UPPER FLOOR AREA= 84 m<sup>2</sup>  
TOTAL AREA= 182 m<sup>2</sup>

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

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PROJECT  
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AND CARPARK  
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PROPOSED GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE	DATE	0 25
1:100	13.04.2023	
PROJECT No.	DRAWING No.	REV. H



**Determination Advice Notes:**

1. 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.