5.1 NO. 36 (LOT 23; D/P: 1493) VIEW STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO A SINGLE HOUSE (AMENDMENT TO APPROVED)

Ward: North

Attachments:
1. Consultation and Location Plan
2. Development Plans
3. Determination Advice Notes

RECOMMENDATION:

That Council:

1. **ADVISES the Department of Planning Lands and Heritage that it SUPPORTS the grant of an easement for the benefit of the landowner of No.36 (Lot:23; D/P: 1493) View Street, North Perth pursuant to Section 144 of the *Land Administration Act 1997* over the portion of the adjacent road reserve required to accommodate the awning posts and associated footings, as shown in Attachment 2. All costs associated with the easement shall be at the landowner's/applicant's expense; and**

2. **In accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Alterations and Additions to Single House (Amendment to Approved) at No. 36 (Lot: 23; D/P: 1493) View Street, North Perth in accordance with the plans shown in Attachment 2, deleting all conditions and advice notes of approval 5.2021.230.1 and imposing the following conditions and associated determination advice notes contained in Attachment 3:**

   2.1 **This approval is for Alterations and Additions to Single House (Amendment to Approved) as shown on the approved plans dated 10 November 2025. No other development forms part of this approval;**

   2.2 **Prior to the issue of a Building Permit, the applicant shall submit and have approved a schedule of materials, colours and finishes for the development to the satisfaction of the City;**

   2.3 **Prior to the issue of a Building Permit, an easement shall be placed on the certificate of title and deposited plan for the subject lot pursuant to Section 144 of the *Land Administration Act 1997* for the benefit of the landowner. All costs associated with the easement shall be at the landowner's/applicant's expense;**

   2.4 **Prior to the lodgement of a Building Permit for the proposed development on No. 36 View Street, North Perth ("the land"):**

      2.4.1 **The owner of the land shall enter into a deed of agreement ("Agreement") with the City whereby the owner:**

      2.4.2 **Indemnifies the City against any loss or damage to any property or thing, or death or injury to any person, in accordance with the terms of the Agreement; and**

      2.4.3 **Agrees to take out and maintain a policy of public liability insurance with a reputable insurer in an amount and on terms satisfactory to the City; and**

   2.5 **The owner of the land shall maintain and, if required by the City, remove at its cost the awning structure and associated infrastructure within the road reserve to the satisfaction of the City;**

3. **Prior to the completion of the development, one tree shall be planted in the View Street verge adjacent to the subject lot, in accordance with the City's specifications and to the satisfaction of the City;**

4. Any existing street trees within the verge in front of the lot shall be protected and maintained through the duration of construction to the satisfaction of the City;

5. At all times the pedestrian thoroughfare between the awning structure and No. 36 View Street shall be kept clear of obstructions and shall allow for unimpeded pedestrian movement, to the satisfaction of the City; and

6. All stormwater produced on the subject land shall be retained on site. Stormwater from the awning located within the road reserve may be discharged to the City's drainage system at the expense of the applicant/landowner, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an amendment to a previous development approval for Alterations and Additions to a Single House at No. 36 View Street, North Perth.

On 21 December 2021, under delegated authority, the City approved a cantilevered awning extending over the adjoining View Street and Peach Street road reserves, with no posts. The current application seeks to amend that approval by extending the awning area and introducing steel posts located within the road reserve.

As the amended structure includes posts fixed into City-managed Crown land, the application must be determined by Council, and tenure arrangements must be formalised through an easement under Section 144 of the *Land Administration Act 1997* and a deed of indemnity and maintenance.

The site historically operated as a corner store from at least 1923 and featured an awning with posts wrapping around the corner of the building, which was removed between 1961 and 1965.

Though the place is not heritage-listed, the proposal has been reviewed by a heritage specialist and architect from the City's Design Review Panel. They support the awning as an appropriate reinstatement of this historic architectural element that improves interpretation of the place and contributes positively to the streetscape.

The proposal has been assessed against Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)*, and the relevant legal and governance framework applying to structures in the road reserve.

Community consultation was undertaken on two occasions, and no submissions were received. External Government agencies raised no objections, and the Department of Planning, Lands and Heritage (DPLH) confirmed that an easement is the appropriate tenure mechanism.

The proposal is acceptable on planning grounds and is recommended for approval, subject to conditions.

PROPOSAL:

The subject site is located at No. 36 View Street, North Perth, as shown on the location plan in **Attachment 1**.

A development application for a cantilevered awning extending into the View Street and Peach Street road reserves (with no posts) was approved under delegated authority on 21 December 2021, with a four-year approval timeframe expiring on 21 December 2025.

This amendment proposes to:

- extend the awning area; and
- include steel posts located within the road reserve.

Details of the proposed development are as follows:

- Total awning area: approximately 84.8 square metres.
- View Street:
  - Awning length: 13.5 metres.
  - Due to the slope of View Street, the height varies between 2.75 metres and 3.1 metres.
- Peach Street:
  - Awning length: 20.2 metres.
- Within lot boundary:
  - A small portion of the awning is located within the western property boundary, with the majority of the structure and posts within the Local Road reserve.

The applicant has advised that prolonged exposure to weather has led to moisture issues within the dwelling, including visible moisture on internal walls and window frames. Re-establishing the awning is intended to provide weather protection, reinstate the appearance of the historic corner store, and address these issues.

The applicant has also advised that steel posts are required to ensure structural integrity based on civil engineering advice, and that a cantilevered structure is not suitable for this location due to structural performance and safety concerns.

A stepped portion of the awning along the Peach Street frontage is required to maintain a minimum 2.7 metre clearance from services and assets.

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

DELEGATION:

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

This is because the delegation does not extend to applications for permanent structures on City-owned or managed land, except where:

a) The structure is an awning, or
b) The structure is for a ground anchor; or
c) The structure is for an encroachment which:
   i) is an architectural feature and does not encroach by greater than 250 millimetres; or
   ii) is a window or shutter that encroaches on a road or public space by no more than 50 millimetres when open and is at least 2.75 metres above the ground level as outlined in the Minister's for Land's authorisations.

While the previously approved cantilevered awning satisfied the delegation (no supports in the road reserve), the current proposal introduces posts fixed into the road reserve. The application therefore falls outside the scope of delegated authority and must be determined by Council.

BACKGROUND:

	36 View Street, North Perth	**Local Road Reserves**
Landowner:	Bruno Ciminata	State of Western Australia. The City has care, control, and management of these road reserves under Section 55 of the *Land Administration Act 1997.*
Applicant/Client:	Peter Tsalis	
Date of Application:	20 November 2024	
Zoning:	MRS: Urban LPS2: Residential R Code: R30	MRS: Urban LPS2: Reserve: Local Road R Code: N/A
Built Form Area:	Residential	N/A
Existing Land Use:	Single House	N/A
Proposed Use Class:	N/A – The application relates to works only and does not propose any change of land use.	
Lot Area:	451.9 square metres	N/A
Right of Way (ROW):	No	
Heritage List:	No	

Site Context

The subject site is located at the corner of View Street to the north and Peach Street to the west, as shown in the location plan in **Attachment 1**.

The lot at No. 36 View Street is zoned Residential R30 under Local Planning Scheme No. 2. The extended awning is proposed within the Local Road reserve.

The lot is long and narrow, with a frontage of approximately 10.6 metres to View Street and a length of approximately 43.6 metres to Peach Street. An existing dwelling is built up to both street boundaries at the corner, with large windows and an entry door addressing the corner in a manner characteristic of a historic corner store.

The verge areas are predominantly paved, connecting to pedestrian paths along both streets. Services in the verge include a phone bollard and a telephone pit. On-street parking is available immediately adjacent to the site along both street frontages.

Figure 1: The subject site located at the corner of View Street and Peach Street

Streetscape

The subject site and adjoining properties north of View Street are zoned Residential R30, and properties to the south are zoned Residential R40 under LPS2. They are within the Residential Built Form Area under the City's Built Form Policy.

The immediate surrounding development comprises predominately one to two storey single houses and grouped dwellings.

The streetscape character is a mix of contemporary dwellings and heritage-listed properties, including east of Peach Street opposite the subject site.

Further north-east along View Street is North Perth Primary School. To the east are the North Perth Town Hall and Lesser Hall, and commercial and intact heritage buildings toward Fitzgerald Street.

There are no similar awning structures located within the road reserve in the immediate locality.

Site History

The subject site historically operated as a corner store attached to a dwelling. Historic imagery dating back to at least 1923 shows a metal awning with posts wrapping around the corner of the building from View Street to Peach Street. The awning was a complementary element to the corner store and contributed to the local character of the area.

The awning was removed between 1961 and 1965 for reasons that are unknown. The original corner store operations pre-date the City's records, and no formal planning approvals are held for that use. Photographs document its operation as a corner store up until November 2019, when it last registered as an operating food business and was placed on hold by the owner while renovations were pursued. Since then, the premises has continued to operate as a dwelling but has not operated as a commercial use.

In December 2021, a development application for a cantilevered awning (no posts) projecting into the road reserve was approved under delegated authority. It is valid for a period of four years to substantially commence the approved development. At that time, Local Planning Policy No. 7.4.9 – Encroachments over Crown Lands was used to guide assessment of development within the road reservation. That policy has since been revoked in 17 October 2023.

Figure 2: The original 1923 awning located at the corner of View Street and Peach Street

DETAILS:

Summary Assessment

The portion of the awning located within the property boundary has been assessed against the Residential Design Codes (R-Codes) and the City's Built Form Policy, including relevant standards for awning height and projection. A summary table of this assessment is provided below.

Planning Element	Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	Previously Approved	Requires the Discretion of Council
Street Setbacks		✓	
Lot Boundary Setbacks		✓	
Building Height		✓	

Assessment of the works located within the View Street and Peach Street road reserves has been completed against matters to be given due regard under Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This includes considerations such as compatibility with local character, amenity impacts, pedestrian access, and traffic and safety, and is detailed in the Comments section of this report.

CONSULTATION/ADVERTISING:

First Community Consultation Period

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days from 15 October to 29 October 2025.

The method of advertising included:

- a notice on the City's website; and
- letters to 16 adjoining landowners and occupiers.

At the close of the advertising period, no submissions were received.

Second Community Consultation Period

A second 14-day consultation period was undertaken from 29 October to 12 November 2025, extending notification to properties within 200 metres along View Street and Peach Street to obtain a broader streetscape response.

Under the City's Community and Stakeholder Engagement Policy, development on City-owned or managed land is classified as a 'complex development application'. This would ordinarily require wider consultation and additional methods of notification. The Policy allows advertising requirements to be modified where the scale and impacts of a proposal are limited.

Given the modest nature of the awning and its impacts being confined to the immediate View Street and Peach Street interfaces, the consultation approach was adjusted to a targeted 14-day period without a site sign or newspaper notice.

No submissions were received during the consultation period.

State Government Referrals:

The application was referred to relevant external State Government agencies for comment, including:

- DPLH;
- Water Corporation; and
- Western Power.

Submissions were received from all three agencies.

Water Corporation confirmed the proposal would not have an adverse impact on their infrastructure and Western Power provided a submission with no comment on the proposal.

DPLH provided comment on the appropriate tenure arrangements for the structure, detailed below.

Department of Planning, Lands and Heritage

As the proposed awning includes steel posts within Crown land (the road reserve) managed by the City, DPLH was requested to advise on the appropriate tenure mechanism.

DPLH confirmed that:

- An easement under Section 144 of the *Land Administration Act 1997* is the appropriate tenure arrangement;
- The easement will be non-exclusive, retaining public access and the City's management responsibility; and
- The easement deed will include provisions relating to indemnity, insurance, maintenance and construction requirements, and will be prepared and administered by DPLH at the applicant's cost.

These matters are further detailed in the Legal/Policy section of this report.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a member of the City's Design Review Panel with heritage and architectural expertise.

Comments were sought on the historic value of reinstating the awning, and the proposal's effect on the amenity and character of the area.

The DRP member supports the proposal for the following reasons:

- The form and materiality of the awning are appropriate and consistent with the historical photograph, which depicts an awning with squared posts extending into the road reserve.
- While the new canopy extends further than the original, the façade has already been altered over time, and the new awning will improve the interpretation of the place's original corner shop function and restore a key architectural feature.
- The place is not on the City's Municipal Heritage Inventory or within a heritage precinct, and the proposed works will not adversely impact any heritage values.

The DRP member also recommended that a materials and colour schedule be submitted, noting that colour selection should be informed by the historic photograph, with a darker roof and post colour and a lighter fascia.

A condition of approval has been imposed requiring submission and approval of a materials and colours schedule. This schedule can be referred back to the DRP member as part of condition clearance.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Land Administration Act 1997;*
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Local Government (Uniform Local Provisions) Regulations 1996*;
- City of Vincent *Local Government Property Local Law 2021;*
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy; and
- Vibrant Public Spaces Policy.

Land Administration Act 1997

The awning posts are proposed within the road reserve, which is Crown land owned by the State and managed by the City under Section 55(2) of the *Land Administration Act 1997*. Tenure arrangements are required to formalise the ongoing presence of the structure.

DPLH has advised that:

- An easement granted by DPLH under Section 144 of the Land Administration Act 1997 is the appropriate tenure mechanism;
- The easement would be registered on the certificate of title and deposited plan;
- The easement would be non-exclusive, so public access is retained and the City remains the management body; and
- The easement deed would include indemnity, insurance, maintenance and construction provisions, and would be prepared and administered by DPLH at the applicant's cost (including valuation, legal drafting, plan preparation and stamp duty).

Based on confirmation by the City that:

- The steel posts are removable and the concrete footings do not prevent future removal of the awning if required;
- Public access to the road reserve will not be restricted;
- All necessary planning and building approvals will be obtained; and
- Western Power and Water Corporation have confirmed that the structure will not adversely affect essential services.

While the easement will provide appropriate tenure arrangement for the awning structure, including the encroachment of the posts and associated footings on the road reserve, the management and maintenance of the structure and infrastructure will be managed through a separate agreement between the City and the landowner.

A condition of approval has been recommended to ensure the easement is in place before a Building Permit is issued.

Local Government (Uniform Local Provisions) Regulations 1996

Under regulation 17 of the *Local Government (Uniform Local Provisions) Regulations 1996*, any works carried out within a public thoroughfare will require the landowner to obtain the City's authority. This includes the installation of structures within a road reserve.

To meet these requirements, the City will enter into a deed of agreement with the landowner. This deed is a formal legal document that sets out the landowner's responsibilities for the structure.

In this case, the deed will:

- ensure the owner indemnifies the City against any liability arising from the awning posts and associated footings being located in the road reserve;
- require the owner to maintain appropriate public liability insurance; and
- confirm that the owner must maintain and, if required by the City, remove the structure at their cost.

A condition of approval has been recommended to ensure the deed is executed before a Building Permit is issued.

Local Government Property Local Law 2021

The awning structure is located over local government property (Crown land managed by the City). Approval under the *Local Government Property Local Law 2021* is therefore required.

In this case, the grant of development approval and a Building Permit, together with compliance with imposed conditions, will constitute the approval for the purposes of the Local Law.

Vibrant Public Spaces Policy

The City's Vibrant Public Spaces Policy addresses public-facing activation initiatives such as parklets, eatlets and temporary installations within the public realm.

Given that this application relates to a permanent awning structure associated with a dwelling on private property, rather than public activation infrastructure, the Policy is afforded limited weight in this assessment.

The assessment primarily relates to matters contained in Clause 67 of the Deemed Provisions including DRP advice, and the land tenure framework.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business functions when determining this application, subject to the recommended conditions and tenure arrangements.

Risks are mitigated through:

- an easement under the *Land Administration Act 1997*;
- a deed of agreement securing indemnity, insurance and maintenance/removal at the owner's cost;
- retention of public access to the road reserve;
- maintenance of a clear and safe 1.5 metre pedestrian thoroughfare; and
- the ability to remove the awning in the future if required.

Approval of this application is not expected to set a precedent for similar posts in the road reserve because of its specific circumstances, including:

- the historical existence of an awning in this location;
- the previous approval for a cantilevered awning on this site; and
- site-specific DRP support.

Any future proposals for structures on City-owned or managed land will be assessed on their own merits against Clause 67 of the Deemed Provisions, LPS2, applicable legislation and relevant policies.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

While the works are limited to the construction of an awning, the structure provides some urban cooling and weather protection benefits at the street interface. The recommended condition for an additional street tree to be planted will further contribute to greening and urban heat mitigation.

PUBLIC HEALTH IMPLICATIONS:

This report does not have any implications on the priority health outcomes of the City's *Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications for the City arising from this report. All costs associated with the easement and legal documentation will be borne by the applicant.

COMMENTS:

Summary Assessment

The proposal satisfies the relevant planning considerations and is recommended for approval, subject to conditions, for the following key reasons:

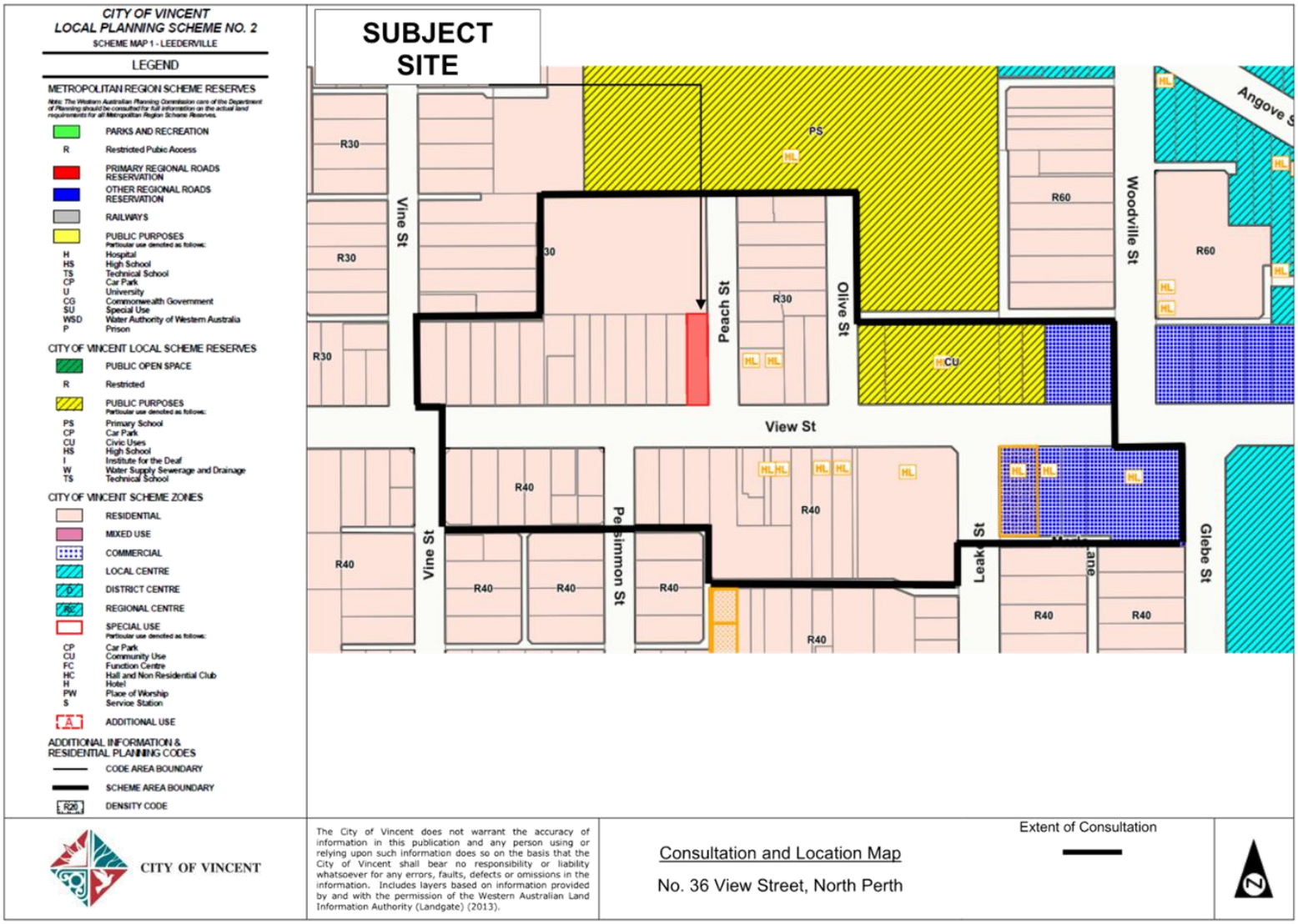
- Reinstatement of Historic Built Form: The awning historically existed in this location as part of the original corner store, dating back to at least 1923. Reinstatement of the awning with posts strengthens the authenticity and interpretation of the building's historic function and contributes positively to the character of the area.
- Streetscape and Character: The awning improves the presentation of the corner to View Street and Peach Street, responds appropriately to the scale and form of the existing dwelling, and sits comfortably within a streetscape context that includes heritage-listed buildings, without creating undue bulk or enclosure of the public realm.
- Amenity, Landscape and Pedestrian Movement: The proposal does not remove vegetation or increase hardstand within the verge. A condition of approval requires planting of an additional street tree, located within the View Street verge to avoid existing drainage infrastructure within the Peach Street verge. A 1.5 metre pedestrian thoroughfare is maintained beneath the awning, consistent with the City's standards, and must be kept free of obstructions. This would ensure safe and legible pedestrian movement, and shade for pedestrians.
- Design Quality and DRP Support: The City's DRP member supports the form, materiality and height of the awning, noting its consistency with historic imagery and its positive contribution to streetscape character. A materials and colours schedule will be required as a condition of approval and can be referred to the DRP as part of condition clearance.
- Traffic and Safety: The awning posts do not obstruct the view of approaching vehicles or pedestrians at the View Street / Peach Street intersection and are positioned outside the area where clear visibility is required for safe turning. The posts are also comparable to other standard verge elements, such as street trees and light poles, and are acceptable within this low-speed residential street environment.
- Tenure and Governance: Tenure will be formalised through an easement under Section 144 of the *Land Administration Act 1997*, with non-exclusive access to retain public use of the road reserve. A deed of agreement will secure indemnity, insurance and maintenance obligations, ensuring the interests of the State Government and the City are protected.
- Consultation and State Government Agency Referrals: Two rounds of community consultation were undertaken and no submissions were received. DPLH, Water Corporation and Western Power raised no objections, and DPLH confirmed the easement approach.
- Precedent and Future Proposals: The circumstances are unique due to the historic presence of the awning with posts, the previous approval for a cantilevered awning on this site, and the site-specific DRP support. Any future structures on City-managed land would be assessed on their own merits under Clause 67 of the Planning Regulations, the LPS2 and relevant legislation and policies, and are not bound by this decision.

Administration Comments

In determining this application, the City is required to consider the extent to which the proposal satisfies the relevant matters under Clause 67(2) of the Deemed Provisions. The detailed assessment is outlined below.

- Surveillance and Activation: The awning maintains passive surveillance and visual connection between the building and the street. It does not obstruct windows or entries and allows the building to continue to address both View Street and Peach Street, consistent with its historic corner store form. The proposal does not reduce activation or overlooking of the public realm.
- Contribution to Amenity and Character: The awning contributes positively to the amenity and character of View Street and Peach Street by reinstating a verandah element that historically formed part of the corner store. It reflects the original commercial shopfront and sits appropriately within a streetscape of contemporary dwellings and heritage-listed properties.
- Streetscape Contribution: From a streetscape perspective, The awning reintroduces a historic built form element on a prominent corner, in a contemporary manner that respects the scale and form of the existing building. The open nature and height of the awning ensure it does not create excessive bulk or enclosure and is compatible with surrounding development. The structure improves visual interest at the intersection and reinforces the historic corner store character.

- Adaptive Reuse Potential: Although the current use of the building is a Single House, the awning improves the presentation of the corner and maintains the building's adaptability for potential future commercial use.
- Landscape Contribution: The proposal does not involve the removal of any street trees or other vegetation, and does not increase hardstand paved areas within the verge. A condition of approval has been recommended requiring an additional street tree to be planted in the View Street verge. The Peach Street verge is not suitable for the planting of additional street trees due to existing drainage infrastructure within the verge. This would improve shade, urban cooling and visual amenity while contributing to the City's broader urban canopy.
- Pedestrian Movement and Access: The development plans demonstrate that a minimum 1.5 metre wide pedestrian accessway would be maintained beneath the awning. This is consistent with the City's standards and is sufficient to allow safe pedestrian passage. To ensure this outcome is maintained, a condition of approval has been recommended requiring that the pedestrian thoroughfare between the awning and the building remain free of obstructions and allow unimpeded pedestrian movement at all times. This preserves pedestrian safety and legibility within the road reserve. The awning also provides weather protection, improving pedestrian amenity.
- Traffic Safety and Sightlines: The location of the posts does not interfere with required intersection sightlines along View Street and Peach Street. This is a low-speed Local Road with existing on-street parking, and the addition of slim posts at the back of the verge does do not introduce a safety risk. The posts sit behind the kerb and function similarly to other fixed verge elements such as trees or light poles. Their spacing and alignment are acceptable from a traffic engineering and safety perspective.
- DRP Comments: The City's DRP member supports the awning. They advised that the form and materials appropriately reflect the historic awning with posts shown in archival photographs. Although the canopy is wider than the original, the shopfront has already been altered, and the new awning improves interpretation of the building's former corner-shop function and reinstates an architectural element. As the site is not heritage-listed and outside a heritage precinct, no adverse heritage impacts were identified. A condition of approval requires a materials and colours schedule, which can be referred to the DRP member to ensure consistency with the historic imagery and streetscape context.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
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
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
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R20 DENSITY CODE
SUBJECT SITE
Vine St
Peach St
Olive St
Woodville St
View St
Vine St
Persimmon St
Leake St
Glebe St
Angove St
R30
R40
R60
PS
CU
HL
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Consultation and Location Map
No. 36 View Street, North Perth
Extent of Consultation
N

SUBJECT SITE
Peach St
Olive St
View St
Persimmon St
Leake St
North Perth Town Hall & Lesser Hall
View Street Child Health Clinic
CITY OF VINCENT
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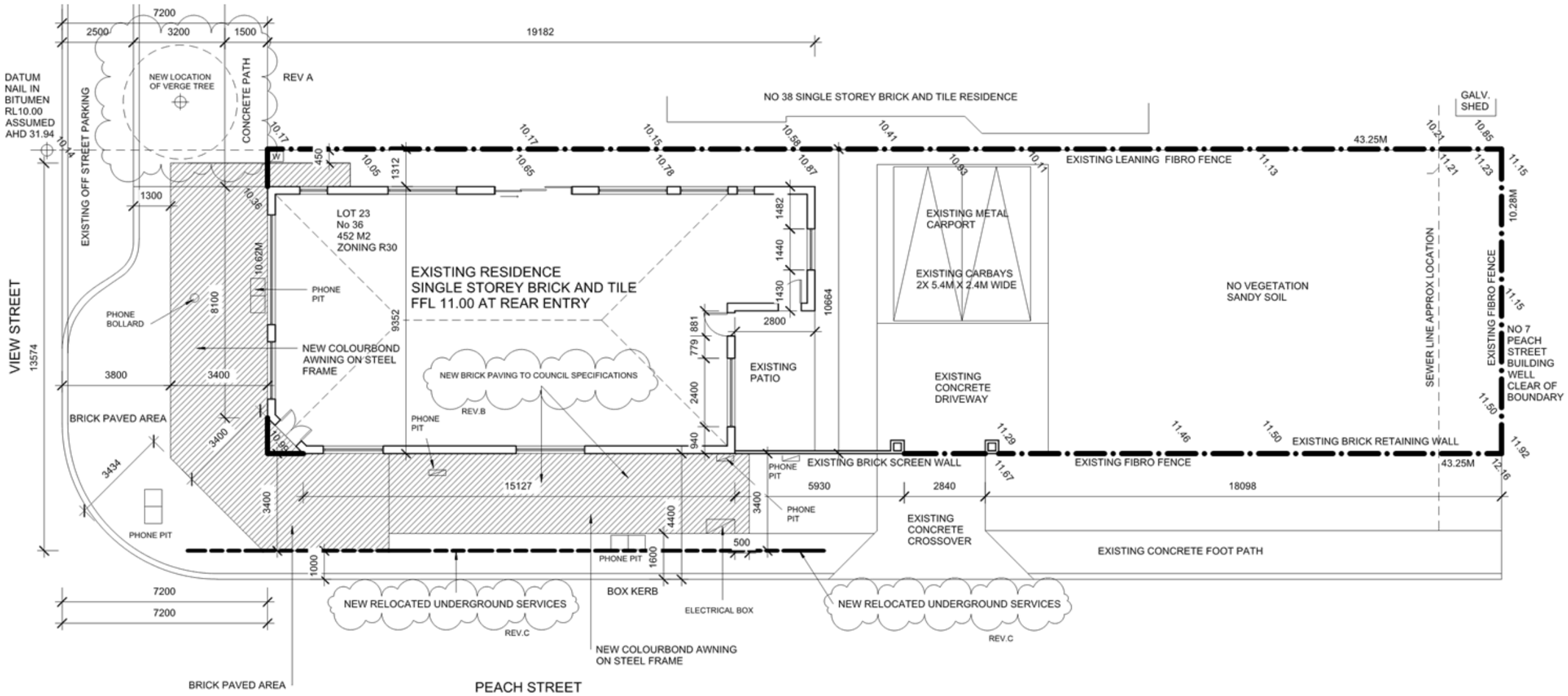
No. 36 View Street, North Perth
N



SITE PLAN

NOTES

THE BUILDER SHALL ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

ALL BUILDING WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

UPPER FLOOR WINDOWS SHALL COMPLY WITH BCA 3.9.2.5.

STORMWATER SHALL COMPLY WITH AS3500, BCA 3.1.2 & LOCAL GOVERNMENT REQUIREMENTS.

BALUSTRADES AND HANDRAILS SHALL COMPLY WITH BCA 3.9.2.

WET AREAS SHALL COMPLY WITH BCA 3.8.1 & AS3740.

BOUNDARY WALL CONSTRUCTION SHALL COMPLY WITH BCA 3.7.1.3.

GLAZING SHALL COMPLY WITH BCA 3.6 & AS2047/AS1288.

GUTTERS AND DOWNPIPES SHALL COMPLY WITH AS2179.1 FOR METAL & AS1273 FOR UPVC.

IF THE BUILDER HAS NOTED ANY ERRORS OR DISCREPENCIES WITH THE DRAWINGS CONTACT THE DESIGNER IMMEDIATELY FOR CLARIFICATION.

THE TIMBER ROOF FRAME SHALL COMPLY WITH THE RESIDENTIAL TIMBER FRAMED CONSTRUCTION CODES AS 1684.2 - 2010.

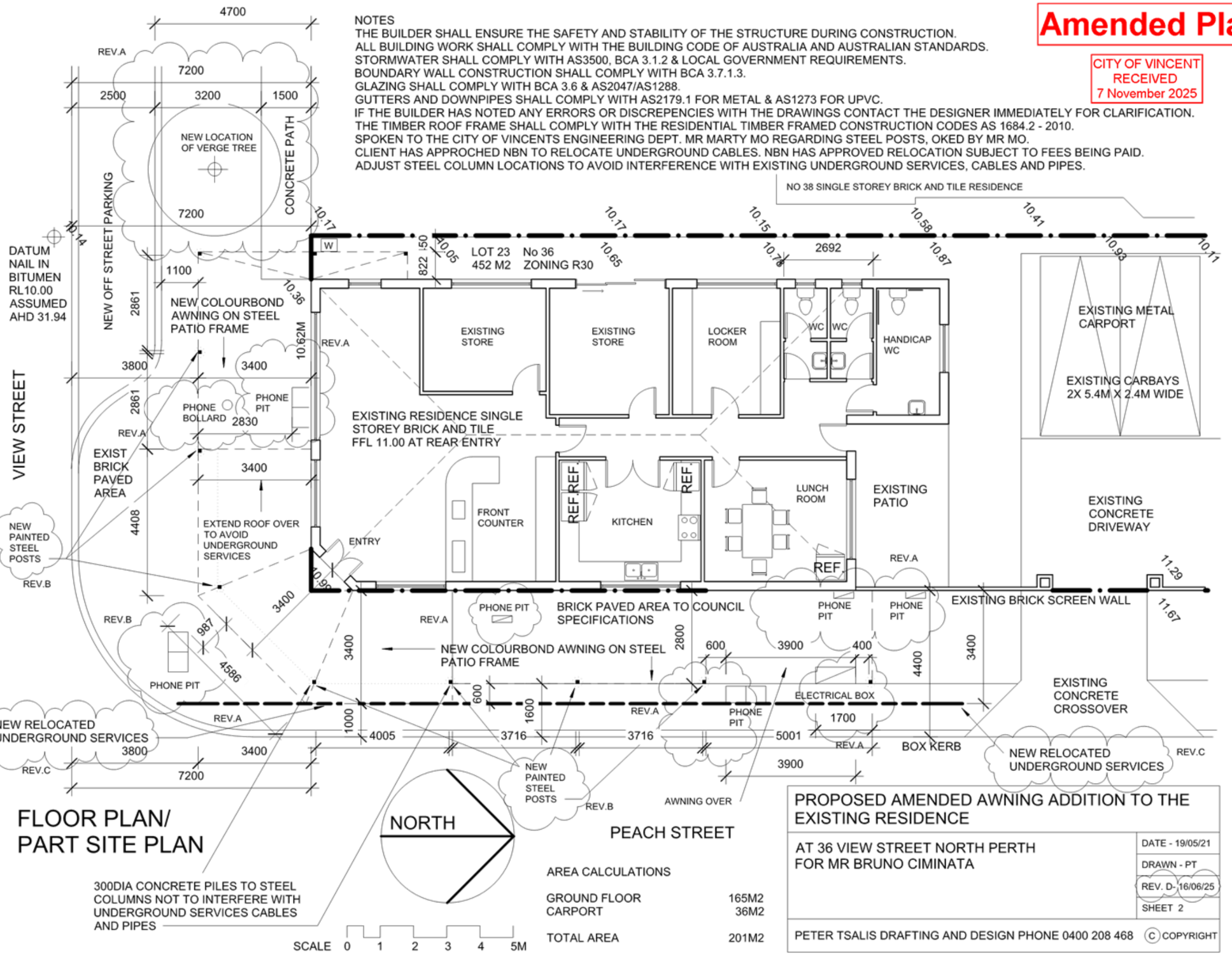
SCALE 0 1 2 3 4 5M

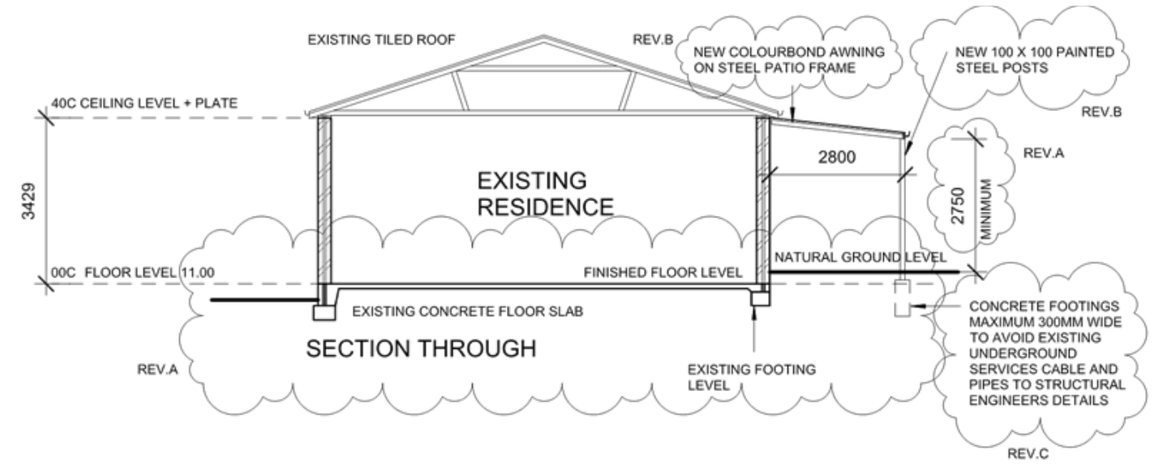
NORTH

Amended Plan

CITY OF VINCENT
RECEIVED
7 November 2025

PROPOSED AMENDED AWNING ADDITION TO THE EXISTING RESIDENCE	
AT 36 VIEW STREET NORTH PERTH FOR MR BRUNO CIMINATA	DATE - 19/05/21
	DRAWN - PT
	REV.C - 06/02/25
	SHEET 1
PETER TSALIS DRAFTING AND DESIGN PHONE 0400 208 468	© COPYRIGHT


Amended Plan
CITY OF VINCENT
RECEIVED
7 November 2025
NOTES
THE BUILDER SHALL ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
ALL BUILDING WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.
STORMWATER SHALL COMPLY WITH AS3500, BCA 3.1.2 & LOCAL GOVERNMENT REQUIREMENTS.
BOUNDARY WALL CONSTRUCTION SHALL COMPLY WITH BCA 3.7.1.3.
GLAZING SHALL COMPLY WITH BCA 3.6 & AS2047/AS1288.
GUTTERS AND DOWNPIPES SHALL COMPLY WITH AS2179.1 FOR METAL & AS1273 FOR UPVC.
IF THE BUILDER HAS NOTED ANY ERRORS OR DISCREPENCIES WITH THE DRAWINGS CONTACT THE DESIGNER IMMEDIATELY FOR CLARIFICATION.
THE TIMBER ROOF FRAME SHALL COMPLY WITH THE RESIDENTIAL TIMBER FRAMED CONSTRUCTION CODES AS 1684.2 - 2010.
SPOKEN TO THE CITY OF VINCENTS ENGINEERING DEPT. MR MARTY MO REGARDING STEEL POSTS, OKED BY MR MO.
CLIENT HAS APPROCHED NBN TO RELOCATE UNDERGROUND CABLES. NBN HAS APPROVED RELOCATION SUBJECT TO FEES BEING PAID.
ADJUST STEEL COLUMN LOCATIONS TO AVOID INTERFERENCE WITH EXISTING UNDERGROUND SERVICES, CABLES AND PIPES.
NO 38 SINGLE STOREY BRICK AND TILE RESIDENCE
DATUM NAIL IN BITUMEN RL10.00 ASSUMED AHD 31.94
VIEW STREET
NEW OFF STREET PARKING
NEW LOCATION OF VERGE TREE
CONCRETE PATH
NEW COLOURBOND AWNING ON STEEL PATIO FRAME
EXIST BRICK PAVED AREA
EXTEND ROOF OVER TO AVOID UNDERGROUND SERVICES
NEW PAINTED STEEL POSTS
LOT 23 452 M2 No 36 ZONING R30
EXISTING RESIDENCE SINGLE STOREY BRICK AND TILE FFL 11.00 AT REAR ENTRY
EXISTING STORE
EXISTING STORE
LOCKER ROOM
WC
WC
HANDICAP WC
FRONT COUNTER
KITCHEN
LUNCH ROOM
EXISTING PATIO
ENTRY
EXISTING METAL CARPORT
EXISTING CARBAYS 2X 5.4M X 2.4M WIDE
EXISTING CONCRETE DRIVEWAY
EXISTING BRICK SCREEN WALL
BRICK PAVED AREA TO COUNCIL SPECIFICATIONS
NEW COLOURBOND AWNING ON STEEL PATIO FRAME
EXISTING CONCRETE CROSSOVER
ELECTRICAL BOX
BOX KERB
NEW RELOCATED UNDERGROUND SERVICES
NEW PAINTED STEEL POSTS
AWNING OVER
PEACH STREET
NORTH
300DIA CONCRETE PILES TO STEEL COLUMNS NOT TO INTERFERE WITH UNDERGROUND SERVICES CABLES AND PIPES
SCALE 0 1 2 3 4 5M
FLOOR PLAN/ PART SITE PLAN
AREA CALCULATIONS
GROUND FLOOR 165M2
CARPORT 36M2
TOTAL AREA 201M2
PROPOSED AMENDED AWNING ADDITION TO THE EXISTING RESIDENCE
AT 36 VIEW STREET NORTH PERTH
FOR MR BRUNO CIMINATA
DATE - 19/05/21
DRAWN - PT
REV. D- 16/06/25
SHEET 2
PETER TSALIS DRAFTING AND DESIGN PHONE 0400 208 468 © COPYRIGHT



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BALUSTRADES AND HANDRAILS SHALL COMPLY WITH BCA 3.9.2.

BOUNDARY WALL CONSTRUCTION SHALL COMPLY WITH BCA 3.7.1.3.

GLAZING SHALL COMPLY WITH BCA 3.6 & AS2047/AS1288.

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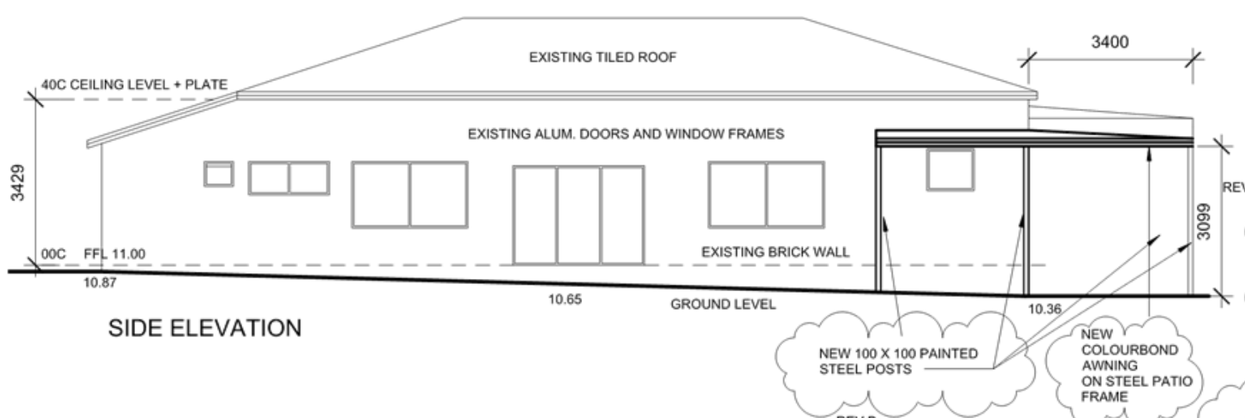

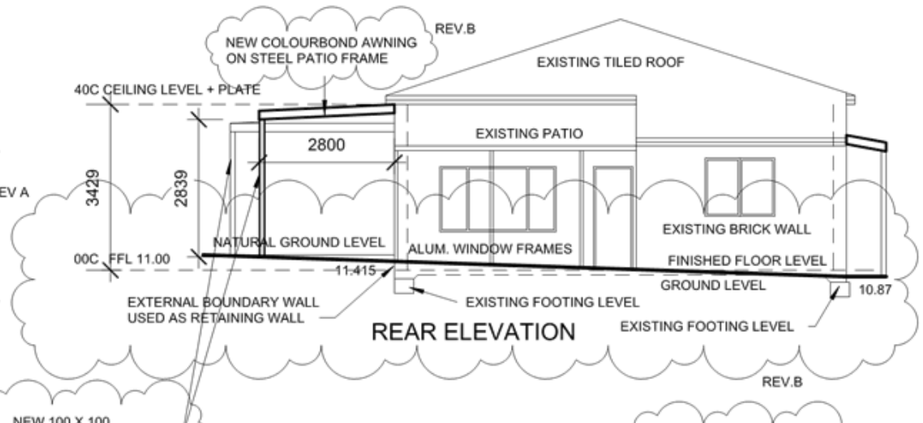

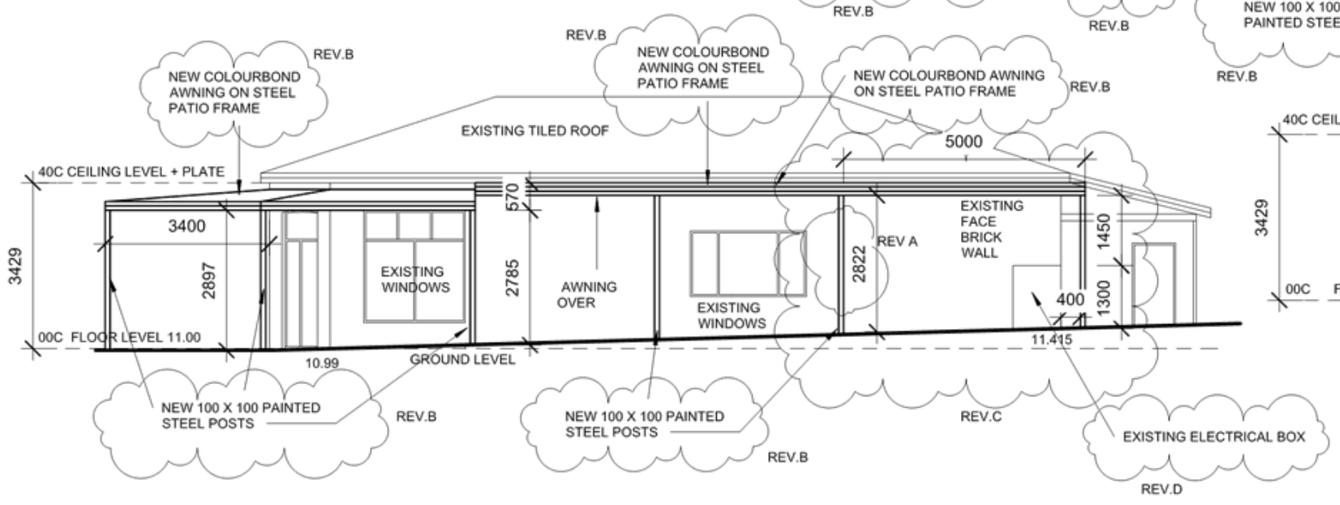

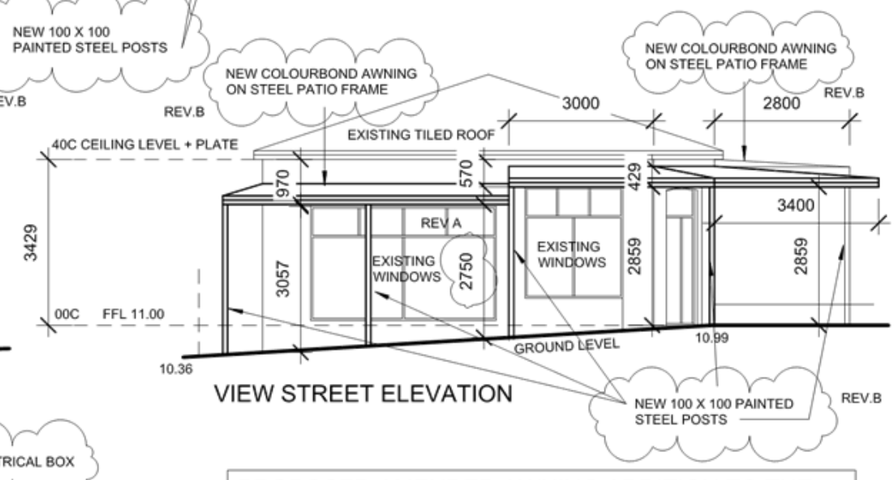

Amended Plan

CITY OF VINCENT RECEIVED 7 November 2025

SCALE 0 1 2 3 4 5M

PROPOSED AMENDED AWNING ADDITION TO THE EXISTING RESIDENCE	
AT 36 VIEW STREET NORTH PERTH FOR MR BRUNO CIMINATA	DATE - 19/05/21
	DRAWN - PT
	REV.D - 06/02/25
	SHEET 3
PETER TSALIS DRAFTING AND DESIGN PHONE 0400 208 468	© COPYRIGHT

Determination Advice Notes:

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

2. If the development the subject of this approval is not substantially commenced within a period of two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

5. This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.

6. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

7. No verge trees shall be REMOVED. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorised pruning.

8. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.

9. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.

10. Consideration shall be given to the disposal of stormwater 'offsite' for the portion of the awning that is located within the road reserve. Detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

11. With reference to Condition 2, selected materials and colours should consider the materials/colours of the historical canopy and how the chosen materials/colours interact with the existing building and streetscape. It is recommended that the underside of the canopy has a soffit lining such as pressed metal to prevent the steel framing from being visible from underneath the canopy.

12. With reference to condition 5, the applicant is advised to liaise with the City's Parks Team in relation to the planting of a street tree within the View Street verge. The City's Parks Team can be contacted at 9273 6000 or mail@vincent.wa.gov.au.