5.1 NO. 10 (LOTS: 37 AND 111; D/P: 4576) MOIR STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: South

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Summary of Submissions - Applicant's Response
4. Summary of Submissions - Administration's Response
5. Moir Street Fencing Audit
6. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Alterations and Additions to Single House at No. 10 (Lot: 37; and 111; D/P: 4576) Moir Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Development Plans

This approval is for Alterations and Additions to Single House as shown on the approved plans dated 13 October 2025. No other development forms part of this approval;

2. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the approved schedule of finishes which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development;

3. Landscaping

All landscaping shown in the approved plans dated 13 October 2025, shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

4. Redundant Crossover

Prior to the first occupation of the development, redundant or "blind" crossovers shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's full expense.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for Alterations and Additions to a Single House at No. 10 Moir Street, Perth. This specifically includes the:

- removal of the existing non-original low wall located on a portion of the front boundary;
- construction of a new 1.7 metre high fence that is solid to a height of 0.7 metres and with infill panels atop along the entire front boundary; and
- replacement of red brick paving within the front setback area to predominantly soft landscaping. The landscaping proposes to retain existing vegetation and the planting of a new native tree, lawn and shrubs.

The subject site is located within the Brookman and Moir Streets Heritage Precinct (Precinct) and is listed on the City of Vincent Heritage List as Management Category A, as well being listed on the State Register of Heritage Places.

The application is required to be determined by Council because the site is a place listed on the State Register of Heritage Places and includes works that are within the front setback area and involves demolition.

No original heritage fabric is proposed to be removed.

The application was referred to the both the City's Design Review Panel member who specialises in heritage conservation and architecture, and the State Heritage Council. Both support the proposal, highlighting that the fencing will improve the aesthetic quality of the front setback of the place and make it more consistent with the streetscape character of the surrounding heritage area. The HCWA advised that the increased fence height contributes to a gradual change in the streetscape character, but does not impact views to the dwelling.

The proposed demolition and alterations are acceptable as they do not affect the principal façade or any heritage fabric of the dwelling. The demolition is limited to a non-original front fence, which does not contribute to the cultural heritage significance of the place.

The new front fence is visually permeable and designed to complement the existing streetscape. It maintains views to the dwelling and reflects fencing treatments found elsewhere on Moir Street.

The proposal includes landscaping within the front setback, replacing existing paving and improving the visual and environmental quality of the site with new landscaping.

The proposal meets the objectives of the Local Planning Policy: Development Guidelines for Heritage Places (Heritage Policy), the Heritage Area Guidelines, which the Brookman and Moir Streets – Heritage Area Guidelines (Brookman and Moir Streets Guidelines) are located within, and the broader planning framework and is recommended for approval, subject to conditions.

PROPOSAL:

This application proposes the removal of a non-original fence and construction of a new fence. Details include:

- The demolition of the existing non-original front fence;
- A new 1.7 metre high fence with capping and infill panels along the entire front boundary. The fence includes a 0.7 metre high solid portion and piers, both finished in limestone render, with black wrought iron visually permeable infill panels above; and
- The replacement of red brick paving within the front setback area to predominantly soft landscaping. It is proposed to retain existing vegetation and the planting of a new native tree, lawn and shrubs.

It is also proposed to remove an informal parking bay on site, as a result of the new fence.

The applicant has applied for a fence height to 1.7 metres for safety reasons and to complement the existing fencing adjoining the site and the street.

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

Delegation to Determine Applications:

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

This is because the delegation does not extend to applications for development approval that propose alterations and additions to a place listed on the State Register of Heritage Places, unless the works are for:

a) External fixtures (as defined by the Residential Design Codes);
b) Restoration and remediation works;
c) Internal building works;
d) Façade upgrades and roof replacements; or
e) Single storey additions that are located behind the front building line of the existing heritage building.

The application proposes alterations that are located forward of the building line of a place listed on the State Register of Heritage Places and are not external fixtures, restoration or remediation works.

BACKGROUND:

Landowner:	Jane Hogben and Clare Frances Ferguson
Applicant:	Judith McDougall
Client:	Jane Hogben and Clare Frances Ferguson
Date of Application:	20 July 2025
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R25
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	299 square metres
Right of Way (ROW):	No
City of Vincent Heritage List:	Yes – Management Category A
Sate Register of Heritage Places:	Yes

Subject Site

The subject site is located on the eastern side of Moir Street, within the street block bounded by Forbes Road to the south and Robinson Avenue to the north. A location plan is included in **Attachment 1**.

The site is 10 metres wide and has an original semi-detached single house which shares a common boundary wall with No. 12 Moir Street.

The site has an existing contemporary 1.1 metre high rendered wall with light coloured infill panels, and located to the front boundary. The existing front setback area has predominately red brick paving which has been used informally to park one car. There is existing vegetation including a young frangipani tree and a low garden hedge.

Streetscape

The existing streetscape is characterised by its consistent layout of semi-detached dwellings with varying fence types to the street. This includes high solid walls and solid infill fencing that are mostly above 1.2 metres in height.

Majority of the houses within the street have no on-site parking available. Parking is available on the street and is time restricted to 1 hour for non-permit holders. Landowners within the Precinct are eligible for up to three parking permits per household.

Heritage Listing

The subject property is located within the Brookman and Moir Streets Heritage Precinct.

The heritage area 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 Register of Heritage Places.

The Brookman and Moir Streets Precinct is a highly intact late-19th-century residential estate of modest semi-detached dwellings in the Federation Queen Anne style. The Precinct's significance lies in its uniform building forms, development pattern, and intact presentation. Front fencing and most plantings are of little heritage significance, while high solid masonry fences are generally intrusive. Full Statements of Significance can be found here for the HCWA and here for the City's Heritage List.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the Residential Design Codes Volume 1 – Part B (R Codes), the City's Policy No. 7.1.1 – Built Form (Built Form Policy), the Brookman and Moir Streets Guidelines and the 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/ Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Front Fences		✓
Landscaping (R Codes)	✓	
Parking		✓
Heritage Policy	✓	
Brookman and Moir Streets Guidelines		✓

Detailed Assessment

The R Codes and the City's local planning policies that apply allow proposals to be assessed in two ways — either by meeting the deemed-to-comply standards, or by being considered under the design principles and objectives.

The planning elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are listed below.

Parking	
Deemed-to-Comply Standard	**Proposal**
R Codes Volume 1 Clause 5.3.3 One car parking bay **Brookman and Moir Guidelines Clause C5.1** No minimum number of on-site car parking spaces.	Nil car parking bay proposed.
Front Fences	
Deemed-to-Comply Standard	**Proposal**
Brookman and Moir Guidelines Clause C4.1 Front fences shall be a maximum height of 1.2 metres.	The proposed maximum fence height is 1.7 metres.

The above elements of the proposal do not meet the specified deemed-to-comply standards. These elements have been assessed against the relevant design principles and local housing objectives in the Comments section below.

CONSULTATION/ADVERTISING:

First Advertising Period

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days, from 13 June 2025 to 26 July 2025. This advertised the departures to the front fence height. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website and 76 letters mailed to owners and occupiers of the Preceint, as shown in **Attachment 1**.

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

Modified Application

The application was split into two separate applications. Rear additions and façade upgrades were separated into an application and approved by Administration under delegation on 30 June 2025. The subject application is the other application.

As part of the modified application the proposed front fence height was increased from 1.5 metres to 1.7 metres. The applicant's rationale for this change included aligning with the height of existing pillars shared with neighbouring properties, improving consistency with other fences along Moir Street, and enhancing safety and security due to increased foot traffic and recent incidents of anti-social behaviour near the property.

Second Advertising Period

A second 14-day consultation period was undertaken from 19 September 2025 to 3 October 2025. This was to advertise the front fence and the parking shortfall which was not initially advertised. The re-advertising process involved mailing 76 letters to owners and occupiers of the Preceint. Two submissions were received within the Precinct, including one in support and one in objection.

The submission received in support provided no comment.

The objection raised the following concerns:

- The fence style and height are not keeping with the established heritage streetscape;
- The fence height obstructs views to the heritage-listed dwelling; and
- The fence design reduces passive surveillance and increases opportunity for concealment.

A summary of submissions and Administration's response is included as **Attachment 4**. The applicant has provided a response to submissions which is included as **Attachment 3**.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for comment in accordance with Section 73 of the *Heritage Act 2018* because it is a registered place on the State Register of Heritage Places.

The HCWA supported the proposal and advised as follows:

The Moir Street houses originally had simple post and wire fences. The proposed fence is more elaborate, with rendered piers and metal rails. It will have a minor adverse impact on the street elevation, however, is similar to many others in the street.

Further clarification was sought regarding the reference to a minor adverse impact. The HCWA confirmed that this relates specifically to the increased height of the proposed fence, which represents a shift away from the original low fencing height of approximately 1.2 metres historically found along Moir Street. HCWA advised that the increased height contributes to a gradual change in the character of the street. The fence would have a minor impact on the views of the dwelling and is consistent with the broader pattern of fencing now present along the street.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a member of the City's DRP who specialises in heritage conservation and architecture. Comments were requested on the impact of the proposed demolition and the appropriateness of the proposed fence.

The DRP member advised that they are supportive of the proposal for the following reasons:

- The new front fence will improve the appearance of the front setback and is more consistent with the heritage streetscape.
- The fence is sufficiently visually permeable to allow visibility to the heritage building with minimal impact.
- Design elements of the proposed fence being limestone rendered piers and plinth are suitable for the character of the house and the Heritage Area.
- It improves the security of the property and is clearly legible as new works.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- Burra Charter (Australia ICOMOS, 2013);
- State Planning Policy 3.5 – Historic Heritage Conservation;
- City of Vincent Local Planning Scheme No. 2;
- Local Planning Policy No. 7.1.1 – Built Form Policy;
- Local Planning Policy: Development Guidelines for Heritage Places;
- Local Planning Policy: Heritage Area Guidelines; and
- Community and Stakeholder Engagement Policy.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) 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, Council is to have due regard to a range of matters when determining a development application.

For this proposal, the relevant matters include:

- Compatibility of the development with its setting;
- Amenity and character of the locality;
- The heritage significance of the place;
- Consistency with planning policies; and
- Advice from the DRP and HCWA.

Burra Charter

The Burra Charter sets out best-practice principles for conserving and adapting heritage places.

It emphasises that new works should be clearly identifiable as contemporary, while being sympathetic and respectful to the cultural significance of the place and its surroundings.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) provides the State's overarching principles for the conservation and management of historic heritage places. The policy guides the preparation of the City's local planning policies on heritage and assessment standards.

Local Planning Policy: Development Guidelines for Heritage Places

This policy provides guidance for assessing alterations, additions, and new works to heritage-listed places. It ensures that any development retains the cultural heritage significance of the property, is sympathetic to the existing building and streetscape, and is well-integrated and sustainable to support the long-term conservation of heritage places.

Brookman and Moir Streets Guidelines

The Brookman and Moir Streets Guidelines are contained within the City's Local Planning Policy: Development Guidelines for Heritage Places. The Guidelines are performance-based that apply specifically to this Precinct.

The Guidelines require development applications to demonstrate that the design achieves both the overall objectives of the policy and the more detailed local housing objectives that relate to individual planning elements. This guides the assessment of proposals to ensure each element contributes to the overall heritage and streetscape character of the Precinct.

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council and the City's business function when Council exercises its discretionary power to determine a development application.

STRATEGIC IMPLICATIONS:

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

Thriving Places

We are recognised as a City that supports local and small business.

Sensitive Design

Our built form character and heritage is protected and enhanced.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

There is limited scope for the proposed development to influence the sustainability of the entire home. This is because the works are limited to the construction of a fence and landscaping. The proposed landscaping would provide canopy and urban cooling benefits, and the removal of hardstand.

PUBLIC HEALTH IMPLICATIONS:

This application would not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:

Summary Assessment

The application has been assessed against the relevant planning framework and is recommended for approval. The following key comments summarise the assessment:

- The proposed demolition relates to a non-original front fence and does not affect the principal façade or heritage fabric of the dwelling.
- The proposed front fence is clearly distinguishable as a new addition and is consistent with other fences that form part of the character of the Moir Street streetscape.
- With a 0.7-metre solid portion and permeable infill to 1.7 metres in height, it maintains views to the dwelling and its materials, colours, and form are designed to complement the heritage streetscape.
- The City's DRP member (heritage specialist) and HCWA support the proposal, noting its positive contribution to the streetscape and has minimal impact on the heritage significance of the place.
- The proposed removal of on-site paving and replacing it with soft landscaping within the front setback would improve the visual and environmental quality of the site and soften the interface with the street. The landscaping would include tree planting, lawn and shrubs.
- The proposed removal of a redundant crossover allows for an additional on-street parking bay which has a public benefit.
- The proposal complies with the Brookman and Moir Streets Guidelines, which prioritise heritage and streetscape outcomes. It also does not specify a minimum parking amount. While this means there is a shortfall under the R Codes, the site's close access to public transport and the precinct's established nil parking policy intent make the proposal appropriate and acceptable in this context.

Heritage Policy and Brookman and Moir Street Guidelines - Front Fencing

The proposed fencing would meet the objectives and guiding principles of the Heritage Policy, as well as the Design Principles of the R Codes and the local housing objectives of the Brookman and Moir Street Guidelines.

- Statement of Significance: The Precinct's heritage significance derives from its intact late-19th-century streetscape. It is characterised by modest semi-detached dwellings and uniform pattern of development. The Guidelines and Statement of Significance note that fencing and front gardens are of little heritage significance, and that high, solid fences are intrusive. The proposal replaces a non-original fence with a low solid wall with, a permeable design. This would maintain public views to the façade and avoid visual bulk, consistent with these principles.
- Demolition of Non-Original Fabric: The Heritage Policy accepts partial demolition to heritage listed places where the parts to be demolished do not contribute to the cultural heritage significance of the place. The proposed development would not modify the Moir Street principal façade or any other areas of heritage significance. The demolition of the existing front fence would not impact on the heritage significance of the place or structural integrity of the existing dwelling and adjoining dwellings. The demolition would relate to the removal of a non-original front fence.
- Sympathetic Scale and Character: The proposed fence would be identifiable as a new addition to the existing dwelling. The solid component of the fence would be low in height at 0.7 metres, with visually permeable infill to 1.7 metres. The fence would be consistent with the existing streetscape and fences of a similar height found within the Precinct, including Nos. 6, 8, 19, 20, 21, 22 and 28 Moir Street, shown in the below **Figure 1 and Figure 2** and included as **Attachment 5**. The proposed limestone render reflects the heritage colour palette of the Precinct, while the black metal infill panels match the style and colour of other fences along Moir Street, including No. 9 directly opposite the site.

Figure 1 – Subject Site and Surrounding Moir Street Fencing

Figure 2 – Streetscape Diagram: 12 Moir Street, 10 Moir Street and 8 Moir Street (left to right)

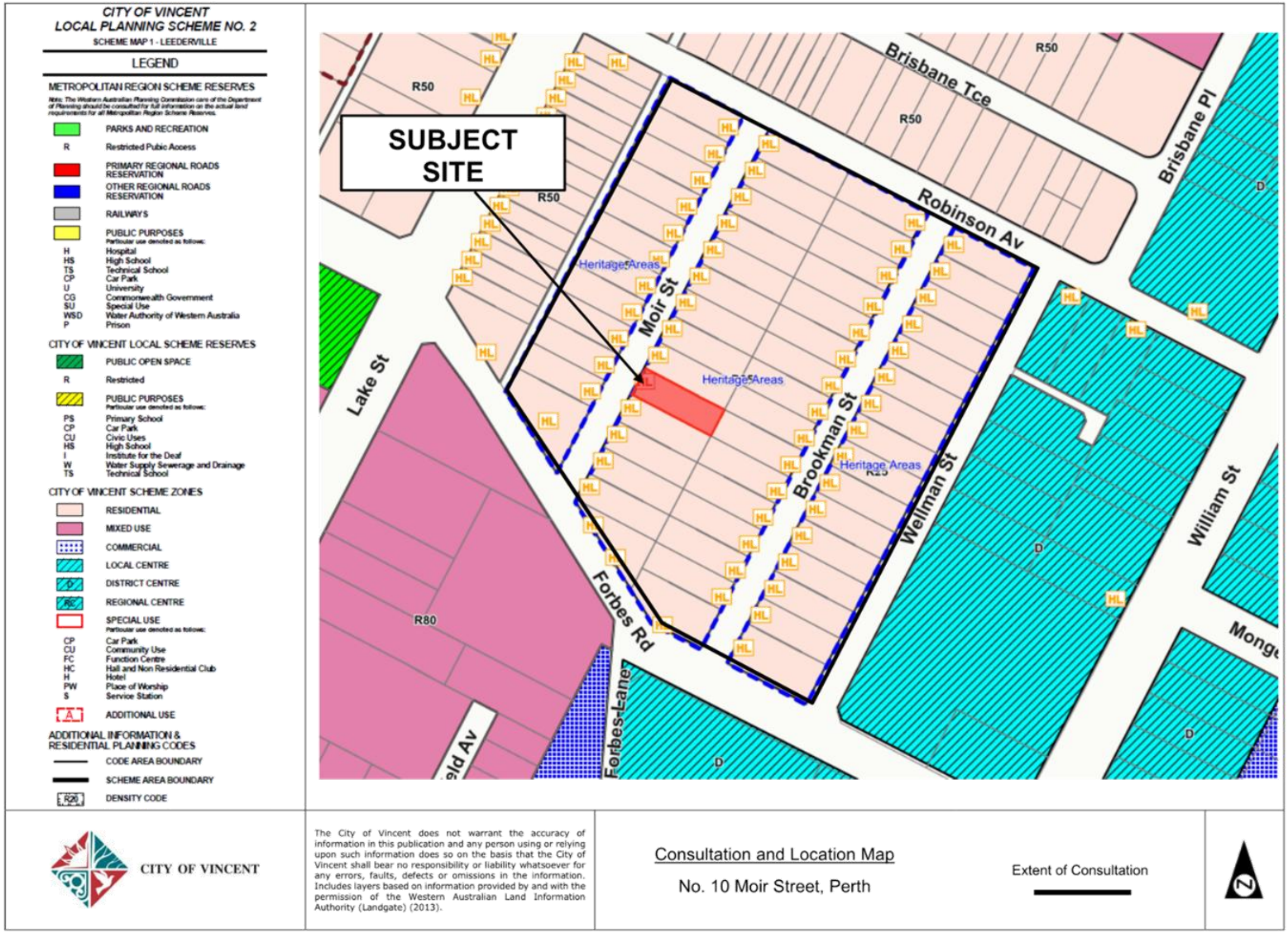
- Maintenance of Views to Dwelling: The solid portion of the fence would be 0.7 metres above the footpath level and would be visually permeable above this height, to a maximum of 1.7 metres above the footpath level. This would maintain views, passive surveillance and visual connection between the street and the existing dwelling.
- DRP and HCWA Support: The DRP heritage specialist supports the proposal, stating it improves the aesthetic quality of the front setback and enhances streetscape amenity, while remaining sympathetic to the heritage character of the area. The DRP member also confirmed that the fence's limestone rendered piers and plinth are appropriate to the style of the house and surrounding heritage area, and that its visual permeability ensures minimal impact on views to the heritage building. The HCWA also supports the proposal, acknowledging that although the fence is more elaborate than the original post-and-wire style, it reflects similar treatments found within the streetscape and will have a minor adverse impact on the street elevation. The HCWA advised that the minor adverse impact relates specifically to the gradual increased in fence height along the street, which differs from the original low fencing historically found along Moir Street. This change contributes to a gradual shift in the character of the street, rather than impacting views or the visibility of the dwelling.

- Landscaping: Replacement of red brick paving with soft landscaping, including a new native tree, shrubs, and lawn, would improve the environmental quality of the front setback and reinforces the garden setting consistent with the Guidelines' objectives to maintain and enhance front gardens and landscaping to the street.

Car Parking

The proposed parking arrangements would satisfy the Design Principles of the R Codes and the local housing objectives of the Brookman and Moir Street Guidelines for the following reasons:

- Additional Street Parking Capacity: The proposal includes the removal of an existing 5.9 metre wide redundant crossover which reduces the number vehicle access points to the streetscape and allows one additional on-street parking bay to Moir Street. This would improve streetscape appearance, increase on-street parking for the public, and continue footpath connection in the verge. A condition of approval has been recommended for the crossover to be removed to allow for an additional on-street bay to be provided.
- Alternative Transport Options: The R Codes design principles states that adequate car parking is to be provided on-site in accordance with the projected need. This includes having regard to the proximity of the development to public transport and other facilities. Bus stops are provided on William Street, which is a high frequency bus route providing connections to Highgate, Mount Lawley Perth Station and Perth CBD. The site is also located approximately 1.2 kilometres from the Perth Train Station. The site location provides a practical alternate means of transport that would support a reduction in one resident parking bay for the development.
- Applicable Policy Framework: While the R Codes prescribes one on-site car parking bay, the Brookman and Moir Street Guidelines specify a minimum of nil on-site parking. While the Brookman and Moir Street Guidelines do not override the R Codes, they reflect the policy intent for the local area to minimise on-site parking in favour of heritage and streetscape outcomes. The proposal is consistent with the Brookman and Moir Street Guidelines and the shortfall is acceptable within the context of the local planning policy framework.


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
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
DENSITY CODE
SUBJECT SITE
R50
R80
Brisbane Tce
Brisbane Pl
Robinson Av
Moir St
Brookman St
Wellman St
William St
Lake St
Forbes Rd
Forbes Lane
Heritage Areas
D
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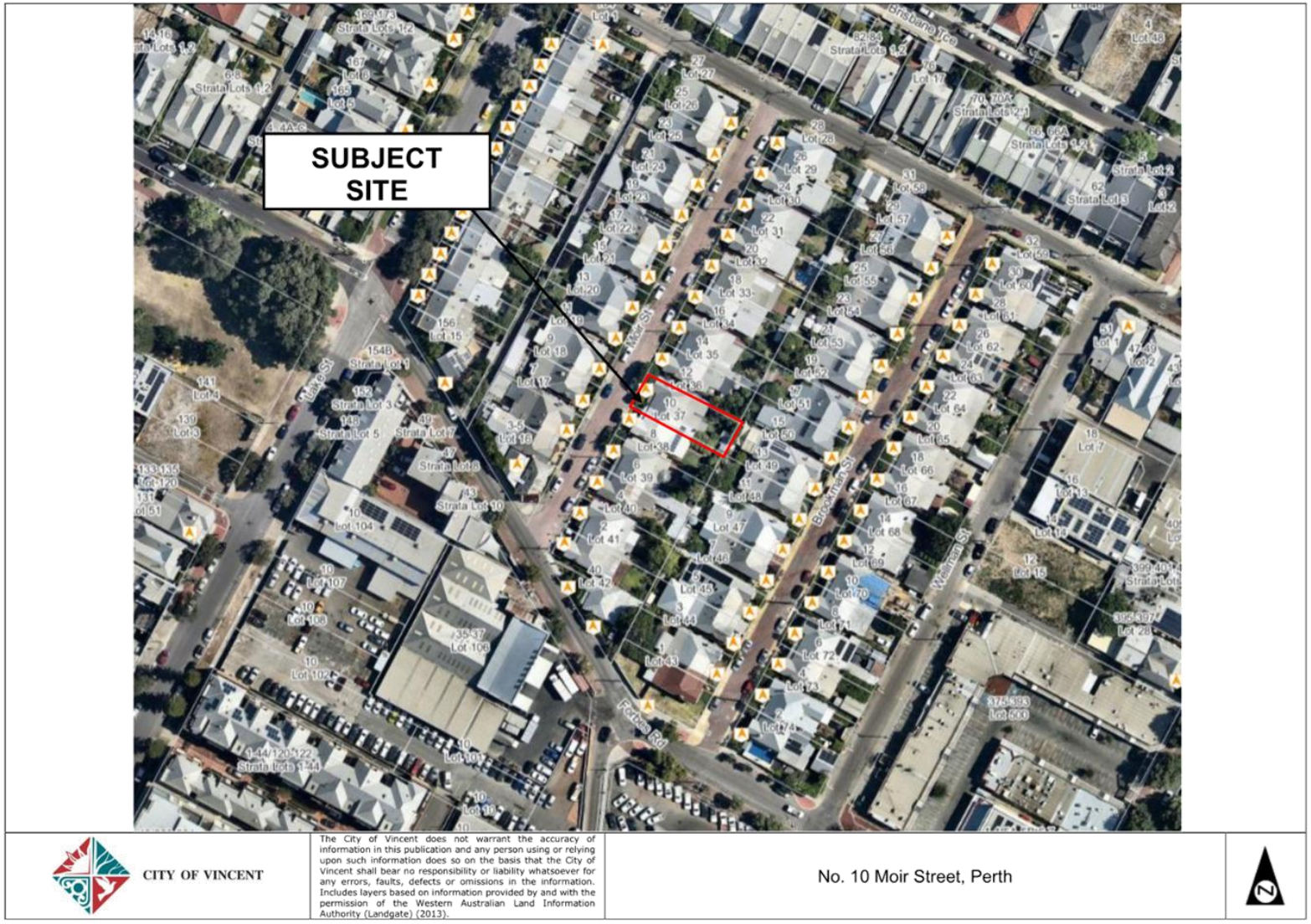
Consultation and Location Map
No. 10 Moir Street, Perth
Extent of Consultation



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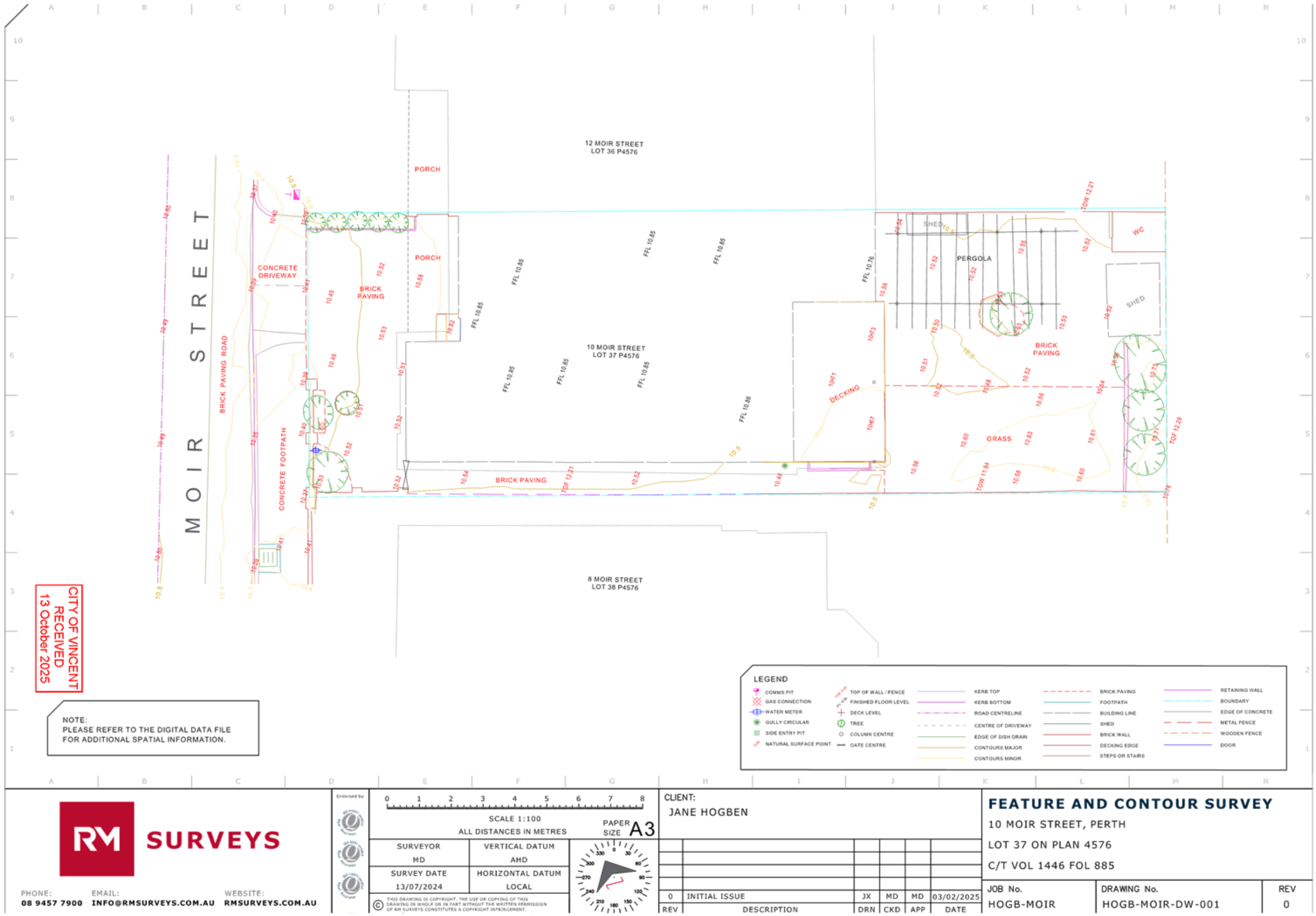
No. 10 Moir Street, Perth


12 MOIR STREET
LOT 36 P4576
10 MOIR STREET
LOT 37 P4576
8 MOIR STREET
LOT 38 P4576
MOIR STREET
BRICK PAVING ROAD
CONCRETE FOOTPATH
CONCRETE DRIVEWAY
BRICK PAVING
PORCH
PORCH
BRICK PAVING
DECKING
PERGOLA
SHED
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LEGEND
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SIDE ENTRY PIT
NATURAL SURFACE POINT
TOP OF WALL / FENCE
FINISHED FLOOR LEVEL
DECK LEVEL
TREE
COLUMN CENTRE
GATE CENTRE
KERB TOP
KERB BOTTOM
ROAD CENTRELINE
CENTRE OF DRIVEWAY
EDGE OF DISH DRAIN
CONTOURS MAJOR
CONTOURS MINOR
BRICK PAVING
FOOTPATH
BUILDING LINE
SHED
BRICK WALL
DECKING EDGE
STEPS OR STAIRS
RETAINING WALL
BOUNDARY
EDGE OF CONCRETE
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C/T VOL 1446 FOL 885
JOB No. HOGB-MOIR
DRAWING No. HOGB-MOIR-DW-001
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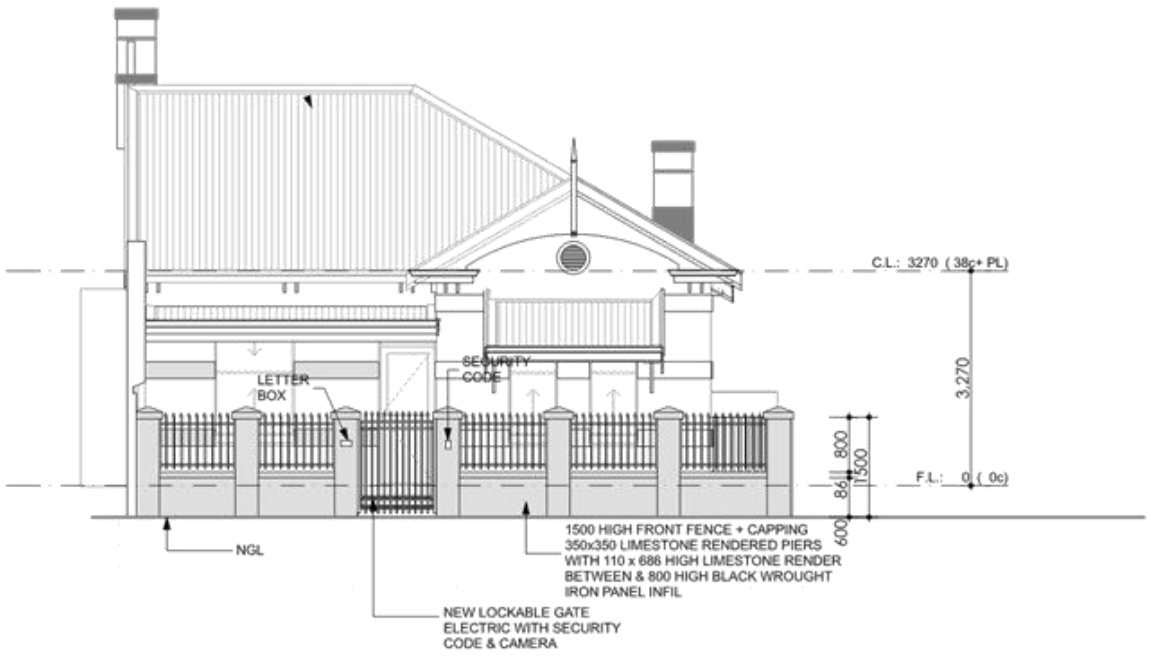

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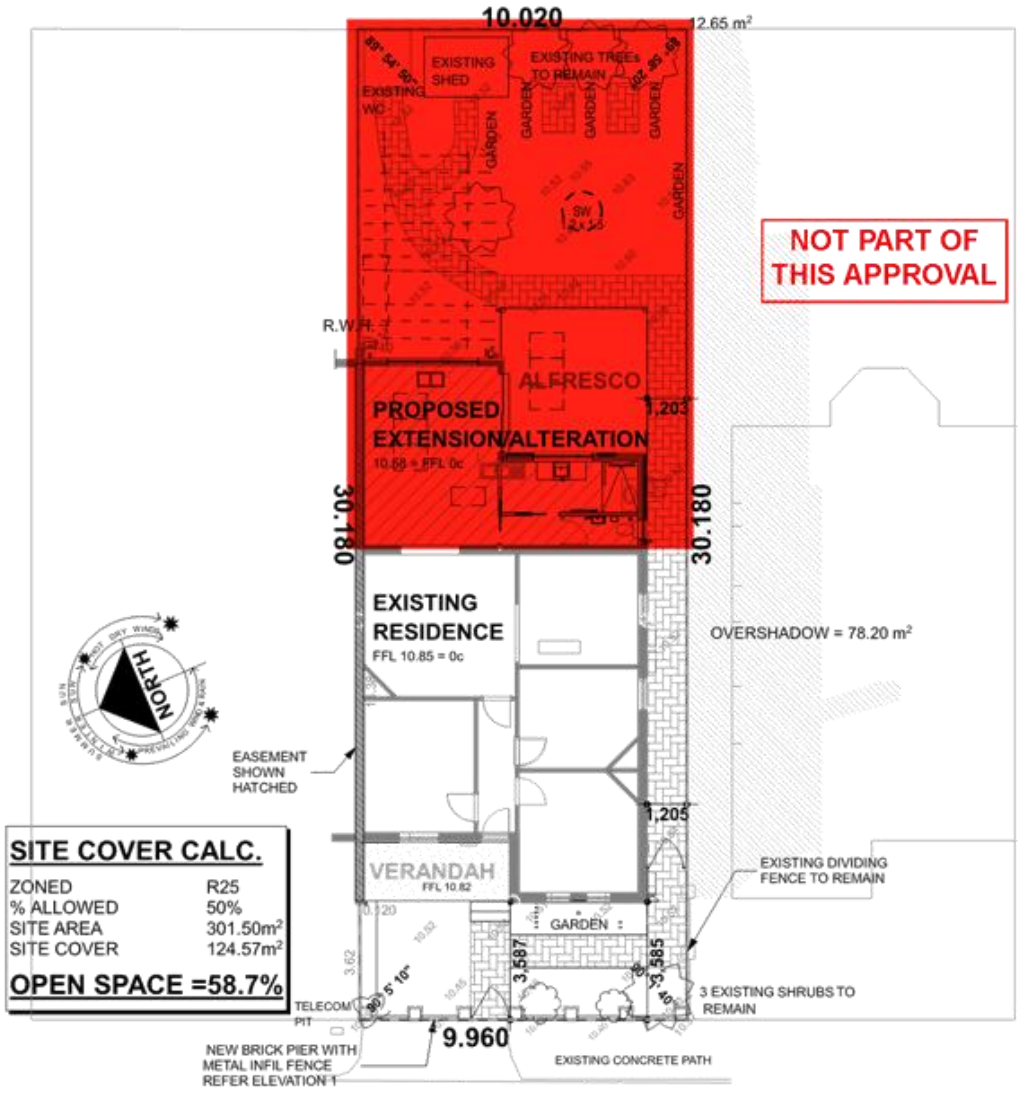

SITE PLAN
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MOIR STREET

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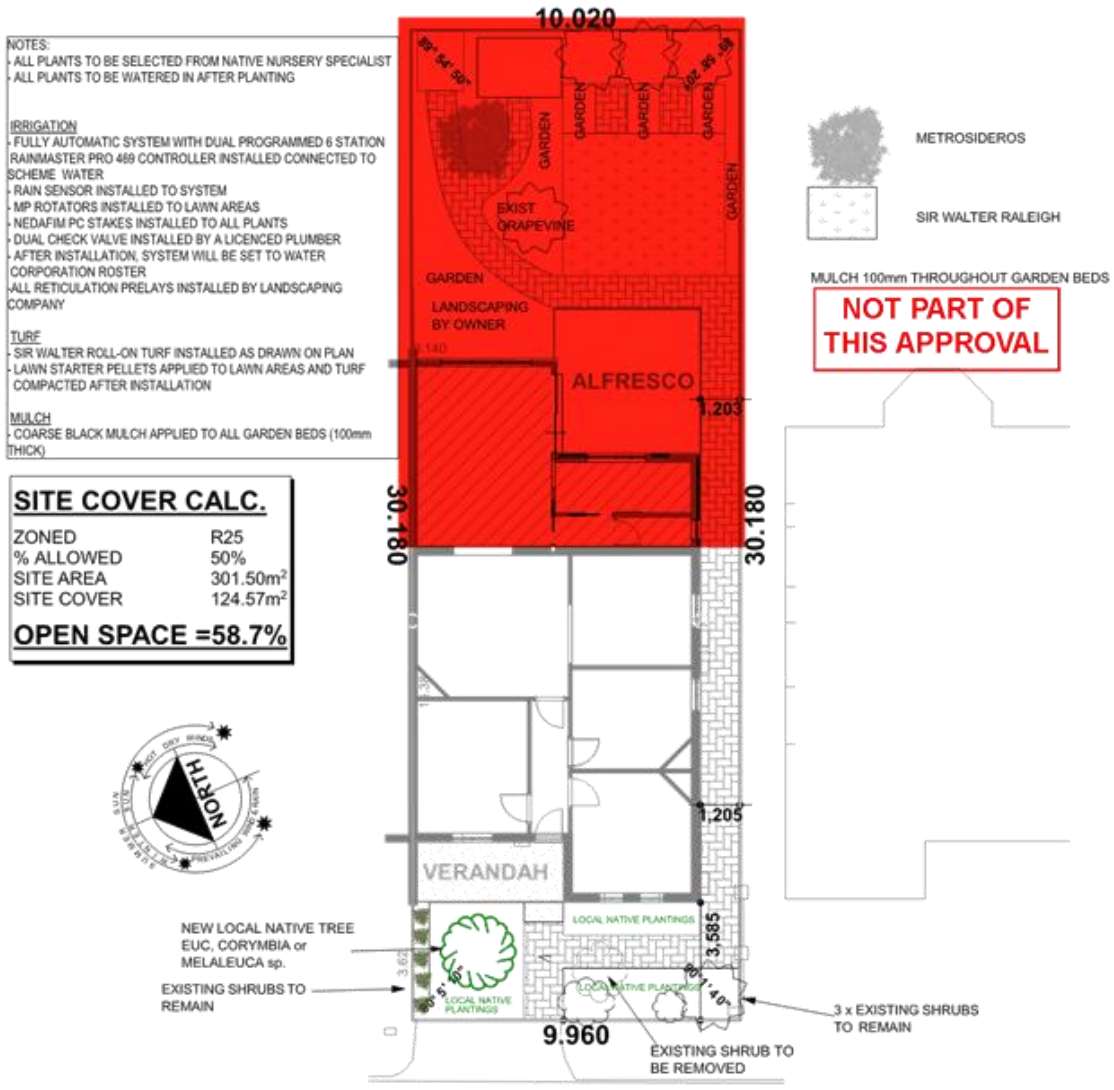
VINCENT

REV	DETAILS	DWN	DATE	CHK
01	CONTRACT	-	00-00-00	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Drawing Title: SITE PLAN
Scale: 1:200
Date: OCT 2025
Status: WORKING DRAWINGS
JOB NO: 2617
Drawing No: 02 of 04

Last accessed: tuti on 18/07/2025
C:\Users\judit\OneDrive\Documents\DRAWINGS\HOGBEN\25.06.16 MOIR STREET.pln



LANDSCAPE LAYOUT
1:200

CITY OF VINCENT
RECEIVED
13 October 2025

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Design Matters National Member

CLIENT(S):
HOGBEN & FERGUSON

ADDRESS:
LOT 37 #10
MOIR STREET
PERTH 6000

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION

COUNCIL:
VINCENT

REV	DETAILS	DWN	DATE	CHK
01	CONTRACT	-	00-00-00	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Drawing Title:
LANDSCAPE LAYOUT

Scale: 1:200 Date: **OCT 2025**

Status: WORKING DRAWINGS

JOB NO: **2617**

Drawing No: **03 of 04**

Last accessed: usli on 18/07/2025

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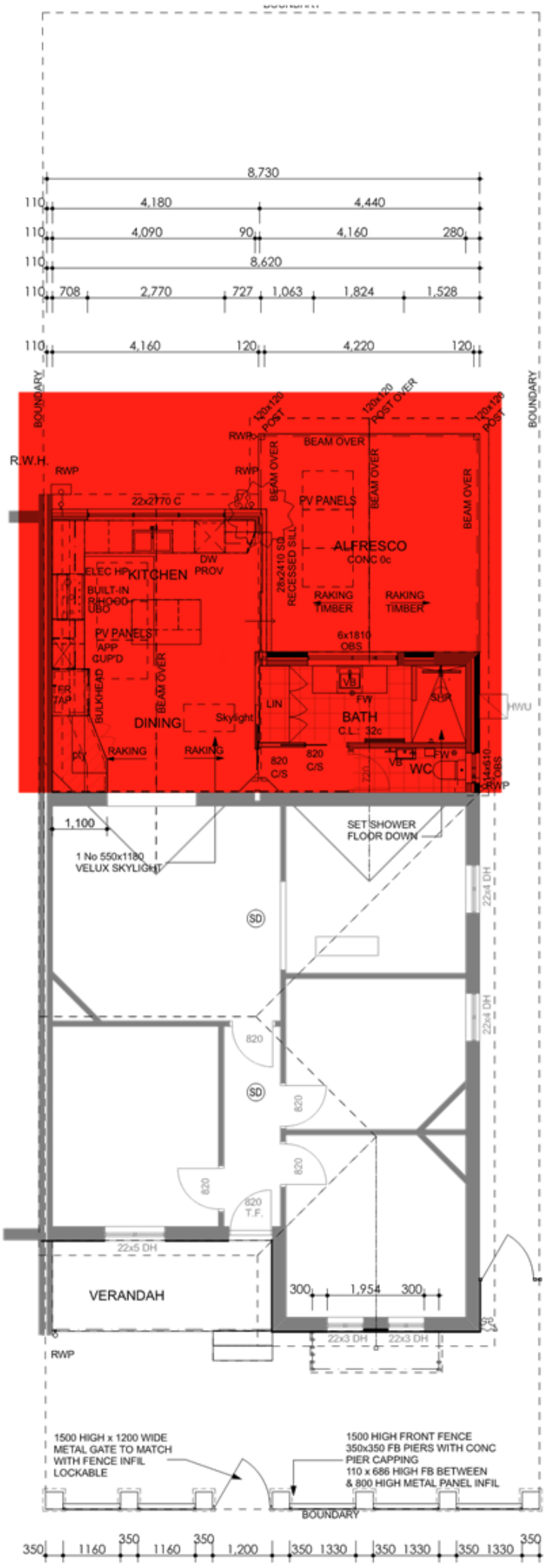

NOT PART OF THIS APPROVAL

CITY OF VINCENT RECEIVED 13 October 2025

CITY OF VINCENT RECEIVED 13 October 2025

PROPOSED FLOOR PLAN
1:100

TERMITE & EHB NOTE:
TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 AND NCC PART 3.4 SPECIFICATION AS PER MANUFACTURER'S DETAIL.
GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND PART 8.4 7 13.3 OF CURRENT NCC 2022 REQUIREMENTS
BALUSTRADE TO COMPLY WITH NCC 11.3

ROOF BEAMS ARE SHOWN DIAGRAMATICALLY ONLY
250 CAVITY BRICK HALF BOND FINISH EXTERNALLY.
CONTRAST RENDERED B'WORK SHOWN TO EXTENT OF BROKEN LINE. (IF APPLICABLE)

ALL DIMENSIONS TO BRICK SIZE ONLY, NOT FINISHED SIZES
WINDOWS SHOWN ON PLANS TO BE SLIDING UNLESS OTHERWISE NOTED
LIFT OFF HINGES TO WC DOORS
FLOOR WASTES & CEILING VENTS SHOWN DIAGRAMATICALLY ONLY.

NIL CAVITY INSULATION TO ENTIRE EXTERNAL WALLS OF HOUSE
PROVIDE R4.0 CEILING INSULATION TO ENTIRE HOUSE AREA AND GARAGE
ALL EXHAUST FANS TO BE DRAUGHT SEALED WITH DAMPERS
WEATHER STRIPPED FRONT ENTRY DOOR FRAME.

DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
CEILING LEVEL 32c + PLATE UNLESS OTHERWISE NOTED.
DOWN PIPES TO SUIT ROOF WATER VOLUME TO BE LOCATED AT PLUMBERS DISCRETION

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	AREA	PERIM.
PROPOSED	37.56	68.08 m
EXISTING	86.48	
ALFRESCO	19.16	
VERANDAH	8.04	
TOTAL AREA	**151.24 m²**	
G.FL ROOF AREA	65.90 m²	
UP.FL ROOF AREA		

COUNCIL: VINCENT

REV	DETAILS	DWN	DATE	CHK
01	CONTRACT	-	00-00-00	-

Drawing Title: GROUND FLOOR PLAN
Scale: 1:100 Date: OCT 2025
Status: WORKING DRAWINGS
JOB NO: 2617
Drawing No: 04 of 04

Last accessed: judit on 18/07/2025
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Summary of Submissions:

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

Comments Received in Objection:	Applicant Comment
Front Fencing	
• Concerns regarding the proposed front fence style and height not being in keeping with the heritage streetscape.	• The proposed style of pillar and wrought iron is consistent with Queen Anne Victorian and conforms with the predominant style and height of fencing all along Moir Street. It is lower than the majority of existing fences on Moir Street.
• Concerns regarding the proposed fence height obstructing views to the heritage-listed dwelling.	• The open infill ensures no obstruction of views of the dwelling.
• Concerns in relation to the proposed fence design reducing passive surveillance and increasing opportunities for concealment.	• We have had a meth addict shooting up in the side alley of our house and leaving drug paraphernalia and used syringes on the property due to having no barrier fence. This fence at this height is designed to discourage unauthorised access to the property to protect the property, family members and pets from this intrusion in the future.

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

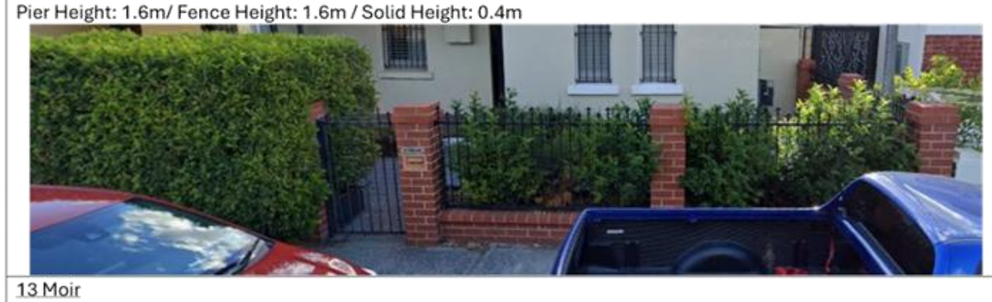
Summary of Submissions:

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

Comments Received in Support:	Administration Comment:
Front Fencing	
• Concerns regarding the proposed front fence style and height not being in keeping with the heritage streetscape.	• The proposed fence is designed to be identifiable as a contemporary addition while remaining sympathetic to the heritage character of the streetscape. Its materials, colours, and form reflect fencing treatments found elsewhere on Moir Street, including several examples of similar scale and style. The proposal has been supported by the City's Design Review Panel member specialising in heritage and the Heritage Council of WA, who confirmed the fence would enhance the streetscape and have minimal impact on the heritage significance of the place.
• Concerns regarding the proposed fence height obstructing views to the heritage-listed dwelling.	• The fence includes a low solid base of 0.7 metres and is visually permeable above this height to a maximum of 1.7 metres. This design maintains clear views between the street and the dwelling, ensuring the visibility of the heritage-listed building is retained.
• Concerns in relation to the proposed fence design reducing passive surveillance and increasing opportunities for concealment.	• The fence maintains passive surveillance through its visually permeable upper section, which allows clear sightlines between the dwelling and the street. The design does not create enclosed or obscured areas within the front setback, and the open nature of the infill panels ensures visibility is retained across the site frontage.

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

Attachment 5 – Brookman and Moir Street Fencing Audit

North-West Side	South-East Side
5 Moir Pier Height: 1.7m/ Fence Height: 1.7m / Solid Height: 0.5m 	2 Moir Pier Height: 1.9m/ Fence Height: 1.7m / Solid Height: 0.5m
7 Moir Pier Height: 1.6m/ Fence Height: N/A / Solid Height: 0.4m 	4 Moir Pier Height: 1.2m/ Fence Height: 1.2m / Solid Height: 0.2m
9 Moir Pier Height: 1.7m/ Fence Height: 1.6m / Solid Height: 0.3m 	6 Moir Pier Height: 1.6m/ Fence Height: 1.6m / Solid Height: 0.5m
11 Moir Pier Height: 1.6m/ Fence Height: 1.6m / Solid Height: 0.4m 	8 Moir Pier Height: 1.8m/ Fence Height: 1.6m / Solid Height: 0.5m
13 Moir Pier Height: 1.2m/ Fence Height: 1.1m / Solid Height: N/A 	10 Moir Pier Height: 1.1m/ Fence Height: 1.1m / Solid Height: 0.5m

15 Moir
No Fence

12 Moir
Pier Height: 1.5m/ Fence Height: 1.5m / Solid Height: 0.3m

17 Moir
Pier Height: 1.8m/ Fence Height: 1.7m / Solid Height: 0.7m

14 Moir
No Fence

19 Moir
Pier Height: 1.9m/ Fence Height: 1.7m / Solid Height: 0.5m

16 Moir
Pier Height: 1.5m/ Fence Height: 1.4m / Solid Height: 0.4m

21 Moir
Pier Height: 1.8m/ Fence Height: 1.6m / Solid Height: 0.5m

18 Moir
Pier Height: 1.2m/ Fence Height: 1.1m / Solid Height: N/A

23 Moir
Pier Height: 1.2m/ Fence Height: 1.2m / Solid Height: N/A

20 Moir
Pier Height: 1.8m/ Fence Height: 1.6m / Solid Height: 0.5m

25 Moir
Pier Height: 1.2m/ Fence Height: 1.2m / Solid Height: 0.8m
No Updated Image

22 Moir
Pier Height: 1.7m/ Fence Height: 1.6m / Solid Height: 0.4m

27 Moir
Pier Height: 1.2m/ Fence Height: 1.1m / Solid Height: 0.5m

24 Moir
Pier Height: N/A / Fence Height: 1.2m / Solid Height: N/A

26 Moir
Pier Height: 1.2m/ Fence Height: 1.2m / Solid Height: 0.3m

28 Moir
Pier Height: 1.9m/ Fence Height: 1.8m / Solid Height: 0.9m

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. 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.

8. 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.

9. The owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.

10. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

11. Modifications to crossovers are subject to a separate application to be approved by the City. All modifications to crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels.

    For more information, please contact the City's Engineering Department or visit the City's website at: http://www.vincent.wa.gov.au/plan-build/build/regulations-information/verge-crossover.aspx