

## 9 DEVELOPMENT SERVICES

### 9.5 NO. 131 (LOT 282; D/P: 2503) COOGEE STREET, MOUNT HAWTHORN - PROPOSED CARPORT AND AWNING ADDITION TO SINGLE HOUSE

TRIM Ref: D18/38606





Author: Alice Harford, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Precinct: 10 – Norfolk

Attachments:

1. Attachment 1 - Consultation and Location Map 
2. Attachment 2 - Proposed Development Plans 
3. Attachment 3 - Determination Advice Notes 
4. Attachment 4 - Previously Considered Plans 

#### RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme:

1. **APPROVES** the application for a proposed carport and awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following conditions, with the associated determination advice notes in Attachment 3:
  - 1.1 This approval is for the proposed Carport Addition to Single House only, as shown on the plans dated 19 March 2018. No other development forms part of this approval;
  - 1.2 The proposed bullnose awning does not form part of this development approval;
  - 1.3 No verge trees shall be removed without the prior written approval of the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the full satisfaction of the City;
  - 1.4 All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City; and
  - 1.5 The carport door/gate shall not exceed 1.2 metres in height and shall be a minimum of 50 percent visually permeable in accordance with Clause 5.2.1 of the Residential Design Codes; and
2. **REFUSES** the proposed awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn for the following reason:
  - 2.1 The proposed awning does not meet Design Principles P2.1 and P2.2 of Clause 5.1.2 of State Planning Policy 3.1: Residential Design Codes for the following reasons:
    - 2.1.1 The bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape;
    - 2.1.2 The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. As such, the bullnose awning is considered to detract from the character of both the dwelling and established streetscape; and

- 2.1.3 The street setback of the proposed awning is not consistent with the setback of dwellings along the existing streetscape.

Moved: Cr Loden, Seconded: Cr Topelberg

That the recommendation be adopted.

#### **PROPOSED AMENDMENT**

Moved: Cr Topelberg, Seconded: Cr Loden

That Recommendation 1 be amended to remove the words, “and awning” as follows:

1. APPROVES the application for a proposed carport ~~and awning~~ addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following conditions, with the associated determination advice notes in Attachment 3:

#### **AMENDMENT CARRIED UNANIMOUSLY (9-0)**

**For:** Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

**Against:** Nil

#### **COUNCIL DECISION ITEM 9.5**

Moved: Cr Loden, Seconded: Cr Topelberg

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme:

1. APPROVES the application for a proposed carport addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following conditions, with the associated determination advice notes in Attachment 3:
  - 1.1 This approval is for the proposed Carport Addition to Single House only, as shown on the plans dated 19 March 2018. No other development forms part of this approval;
  - 1.2 The proposed bullnose awning does not form part of this development approval;
  - 1.3 No verge trees shall be removed without the prior written approval of the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the full satisfaction of the City;
  - 1.4 All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City; and
  - 1.5 The carport door/gate shall not exceed 1.2 metres in height and shall be a minimum of 50 percent visually permeable in accordance with Clause 5.2.1 of the Residential Design Codes; and
2. REFUSES the proposed awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn for the following reason:

- 2.1 The proposed awning does not meet Design Principles P2.1 and P2.2 of Clause 5.1.2 of State Planning Policy 3.1: Residential Design Codes for the following reasons:
- 2.1.1 The bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape;
  - 2.1.2 The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. As such, the bullnose awning is considered to detract from the character of both the dwelling and established streetscape; and
  - 2.1.3 The street setback of the proposed awning is not consistent with the setback of dwellings along the existing streetscape.

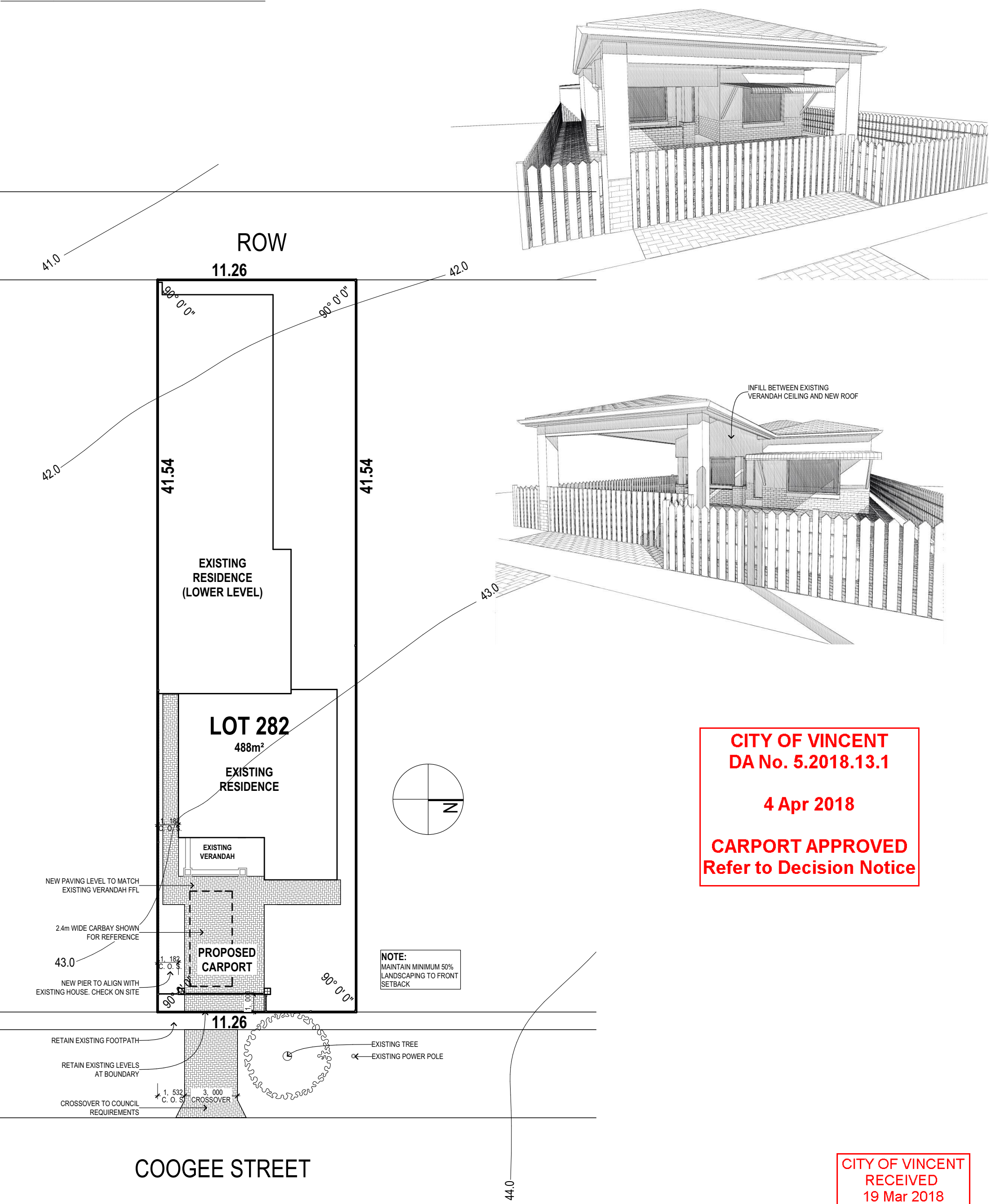
**CARRIED UNANIMOUSLY (9-0)**

**For:** Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

**Against:** Nil

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ID	NAME
A.01	SITE PLAN AND PERSPECTIVES
A.02	FLOOR PLAN ELEVATIONS

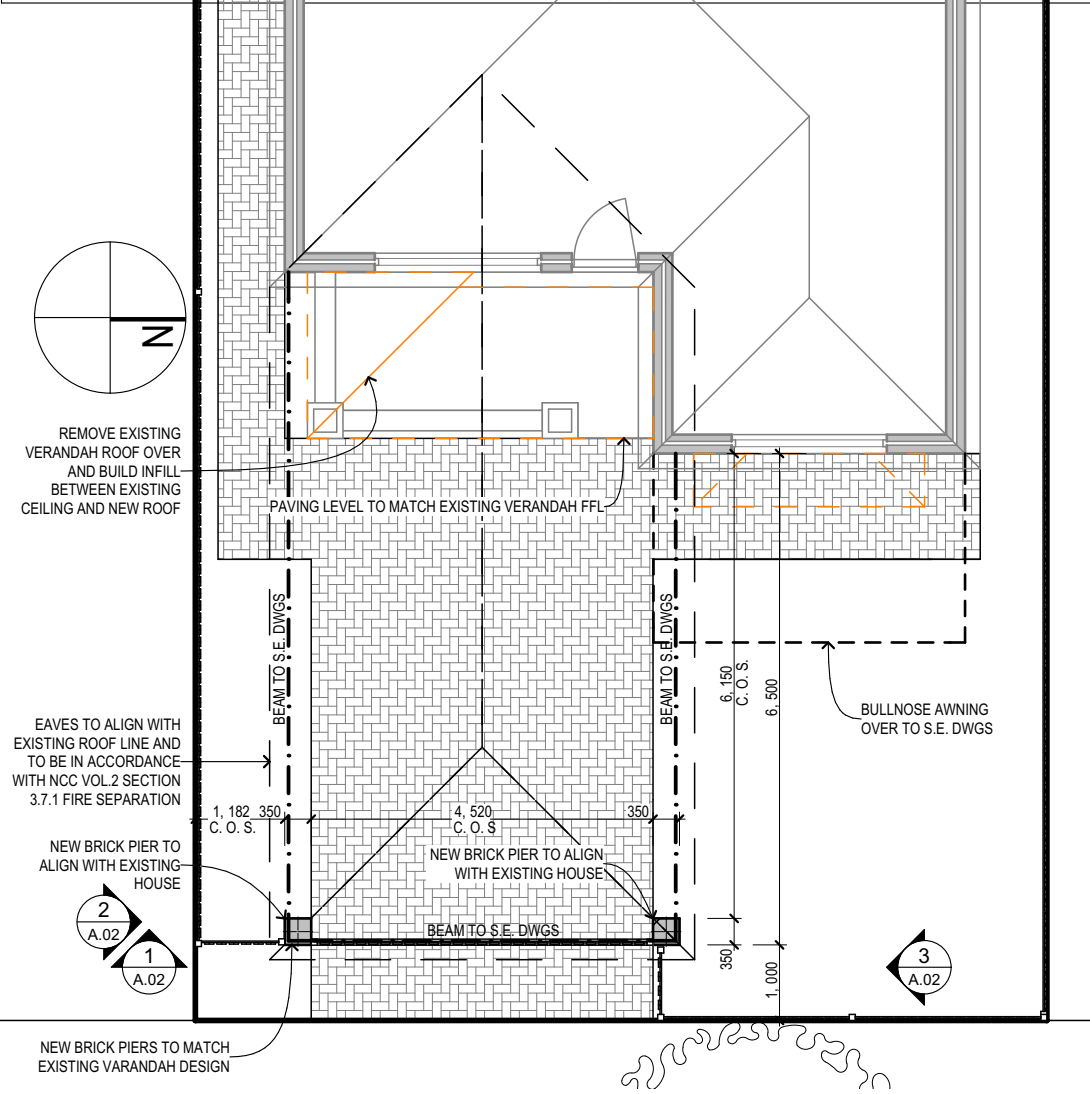


SITE PLAN

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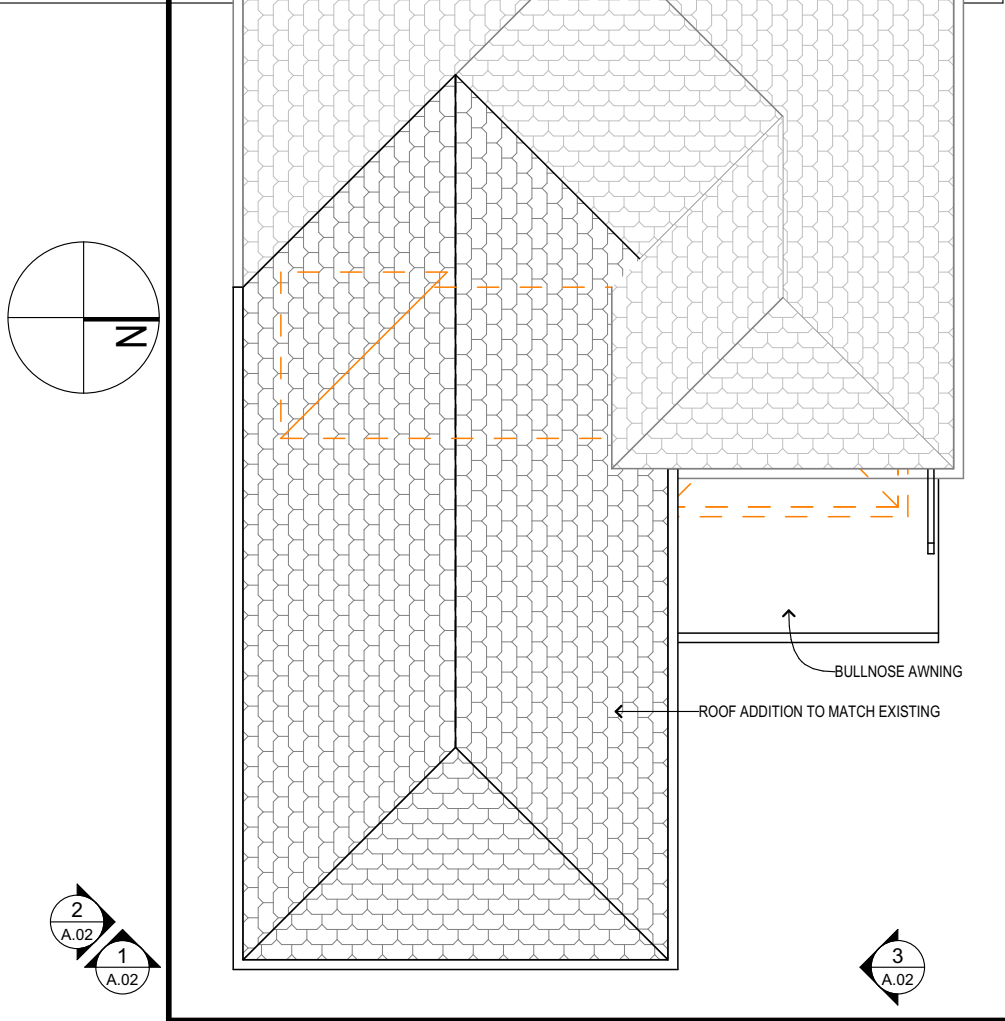
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Project Address <b>LOT 282 (#131) COOGEE STREET MOUNT HAWTHORN, WA 6016</b>	Drawn by <b>JC</b>	Drawing scale @ A3 <b>1:200</b>	Plotted on <b>15/03/2018 at 2:01 PM</b>	office: jcdrafting.com.au mobile: 0415 906 146 email: jakub@jcdrafting.com.au web: jcdrafting.com.au
Local Authority: <b>CITY OF VINCENT</b> / Zoning: <b>R30</b> / Wind Class: <b>TBC</b>				File location: D:\Google Drive\ArchiCAD\PLNs\1608 Mt Hawthorn Carport v19.pln

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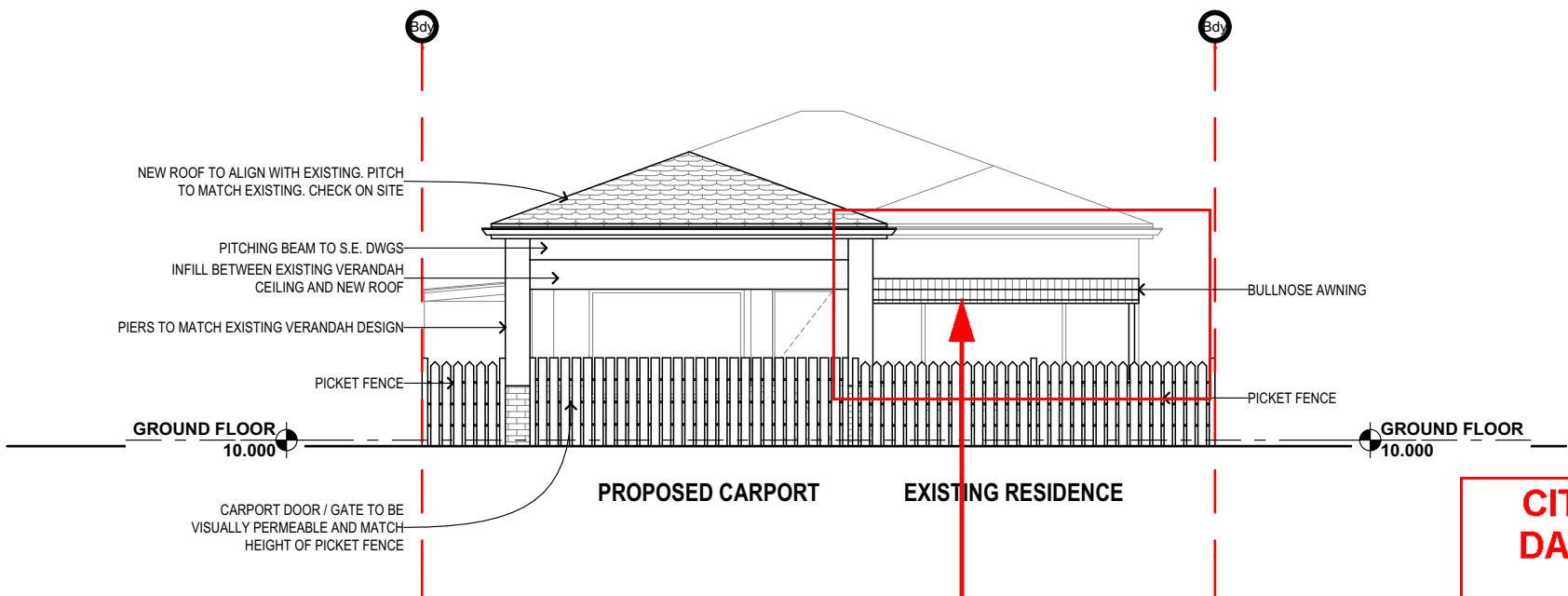
GROUND FLOOR PLAN

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ROOF PLAN

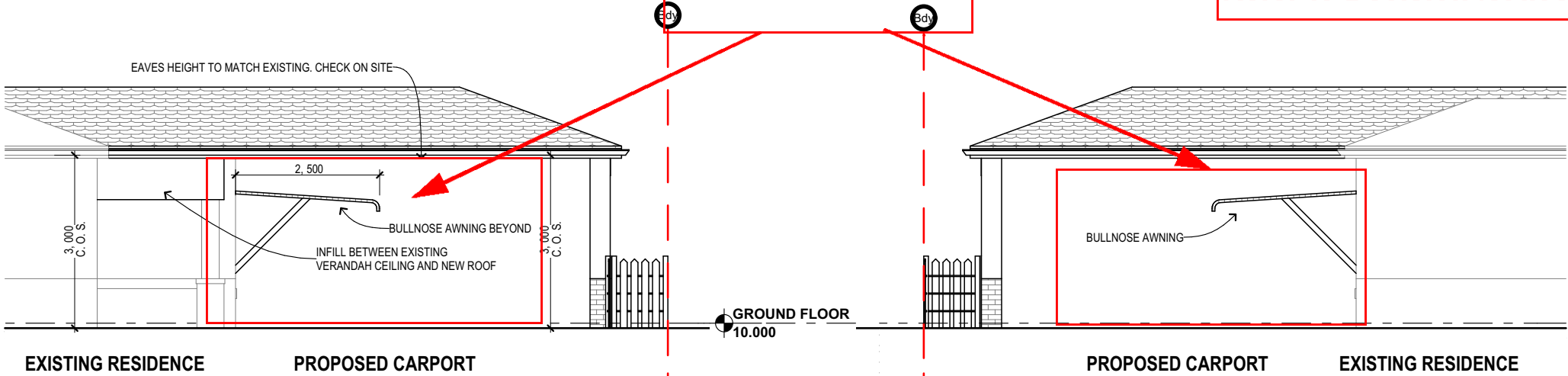
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1 ELEVATION

REFERENCED ON: A.02

SCALE: 1:100



2 ELEVATION

REFERENCED ON: A.02

SCALE: 1:100

3 ELEVATION

REFERENCED ON: A.02

CITY OF VINCENT  
RECEIVED  
19 Mar 2018

CITY OF VINCENT  
DA No. 5.2018.13.1

4 Apr 2018

CARPORT APPROVED  
Refer to Decision Notice

Refer point 2  
of decision  
letter.

