







**9.4 NO. 47 (LOT: 502; D/P: 50409) JUGAN STREET, MOUNT HAWTHORN - PROPOSED FIVE GROUPED DWELLINGS****TRIM Ref:** D18/83209**Author:** Fiona Atkins, Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** North

**Attachments:**

1. Attachment 1 - Location and Consultation Plan 
2. Attachment 2 - Development Plans (received 25 June 2018) 
3. Attachment 3 - Summary of Submissions - Officer Comments 
4. Attachment 4 - Summary of Submissions - Applicant Comments 
5. Attachment 5 - Acoustic Report 
6. Attachment 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 the proposed Five Grouped Dwellings at No. 47 (Lot: 502; D/P: 50409) Jugan Street, Mount Hawthorn, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

**1. Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall in a good and clean condition prior to occupation or use of the development. The finish of the wall are to be fully rendered or face brickwork to the satisfaction of the City;

**2. External Fixtures**

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City;

**3. Construction Management Plan**

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area, to the satisfaction of the City, shall be lodged with and approved by the City prior to the commencement of the development. The Construction Management Plan shall be prepared in accordance with the requirements of the City's Policy No. 7.5.23 – Construction and include traffic and parking management requirements during construction. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

**4. Stormwater**

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

**5. Schedule of External Finishes**

Prior to the commencement of development, a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development;

**6. Verge Tree**

No verge trees shall be removed without prior written approval from the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the satisfaction of the City;

**7. Clothes Drying Facility**

All external clothes drying areas shall be adequately screened in accordance with State Planning Policy 3.1: Residential Design Codes prior to the use or occupation of the development and shall be completed to the satisfaction of the City;

**8. Landscape and Reticulation Plan**

8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated; and
- The provision of 15 percent of the site area as deep soil zones and 30 percent canopy cover at maturity; and

8.2 All works shown in the plans as identified in condition 8.1 above 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;

**9. Car Parking and Access**

9.1 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to occupancy or use of the development;

9.2 Vehicle and pedestrian access points are required to match into existing footpath levels; and

9.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

**10. Acoustic Report**

All recommended measures in the Acoustic Report submitted as part of this development application shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

**11. General**

Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

**Moved: Cr Gontaszewski, Seconded: Cr Topelberg**

**That the recommendation be adopted.**

At 7:37 pm, Cr Dan Loden left the meeting.

**LOST (2-5)**

**For:** Cr Fotakis and Cr Murphy

**Against:** Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Hallett and Cr Topelberg

**(Cr Harley was absent from the Council Chamber and did not vote.)**

**(Cr Loden was absent from the Council Chamber and did not vote.)**

At 7:38 pm, Cr Dan Loden returned to the meeting.

At 7:40 pm, Cr Roslyn Harley returned to the meeting.

**COUNCIL DECISION ITEM 9.4**

**Moved: Cr Gontaszewski, Seconded: Cr Topelberg**

**That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the proposed Five Grouped Dwellings at No. 47 (Lot: 502; D/P: 50409) Jugan Street, Mount Hawthorn, as shown in Attachment 2 for the following reasons:**

**The proposed application -**

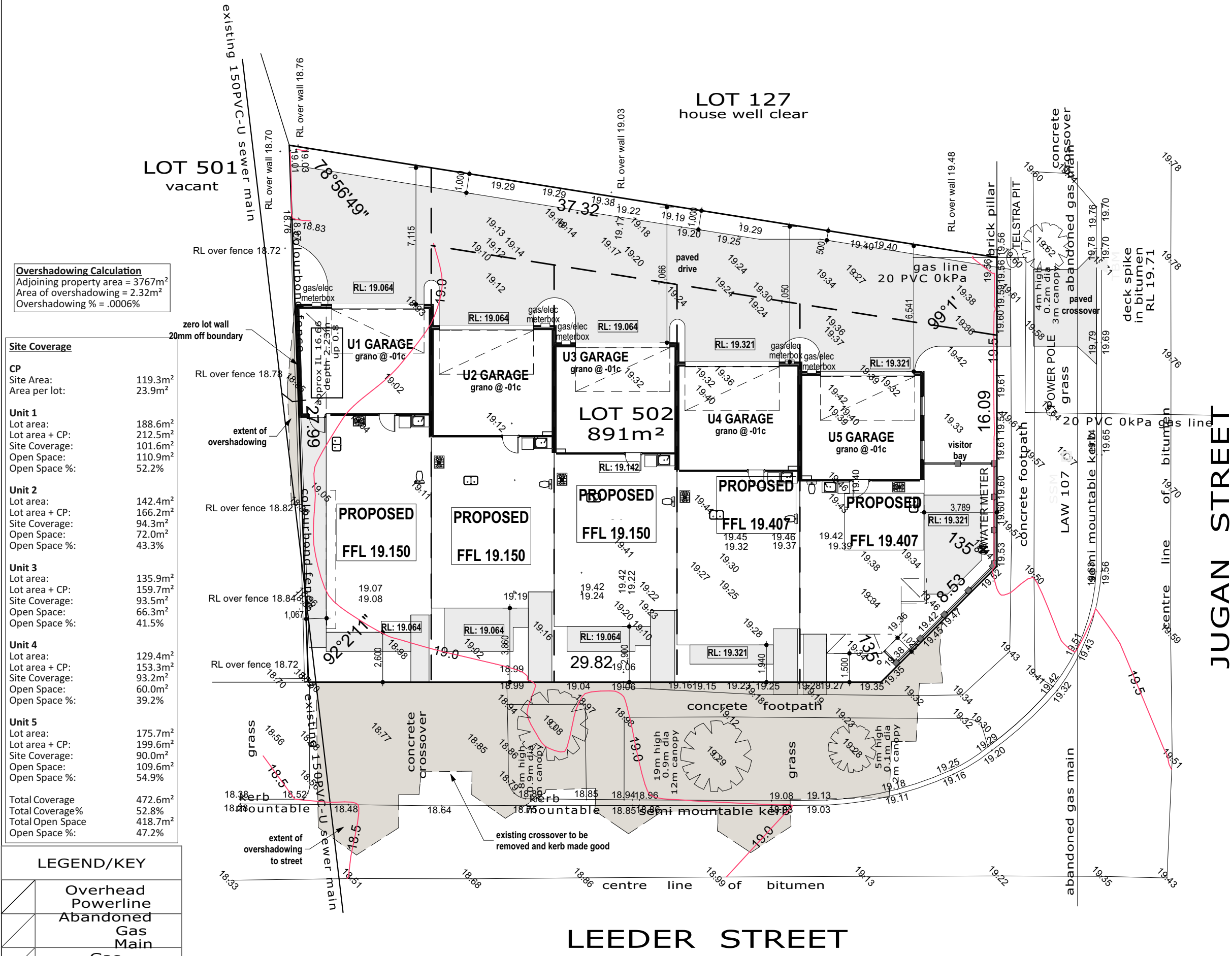
- 1. Lacks the provision of visitor's bays;**
- 2. Has inadequate space for outdoor living areas; and**
- 3. Has insufficient provision of stores.**

**CARRIED (6-3)**

**For:** Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Harley and Cr Topelberg

**Against:** Presiding Member Mayor Cole, Cr Loden and Cr Murphy

NOTE: No title viewed by The Land Division. A check certificate of title for easements and encumbrances is highly recommended as should they exist, they may affect design.



<b>Overshadowing Calculation</b> Adjoining property area = 3767m² Area of overshadowing = 2.32m² Overshadowing % = .0006%	
<b>Site Coverage</b>	
CP	
Site Area:	119.3m²
Area per lot:	23.9m²
<b>Unit 1</b>	
Lot area:	188.6m²
Lot area + CP:	212.5m²
Site Coverage:	101.6m²
Open Space:	110.9m²
Open Space %:	52.2%
<b>Unit 2</b>	
Lot area:	142.4m²
Lot area + CP:	166.2m²
Site Coverage:	94.3m²
Open Space:	72.0m²
Open Space %:	43.3%
<b>Unit 3</b>	
Lot area:	135.9m²
Lot area + CP:	159.7m²
Site Coverage:	93.5m²
Open Space:	66.3m²
Open Space %:	41.5%
<b>Unit 4</b>	
Lot area:	129.4m²
Lot area + CP:	153.3m²
Site Coverage:	93.2m²
Open Space:	60.0m²
Open Space %:	39.2%
<b>Unit 5</b>	
Lot area:	175.7m²
Lot area + CP:	199.6m²
Site Coverage:	90.0m²
Open Space:	109.6m²
Open Space %:	54.9%
Total Coverage:	472.6m²
Total Coverage %:	52.8%
Total Open Space:	418.7m²
Open Space %:	47.2%

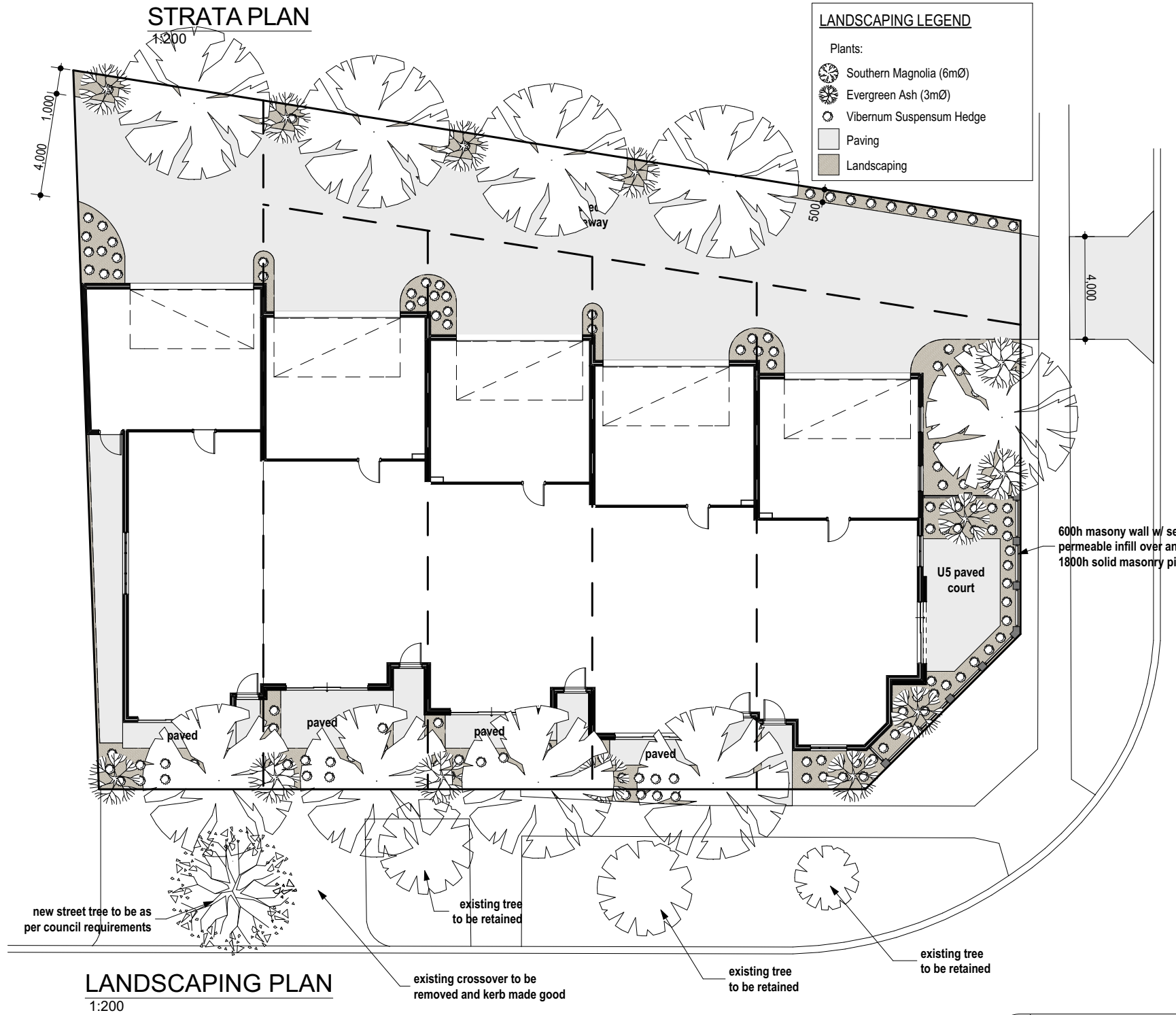
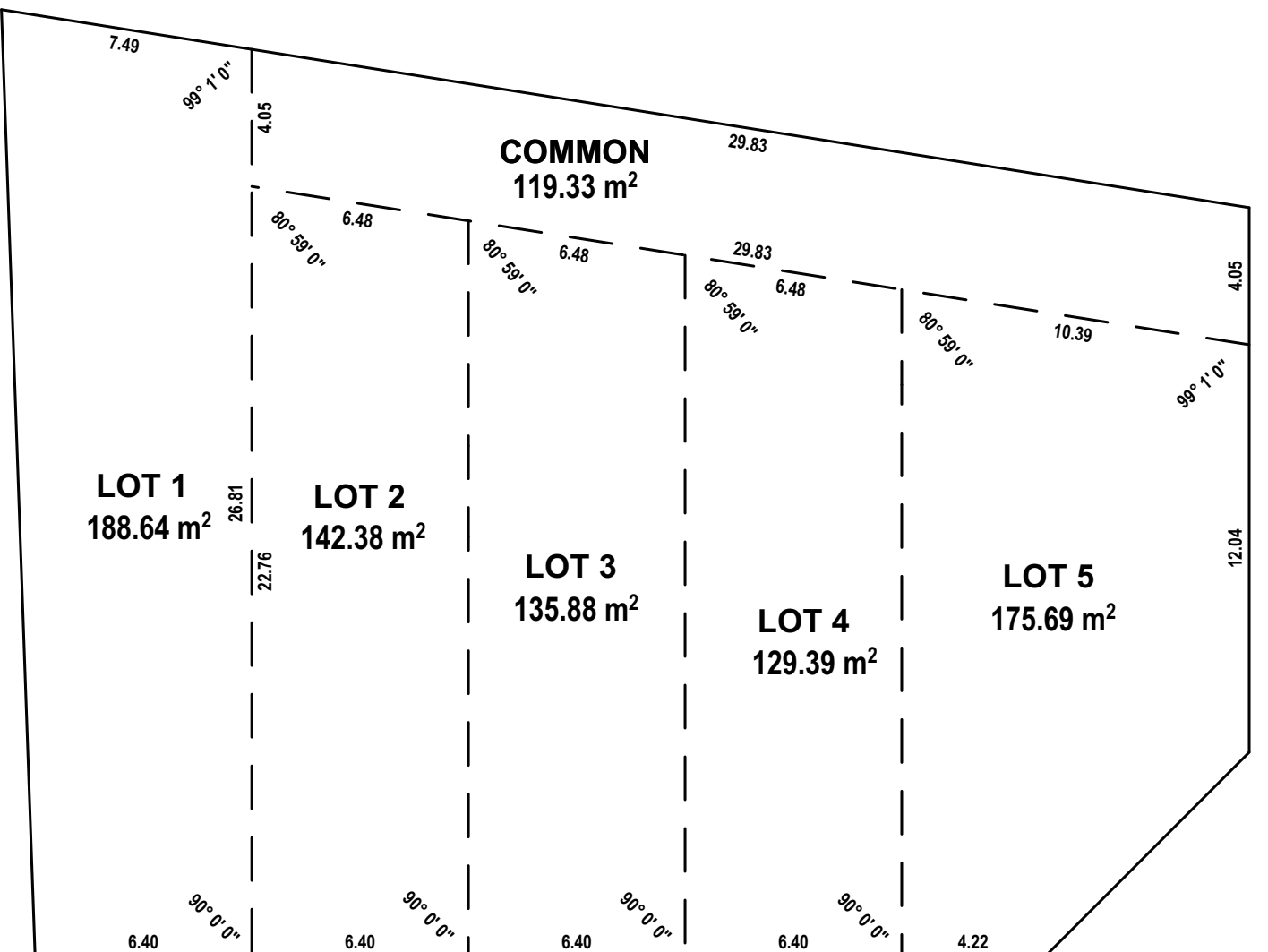
LEGEND/KEY	
	Overhead Powerline
	Abandoned Gas Main
	Gas Main
	Water Main
	Sewer Main
	Water Meter
	House Connection
	Power Pole
	Telstra Pit
	Tree

Survey Date: 23 January 2018			Scale 1:200@A3	
Client: Yokine Building Co.				
Rev	Date	Description	Surv	Drawn
0	29/01/17	Feature Survey Drafted	TF	TF

FEATURE AND CONTOUR SURVEY  
OF LOT 502 ON DIAGRAM 50409  
47 Jugan Street, Mount Hawthorn  
C/T Vol: 1832 Fol: 41  
our ref. 18-7833

Feature Survey by  
THE LAND DIVISION  
PO Box 2444,  
Malaga, WA 6090  
Tel 089 209 3232  
Fax 089 249 2551

**GENERAL NOTES**  
DO NOT SCALE FROM THE DRAWINGS.  
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.  
REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.  
ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCCS/ B.C.A REQUIREMENTS.  
VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.  
WET AREA & APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB).  
ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER/ BUILDER.



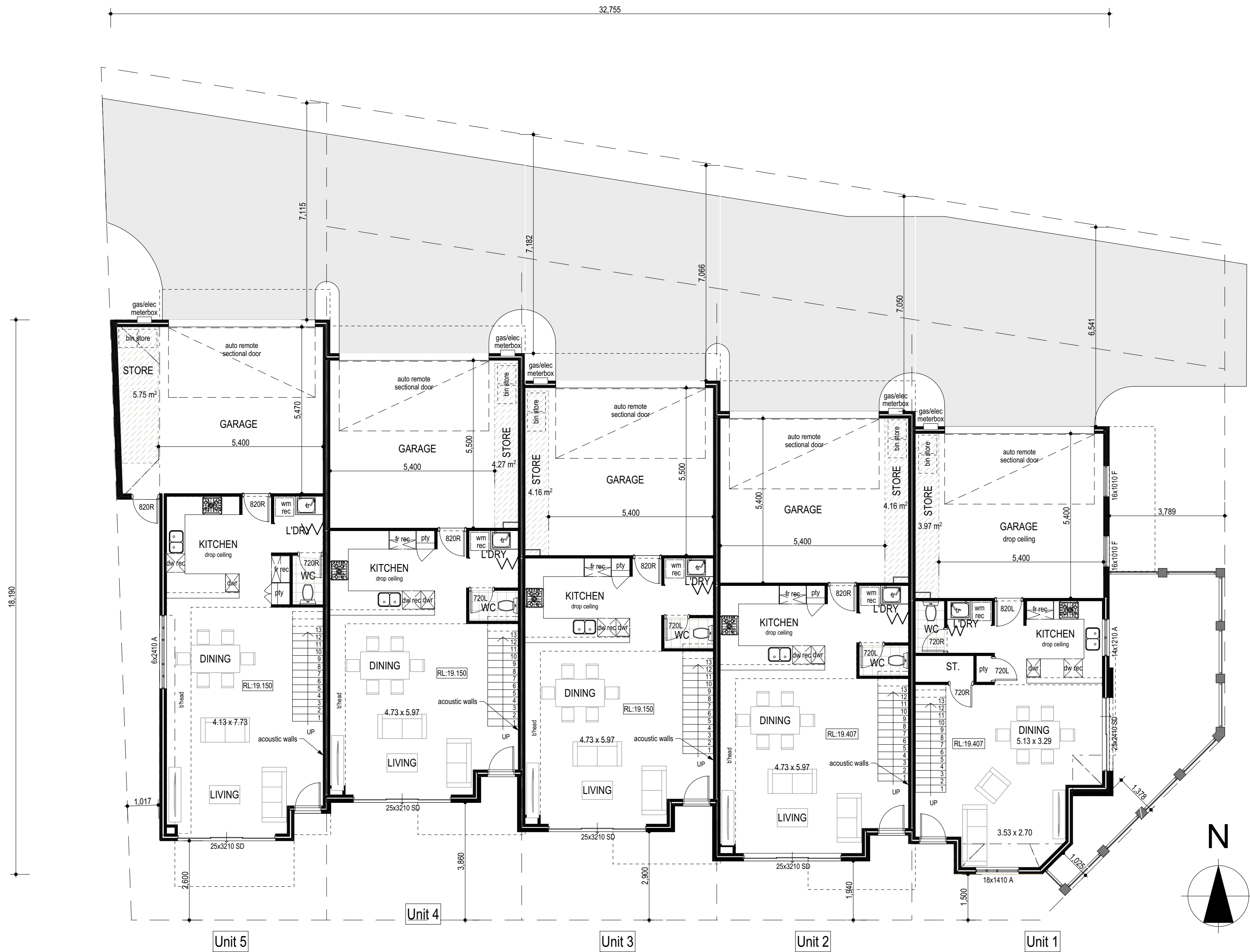
CITY OF VINCENT  
DA No. 5.2018.19.1  
  
24 July 2018  
  
REFUSED  
Refer to Decision Notice  
Coordinator Planning Services

PROPOSED RESIDENCE		JOB ADDRESS :	DATE :	DESIGNER :	RISBE RESIDENTIAL + COMMERCIAL DESIGN AND DRAFTING	CHRIS BECVAROVSKI Phone: (08) 9207 2700 Fax: (08) 9207 2500 Mobile: 0418 903 242 Suite 5/ 175 Main Street, Osborne Park. WA 6017 P.O. Box 246 Osborne Park 6017
CLIENT :  L. Stott	Lot 502 (#47) Jugan Street Mount Hawthorn		24/06/2018	CHRIS BECVAROVSKI		
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FLOOR AREAS				
	Floor	Location	Area	Perimeter
U1 Perimeters	GF	Living	61.40	33.7
	GF	Garage	40.04	25.7
	UF	Living	84.49	41.7
	UF	Balcony	18.58	30.0
			204.51 m <sup>2</sup>	131.1 m
U2 Perimeters	GF	Living	56.47	30.8
	GF	Garage	36.80	26.5
	UF	Living	78.04	38.2
	UF	Balcony	27.73	21.6
			199.04 m <sup>2</sup>	117.1 m
U3 Perimeters	GF	Living	56.82	30.9
	GF	Garage	36.67	24.3
	UF	Living	78.07	38.3
	UF	Balcony	27.66	21.6
			199.22 m <sup>2</sup>	115.1 m
U4 Perimeters	GF	Living	57.20	31.0
	GF	Garage	36.03	24.1
	UF	Living	77.68	38.2
	UF	Balcony	27.62	21.6
			198.53 m <sup>2</sup>	114.9 m
U5 Perimeters	GF	Living	53.54	30.5
	GF	Garage	36.45	24.2
	UF	Living	73.23	39.1
	UF	Balcony	23.68	19.8
			186.90 m <sup>2</sup>	113.6 m
			988.20 m <sup>2</sup>	591.8 m

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PROPOSED RESIDENCE

L. Stott

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Jugan Street  
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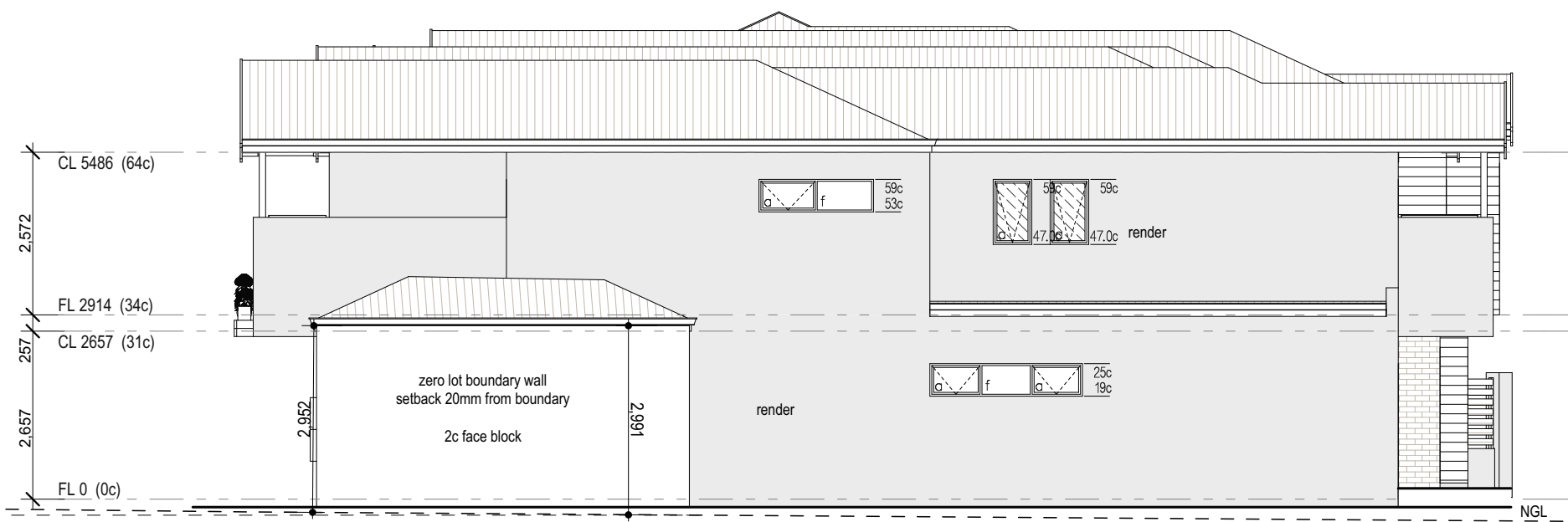
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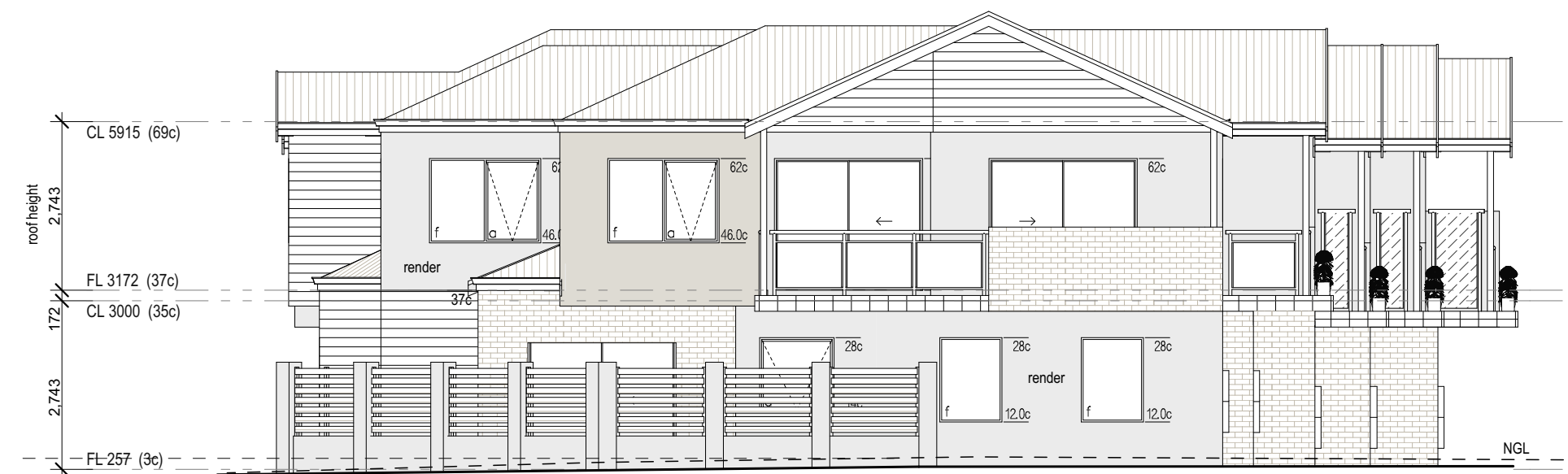




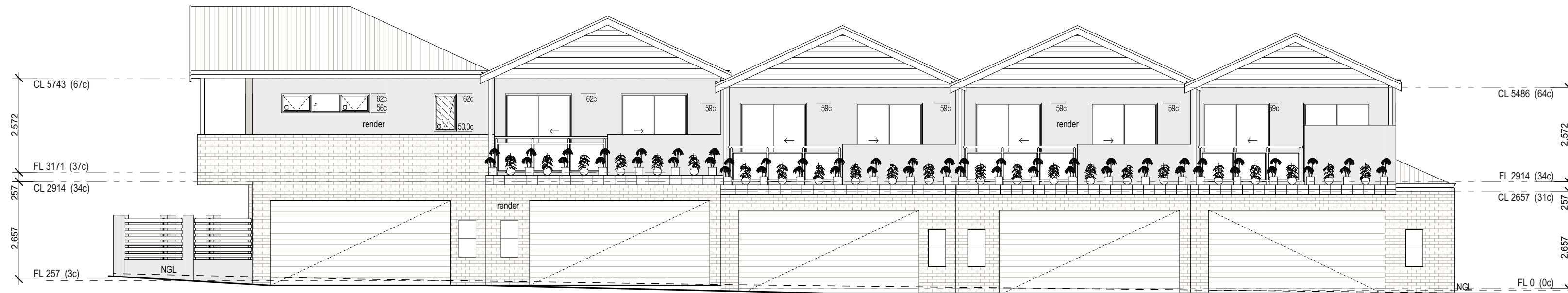
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ELEVATION 3  
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