

9.1.1 No. 2 (Lot: 81 D/P: 2848) The Boulevarde, Mount Hawthorn – Proposed Demolition of an Existing Single House and Construction of Four (4) Multiple Dwellings and associated Car Parking

Ward:	North	Date:	5 December 2014
Precinct:	Mount Hawthorn; P1	File Ref:	5.2014.597.1
Attachments:	001 – Property Information Report 002 – Development Application Plans 003 – Car Parking and Bicycle Tables 004 – Design Advisory Committee Comments dated 5 November 2014 005 – Applicant's Report		
Tabled Items:	Nil		
Reporting Officer:	T Wright, Planning Officer (Statutory)		
Responsible Officer:	G Poezyn, Director Planning Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by Kevin Di Prinzio on behalf of the owner, Tanya Di Prinzio, for the Proposed Demolition of an Existing Single House and Construction of a Two Storey Development Comprising of Four (4) Two-bedroom Multiple Dwellings and Associated Car Parking at No. 2 (Lot: 81 D/P9.: 2848) The Boulevarde, Mount Hawthorn as shown on amended plans dated 17 November 2014, included as Attachment 002, subject to the following conditions:

1. Demolition

A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site;

2. Car Parking and Accessways

- 2.1** A minimum of four (4) residential car bays and one (1) visitor bay, are to be provided on site for the development;
- 2.2** The car park shall be used only by residents and visitors directly associated with the development;
- 2.3** The visitor bay is to be marked accordingly;
- 2.4** The car parking and access areas are to comply with the requirements of AS2890.1;
- 2.5** Vehicle and pedestrian access points are required to match into existing footpath levels; and
- 2.6** All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

3. Building Appearance

All external fixtures shall not be visually obtrusive from The Boulevarde, Britannia Road and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

4. Existing Verge Trees

No existing verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

5. PRIOR TO THE ISSUE OF A BUILDING PERMIT, the following shall be submitted to and approved by the City:

5.1 Section 70A Notification under the Transfer of Land Act

The owner shall agree in writing to:

5.1.1 A notification being lodged under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property; and

5.1.2 A notice being placed on the Sales Contract to alert prospective purchasers of the following:

- (a) The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling;

5.2 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation shall be prepared and submitted. The recommended measures of the report shall be implemented;

5.3 Site Works

Detailed plans of site works, including identification of pavement type, drainage, parking layout and proposed finished levels, shall be included in the building licence application working drawings;

5.4 Car Parking Bays

All car parking bays shall be dimensioned on the Building Permit application working drawings and all car parking facilities shall meet or exceed the minimum specifications of AS2890;

5.5 Landscape and Reticulation Plan

A detailed landscape and reticulation plan for the development site and adjoining road verge shall be submitted to the City for assessment and approval. The plan shall be drawn to a scale of 1:100 and show the following:

5.5.1 A minimum of ten (10) percent of the total site area (common) is to be provided as landscaping;

5.5.2 A minimum of five (5) percent of the total site area (private courtyards) shall be provided as soft landscaping within the development;

5.5.3 The location and type of existing and proposed trees and plants;

5.5.4 All vegetation including lawns;

5.5.5 Areas to be irrigated or reticulated;

5.5.6 The details of plant species and materials to be used; and

5.5.7 The redundant crossover being landscaped in accordance with the landscaping proposed for the remainder of the verge;

5.6 Schedule of External Finishes

A detailed schedule of external finishes (including materials and colour schemes and details) is to be provided to and approved by the City;

5.7 Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

5.8 Waste Management

5.8.1 A Waste Management Plan prepared to the satisfaction of the City shall be submitted and approved;

5.8.2 A bin store of sufficient size to accommodate the City's bin requirements shall be provided, to the satisfaction of the City; and

5.8.3 Waste management for the development shall thereafter comply with the approved Waste Management Plan;

6. PRIOR TO OCCUPATION OF THE DEVELOPMENT, the following shall be completed to the satisfaction of the City:

6.1 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility or communal area in accordance with the Residential Design Codes of WA 2013;

6.2 Car Parking

The car parking areas on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;

6.3 Stormwater

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

6.4 Acoustic Report Certification

In relation to condition 5.2, certification from an acoustic consultant that the recommended measures have been undertaken shall be provided to the City;

6.5 Section 70A Notification under the Transfer of Land Act lodgement and registration

In relation to condition 5.1, the notification shall be lodged and registered in accordance with the Transfer of Land Act;

6.6 Landscape Plan and Verge Upgrade Plan

In relation to condition 5.5, all works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense; and

6.7 Bicycle Bays

A minimum of one (1) visitor bay is to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.

ADVICE NOTES:

1. With regard to condition 2.5, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
2. With reference to condition 2.6 all new crossovers to the development site are subject to a separate application to be approved by the City;
3. A Road and Verge security bond for the sum of \$3000 shall be lodged with the City by the applicant, prior to the issue of a building permit, 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's Technical Services Directorate. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
4. With regard to condition 5.5, Council encourages landscaping methods and species selection which do not rely on reticulation;
5. 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 1.5m) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;

6. With reference to condition 6.3, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' 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; and
7. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. The Right of Way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the Right of Way condition has deteriorated, or become impassable as a consequence of the works the applicant/developer shall make good the surface to the satisfaction of the City.

COUNCIL DECISION ITEM 9.1.1

Moved Cr Buckels, Seconded Cr Cole

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED (7-1)

For: Presiding Member Mayor Carey, Cr Buckels, Cr Cole, Cr McDonald,
Cr Pintabona, Cr Topelberg and Cr Wilcox
Against: Cr Harley

(Cr Peart was an apology for the Meeting.)

SC DRAFTING

ABN: 48 365 708 393

FEATURE SURVEY

DRAWN: S.C. **SURVEYOR:** G.K.

EMAIL: shaun.currey@gmail.com

JOB DETAILS

JOB # 02135
CUSTOMER Kevin Deprizio
LOT 81
STREET (#2) The Boulevard
SUBURB Mt Hawthorn
LOCAL AUTH. City Of Vincent
PLAN 2848
VOL./FOLIO -/-
LOCATION -
MAP REF 247-22/55
DATE 13/10/14
MISCLOSE 0.000m
AREA 570m²
COASTAL NO
SERVICES
ELEC. O/HEAD
WATER YES
SEWER YES
GAS YES (CHECK ALINTA)
PHONE YES
F'PATH CONCRETE
ROAD BITUMEN
KERB NON MT.
DRAINAGE GOOD
SOIL SAND

Charles (Bush) Parker
Licensed Surveyor
A.B.N 81906881373

P.O. BOX 22 NORTH BEACH W.A. 6020

bushparker.wa@gmail.com

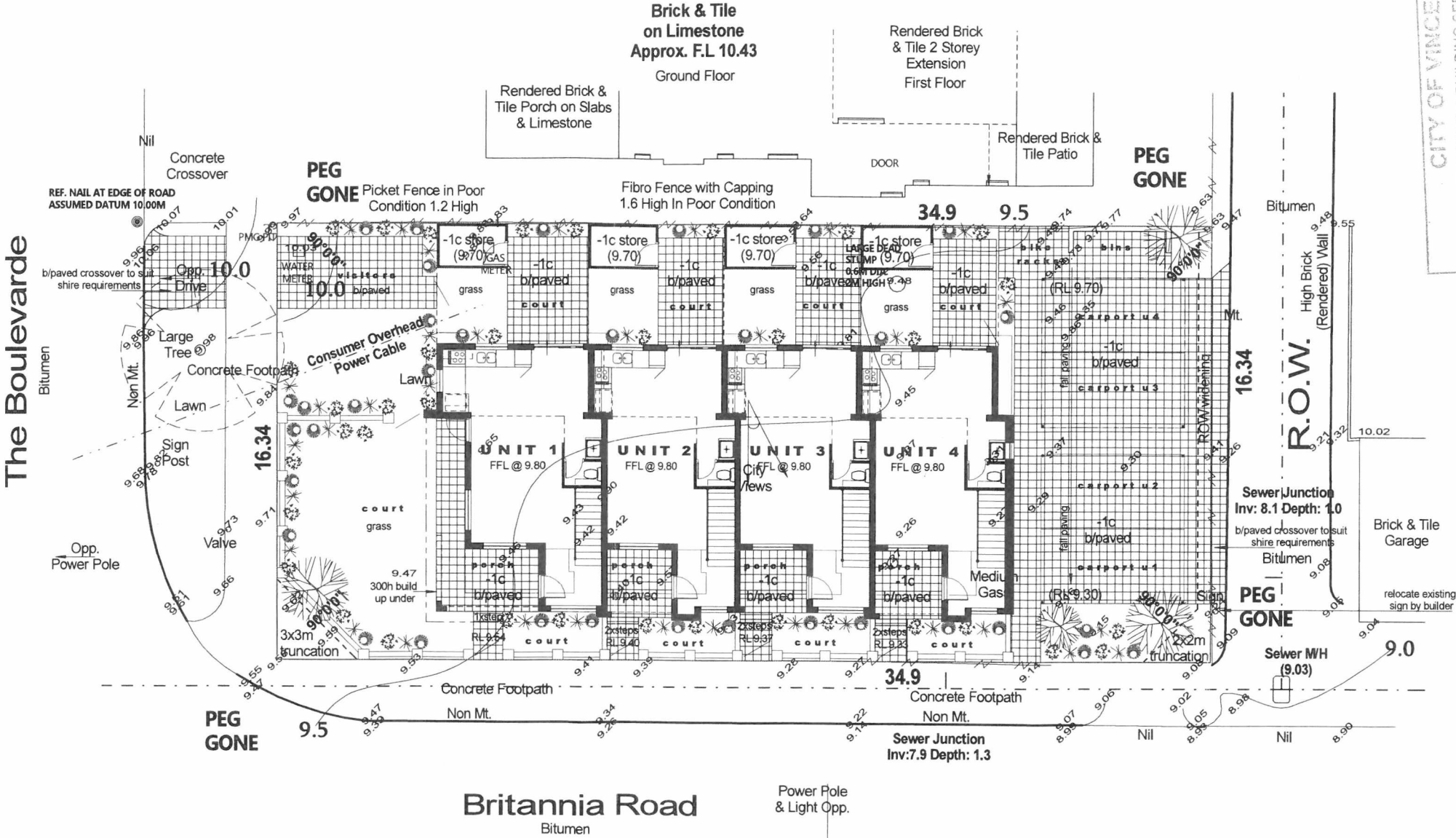
NOTE:
ADVISE TRADES: OVERHEAD POWER LINES

NOTE:
PLEASE CHECK TITLE FOR EASEMENTS AND NOTIFICATIONS

NOTE:
DUE TO LACK OF SURVEY MARKS / PEGS, ALL BUILDING OFFSETS, DIMENSIONS & FEATURES ARE POSITIONED FROM EXISTING PEGS / FENCES / WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WITH A REPEG CERTIFICATE.

NOTE:
ALL SEWER DETAILS PLOTTED FROM WATER CORP. INFORMATION

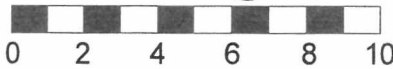
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CITY OF VINCENT
PLANNING & BUILDING SERVICES
APPROVED/REVISED
IN ACCORDANCE WITH
FORM M.R.S.2 ISSUED 13.1.15
AND AMENDMENTS SHOWN IN RED
13 DEC 2015
Manager, Planning & Building Services



SCALE 1:200@A3



SITE PLAN GROUND FLOOR

**design
RIGHT**
Craig 0438 975 039
designright@bigpond.com

Proposed Works at:
Lot 81 #2 The Boulevard, Mt Hawthorn
For:
Di Prinzie
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Revision
17/11/14 various CS

Drawn : CS
Date : 20.10.14
Scale : 1:200
Sheet : 8 of 10

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ABN: 48 365 708 393

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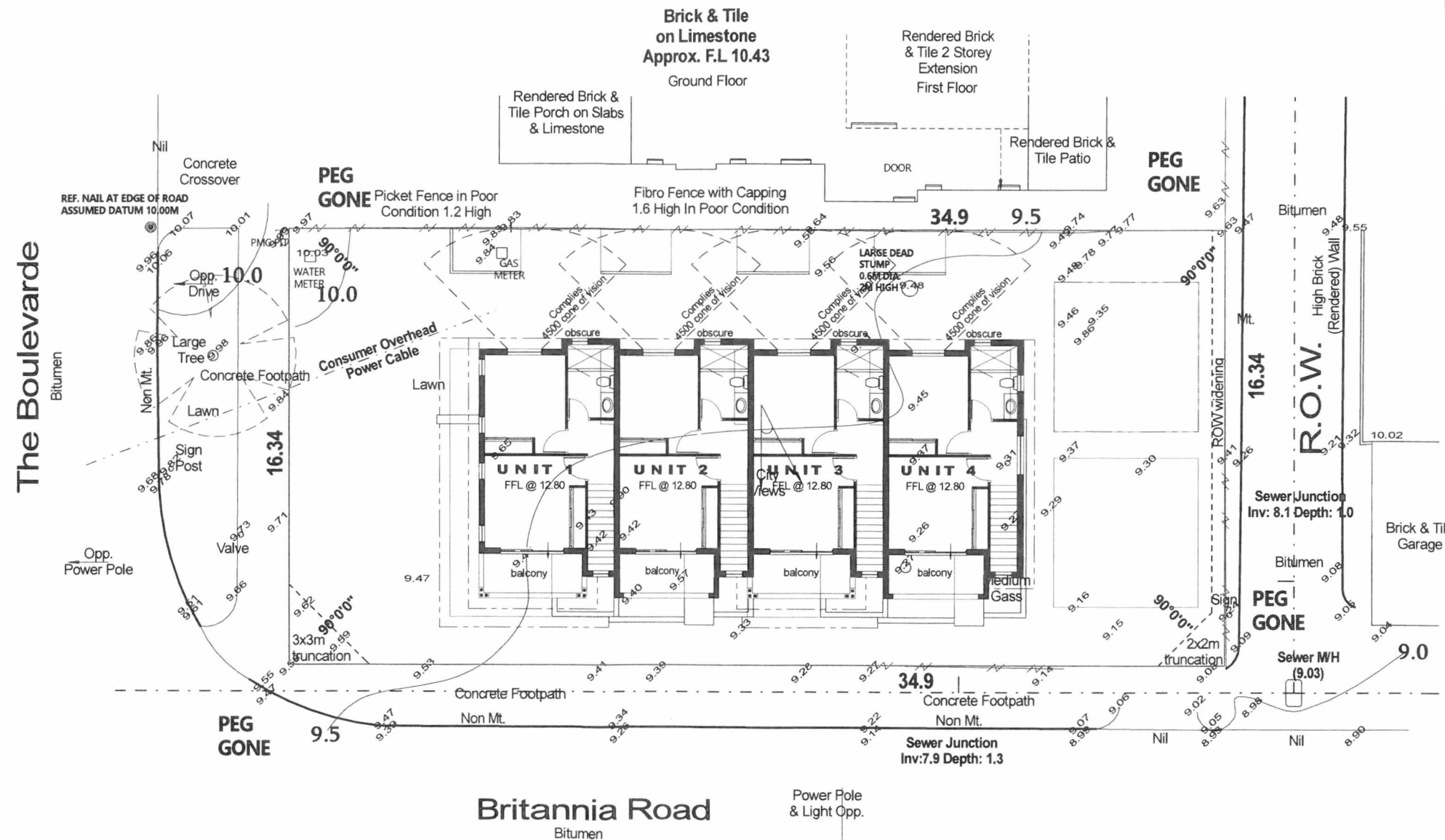
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Manager Planning & Building Services



SCALE 1:200@A3



SITE PLAN
UPPER FLOOR

design
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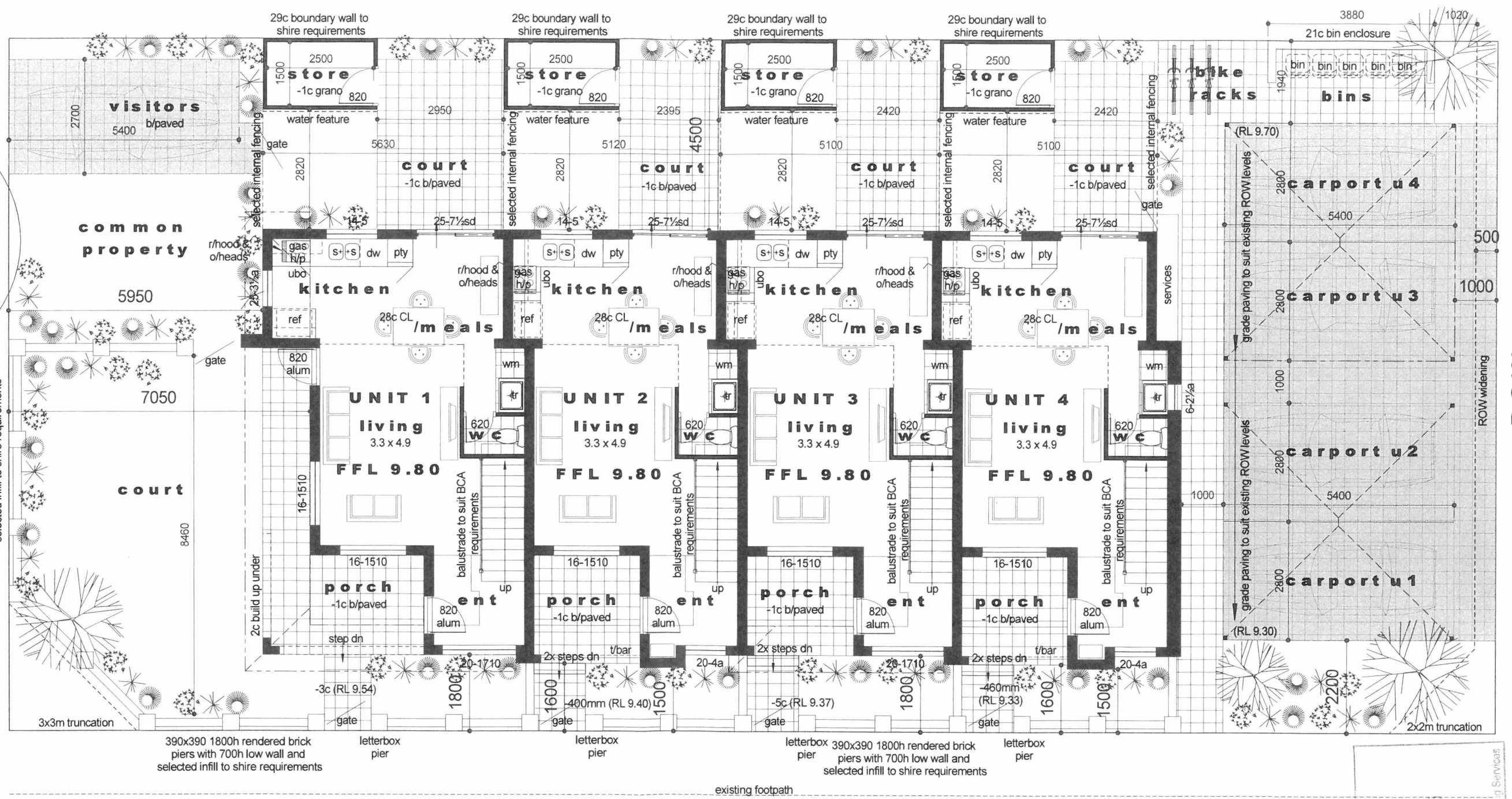
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Scale : 1:200
Sheet : 9 of 10

3
4

The Boulevarde

existing footpath

390x390 1800h rendered brick
piers with 700h low wall and
selected infill to shire requirements



R.O.W.

Britannia Road

CLIENT NOTE
Design Concepts are subject to
council approvals, engineers details,
site survey and energy efficiency
requirements.

Unit 1	Unit 2	Unit 3	Unit 4	Plot Ratio	Open Space
ground 45.19m ²	ground 41.14m ²	ground 43.51m ²	ground 47.01m ²	site area 570m ²	site area 570m ²
upper 36.93m ²	upper 35.83m ²	upper 36.93m ²	upper 38.10m ²	site cover m ² 271m ²	site cover m ² 271m ²
subtotal 82.12m ²	subtotal 80.77m ²	subtotal 80.44m ²	subtotal 85.11m ²	plot ratio % 0.57	open space m ² 299m ²
porch 14.30m ²	porch 6.92m ²	porch 6.35m ²	porch 6.92m ²	plot ratio m ² 328m ²	open space % 52%
store 4.50m ²	store 4.50m ²	store 4.50m ²	store 4.50m ²		
balcony 6.42m ²	balcony 6.42m ²	balcony 6.42m ²	balcony 6.42m ²		
carport 15.12m ²	carport 15.12m ²	carport 15.12m ²	carport 15.12m ²		

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FLOOR PLAN
GROUND FLOOR

CITY OF VINCENT
PLANNING & BUILDING SERVICES
10 DEC 2015
13-1-15
2
1

The Boulevard



R.O.W.

FLOOR PLAN

UPPER FLOOR



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 For:
Di Prinzio

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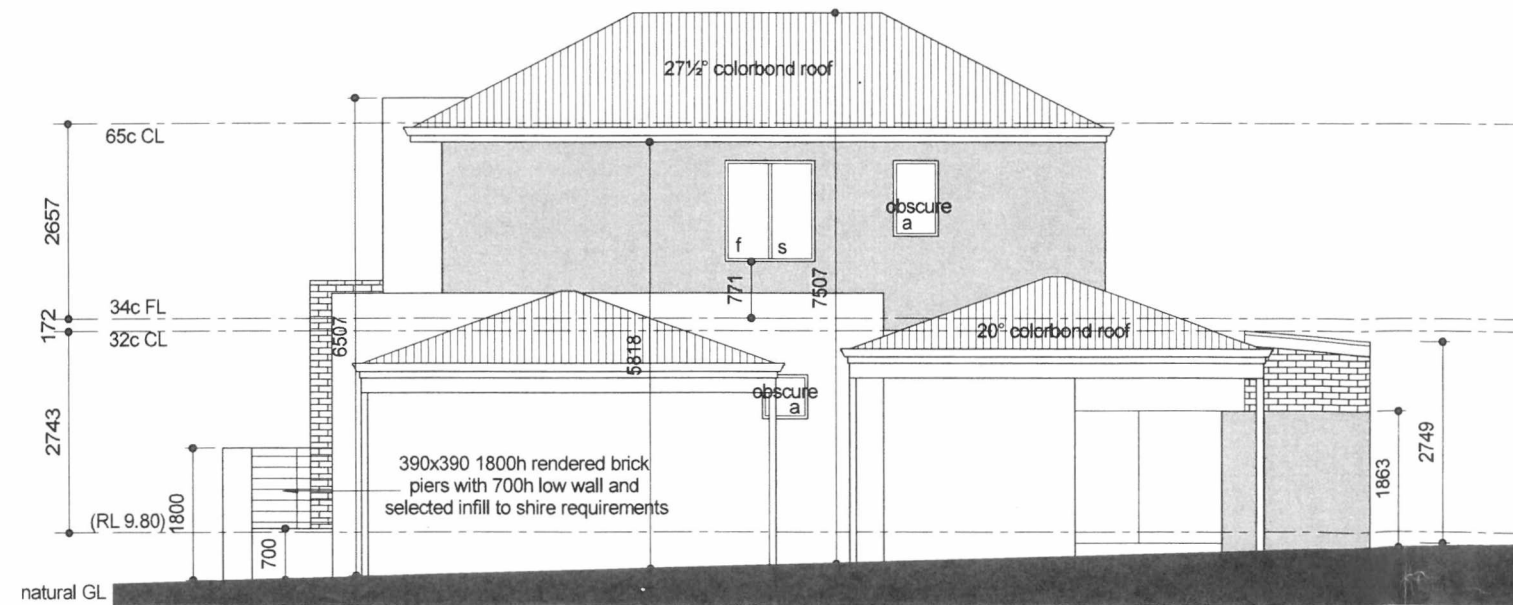


CITY OF VINCENT
PLANNING & BUILDING SERVICES
APPROVED FOR
IN ACCORDANCE WITH
FORM IAR 9.2 ISSUED 13.1.15
AND AMENDMENTS CAN BE FOUND
IN THE CITY OF VINCENT
MANAGER PLANNING & BUILDING SERVICES

Elevation 1

elevations comprising of rendered brickwork, contrasting rendered brickwork, feature brickwork with 27 1/2° pitched colorbond roof.

390x390 1800h rendered brick piers with 700h low wall and selected infill to shire requirements

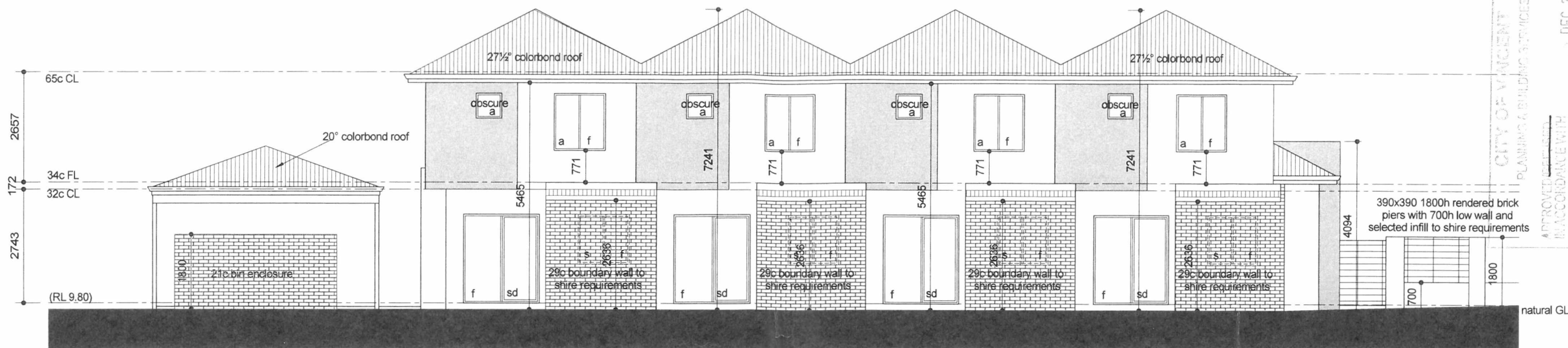


Elevation 2

elevations comprising of rendered brickwork, contrasting rendered brickwork, feature brickwork with 27 1/2° pitched colorbond roof.



Britannia Street Elevation



Elevation 3

elevations comprising of rendered brickwork, contrasting rendered brickwork, feature brickwork with 27½° pitched colorbond roof.



Elevation 4

elevations comprising of rendered brickwork, contrasting rendered brickwork, feature brickwork with 27½° pitched colorbond roof.



The Boulevard Elevation