

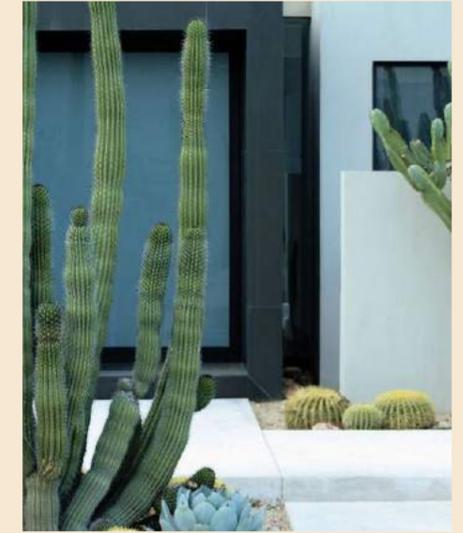
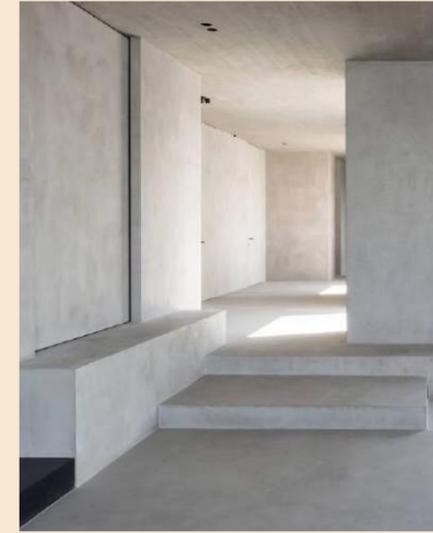
state of kin



Client Brief

58 Kalgoorlie Street, Mount Hawthorn

- + A contemporary family home within the suburb of Mount Hawthorn.
- + House should feel open, but provide a sanctuary with optimum privacy to the inhabitants within.
- + Natural light and ventilation with open plan and separated areas for living and sleeping quarters.
- + Client wanted to maximise the ceiling heights internally but retain a flat roof form.
- + Minimalist aesthetic which also draws inspiration from the families' European heritage and subtly references the heritage of surrounding area.
- + Longevity - a family home that will accomodate the growing, young family, that will endure as a timeless, sophisticated and unique.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Site + Context

- + 625m² Block with an existing residence.
- + Existing residence has no heritage significance.
- + Kalgoorlie St is not encapsulated in a heritage retention zone
- + Current Street typology is extremely varied
- + Site is located on an East/West axis.
- + There is approx at 600-700mm drop in levels from the front of the site to the rear.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Kalgoorlie St (East)



Neighbouring Residence
90s build

Existing Residence
Non-heritage Bungalow
(heavily renovated)

Neighbouring Residence
90s build

Kalgoorlie St (West)



Neighbouring Residence - Across the road
00's build

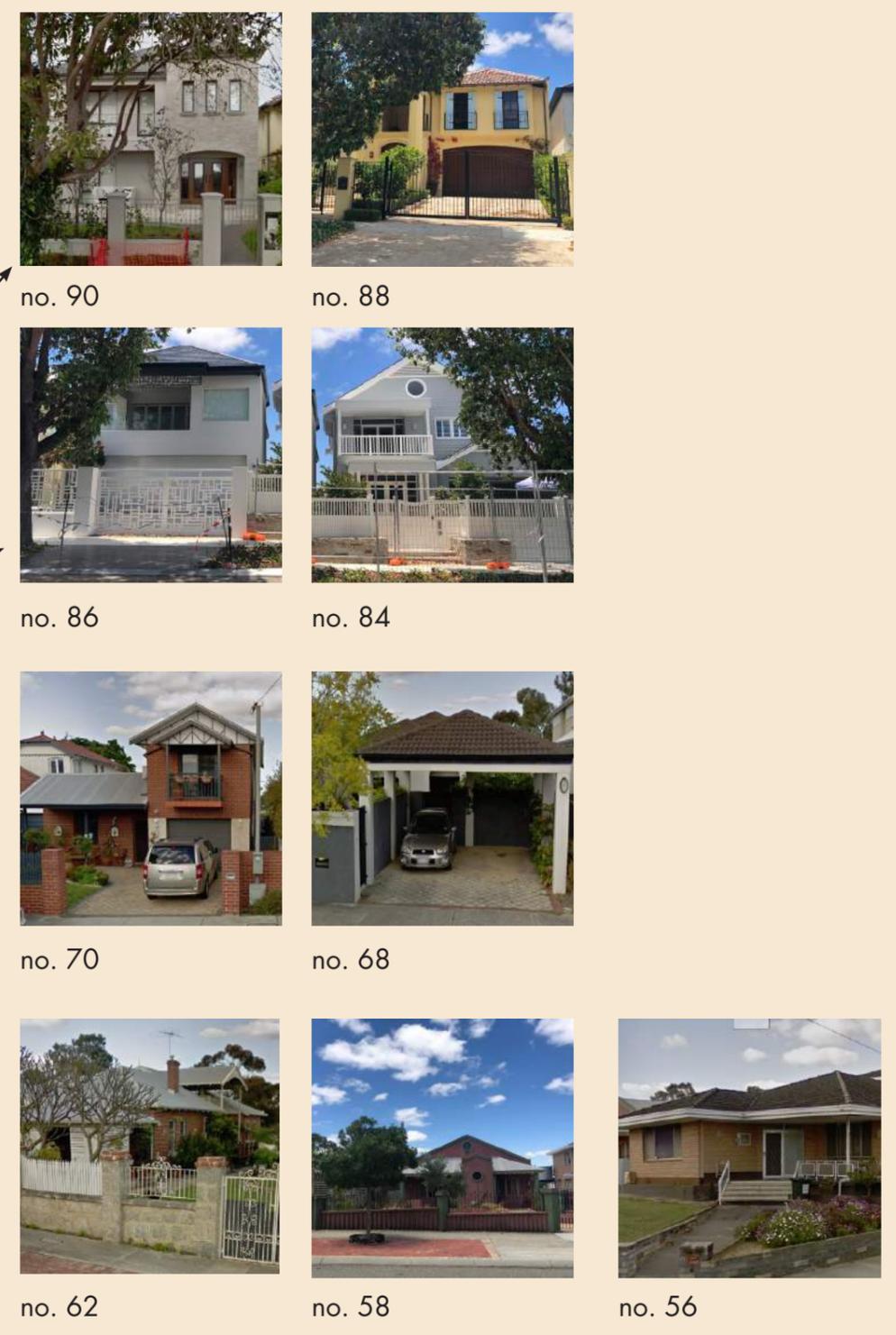
Brief

Site + Context

Design Rational
+ Process

Design Solutions

- 90s + 00s Builds
- 70s + 80s Builds
- Potential heritage significance
- Renovated or altered



Vacant Lot/
New Build

no. 87 + 89



no. 65



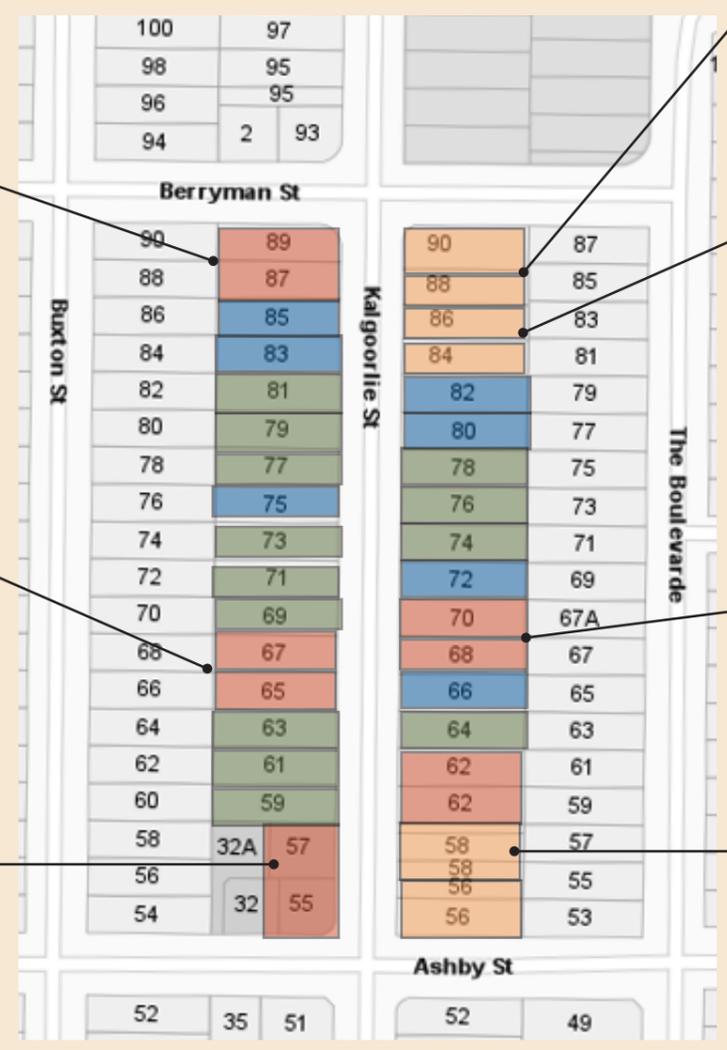
no. 67



no. 57



no. 55



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Preliminary Interior 3DS



View of feature spiral stair case



View towards circular skylight

Brief

Site + Context

Design Rational
+ Process

Design Solutions

Preliminary Interior 3DS



Master bedroom ensuite



View towards sunken lounge and kitchen

Brief

Site + Context

Design Rational
+ Process

Design Solutions

Elevation Study

+ Influence for the elevation was inspired by the clients European heritage, and also the strong European influence in the area.

+ Use of white render to facade and fence - consistent colour throughout with varying textures to introduce depth, interest and detail to the facade.

+ Inspired by the circular windows, curves in fences and use of detailed columns within the area.

+ Extensive use of brick corbelling throughout the area, guided the jali-style treatment to the front of the house.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Design Principle 1 - Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

+ No consistent streetscape “character” on Kalgoorlie Street that could be referenced as context. This street, indeed the neighbourhood is a melting pot of structural styles and build eras. However as previously discussed, we have still used many elements within the area as points of reference.

+ We are proposing an innovative and contemporary residence, that can provide an example of a high-quality, architecturally designed home for the future development of the Mount Hawthorn area.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Design Principle 1 - Context



Brief

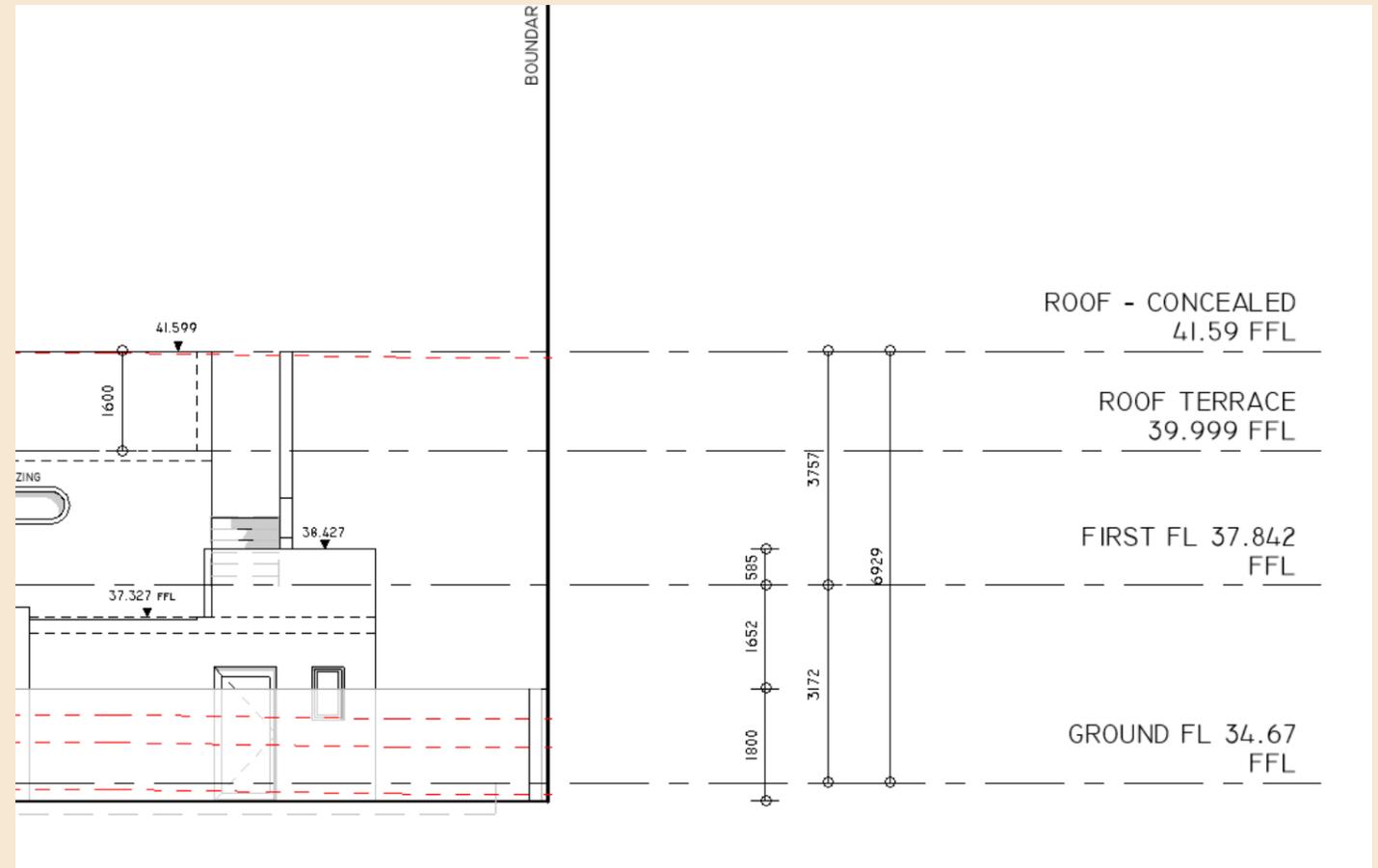
Site + Context

Design Rational
+ Process

Design Solutions

Design Principle 2 - Scale

- + It is a double storey home, with a flat roof form that will have a smaller streetscape presence, overall height + footprint than several existing residences in the street and surrounding area.
- + The building sits at a maximum building height of 7.07m above NGL (34.52 - 41.590 TOW) - this has been amended since the last drawing submission to council.
- + Proposed design is also compliant with the required street setback.



Brief

Site + Context

Design Rational
+ Process

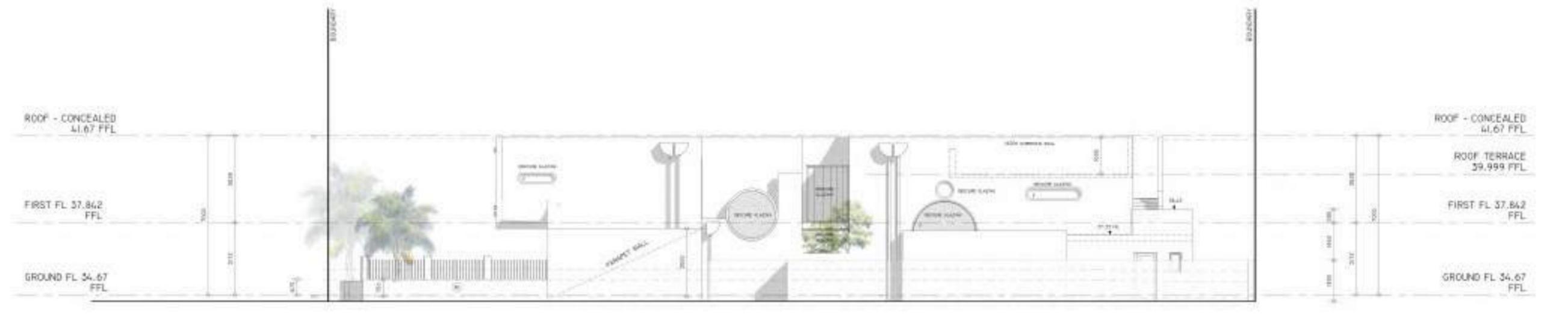
Design Solutions

Design Principle 2 - Scale

- + We are seeking Deemed to comply for the Southern Elevation w/ regards to Lot Boundary setbacks.
- + The southern boundary has been heavily articulated, and features significant height variation, in keeping with Design Principle 3.1.
- + Apertures and features have designed as points of interest to ensure visual amenity to the southern neighbour.
- + The proposal meets council overshadowing and overlooking requirements.
- + The proposed elevation backs on the southern neighbours driveway, and not a living space/habitable area.



Southern Boundary, View from neighbours driveway



South Elevation

Design Principle 3 - Built Form

+ Several contemporary residences within the area that are of a similar minimalist nature in materiality with a 'flat roof' form.



2 Fairfield Rd



12B Kalgoorlie St



166b Anzac Rd



58 Britannia Rd

Brief

Site + Context

Design Rational
+ Process

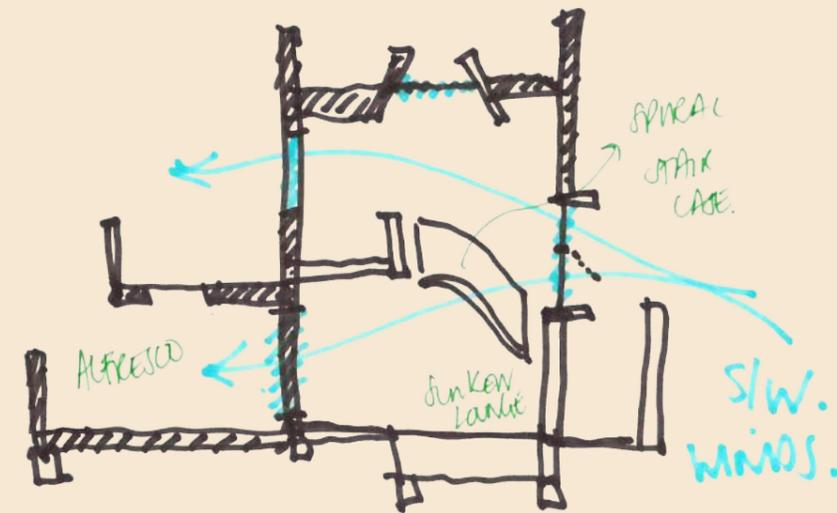
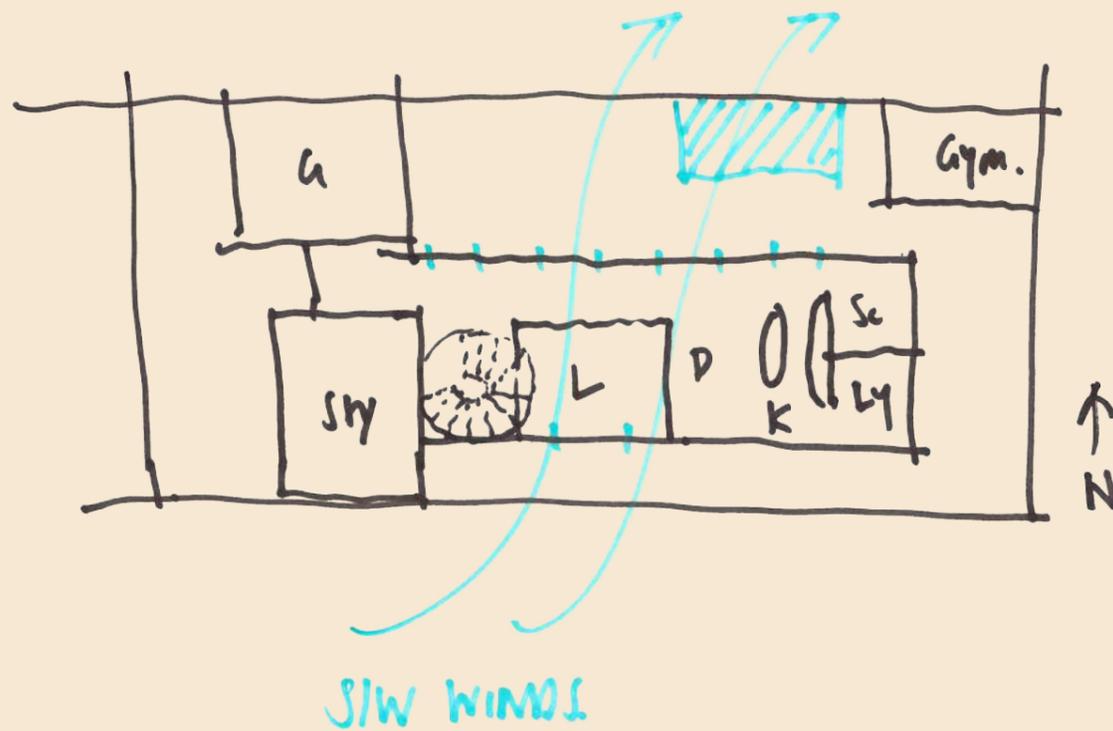
Design Solutions

Design Principle 4 - Density

+ There is no subdivision, the clients will be retaining the integrity of the property - keeping with existing density of neighbouring properties.

Design Principle 5 - Resource, Energy & Water Efficiency

- + Passive Solar practices have been integrated through the orientation and layout of the design
- + Western-facing apertures are reduced and shaded
- + Opening/windows to the east are minimal
- + Minimal south-facing windows
- + All open plan living, alfresco and other 'habitable' spaces are orientation to North
- + Building Mass is located close to the southern boundary to maximise the sunny, north-facing outdoor living areas.
- + Narrow, elongated format of the building will facilitate passive cooling
- + Proposed light colour building and roofing materials are effective at preventing heat build up.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Design Principle 6 - Landscape

- + Landscaping has been integrated heavily within the design of the home, and be contiued to be developed with a Landscape consultant pending DA approval.
- + Within the front landscaping, we have included heavy planting with sculptural forms within the front fence element. It comprises of raised garden beds, large established trees and permeable screening.
- + Street front location of landscaping softens the building form, and provides amenity to the street.
- + All large trees have been nominated from the CoV planting guidlines with the intetion of meeting their canopy requirements.
- + Planting throughout will be a "waterwise" garden with succulents, native plants, and raised garden beds.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Design Principle 7 - Amenity

- + We are confident that this residential proposal is a positive contribution to the amenity of its immediate neighbours and community.
- + As previously mentioned throughout this presentation, the scale, bulk, massing, and materiality are within council requirements and are suitable within the existing street amenity.
- + There is no adverse effect on the residential amenity - noise, overlooking, loss of privacy and overshadowing are all within council requirements.
- + There is no proposal for an over developed site. The integrity of the site is being maintained, as the client does not wish to subdivide the block.
- + The character of the neighbourhood is not at risk as there is no consistent streetscape character, and within the area there are already other examples of contemporary homes.
- + The proposed development is not over bearing or out of character in terms of appearance. It meets council height requirements, and in terms of scale is relative to neighbouring properties. As previously noted, in comparison to existing new builds on the street, the proposed design is much smaller in footprint and bulk.



Brief

Site + Context

Design Rational
+ Process

Design Solutions

Design Principle 8 - Safety + Security

- + Safety and security has been integrated heavily within the design - being a key emphasis from the clients initial brief.
- + Client brief of an open plan lifestyle that had internal and external connectivity, which is also private and secure.
- + Visibility to the street for passive surveillance through perforated brick work in the upper floor, and large window on the Ground Fl study.



Cloister House, Floreat



Barnet St, North Perth



Doll House, North Perth



Fairfield Rd, Mt Hawthorn

Design Principle 9 - Social Dimensions + Housing Affordability

- + It has been designed for one young family but has the provision to suit the desired future community in the area.
- + The development is not out of context in terms of scale, economic or social paramets for the area.

Design Principle 10 - Aesthetics

- + Aesthetically, the proposed house is contemporary yet eludes and references the area
- + Taken details from the surrounding pre-war character, art deco style, 'European' Post-war homes and 1980's era 'modern' houses within the area.
- + The proposed house also reinterprets the existing property, and plays homage through circular and curved shapes, reminiscent of the existing circular windows.

Brief

Site + Context

Design Rational
+ Process

Design Solutions

INTRO: Hi, we are from State of Kin, presenting you with our concept for a single residential home at 58 Kalgoorlie Street, Mount Hawthorn. This concept has been driven by the client's passion for design and their desire for their home to be a curated, tailored composition that reflects their family, their lifestyle and their aesthetic. The client has an educated understanding of architecture, building and design and this has been translated to every facet of this concept.

SLIDE 1 – Client Brief

Longevity, privacy and functionality were key factors to the brief. Our clients were very much driven by the idea that this is the home that their children will be raised in, that it should hold a sense of place and that it needed to be curated to suit the specific lifestyle and movements of their family, not just now but for many years. They want to establish themselves within this community and wish for their home to add value, integrity and excellence to the area, building a sense of place not just for themselves but the community as well.

Aesthetically the brief was timeless, minimalist, bright, clean and joyful. We wanted to acknowledge our clients European heritage and the heritage of the Mt Hawthorn area but in a contemporary, sleek, understated, polished way. The aesthetic and functionality were to work together to create a home that expressed the vibrancy of it's occupants.

SLIDE 2 – Site + Context (Design Principle 1)

The site is a 625m² Block with an existing house - this is an old home that has been renovated heavily and holds no original heritage or character features of note.

The clients specifically selected this site after researching considerably. This site was ideal for many reasons – the community of Mount Hawthorn is a hub for young professional families, due to the proximity to schools, the city, the bustling café strip and other amenities. It was also ideal in that it is not encapsulated within a heritage retention zone and that the existing streetscape presents a very mixed typology of residences.

The street and surrounding area features housing across a broad array of architectural eras ranging from federation-period, art deco, fibro-cottages California bungalows – many of which are now heavily renovated, and quite a number of 'new builds' from the 1980's to today. It is an evolving neighbourhood that presents an opportunity to both relish in the heritage and history of the area or create something new. In this case, the building currently on the site has been so heavily renovated in the late 1990's that any historical value is eradicated.

Item 9.1.7b – City of Vincent Planning, Building & Heritage Policy Manual (Mount Hawthorn Precinct Policy) States the following objectives:

1. To ensure that the prevailing residential character of the area is protected and that the form and scale of new development does not adversely impact the streetscape.
2. To encourage the development of a range of housing types within the precinct, offering variety in built form and typology and to facilitate housing affordability, sustainable design, diversity and choice.
3. To manage residential development in a way that recognizes the needs of innovative design and contemporary lifestyles.

SLIDE 3 – Site + Context (Street Elevation Images) (Design Principle 1)

Our clients selected this site and not a site featuring a distinctly character home, so that they could develop a new build. We did, in fact explore the notion of restoring the existing home and extending it, but after studying the home carefully we identified such extensive dilapidation that this was deemed an unfeasible course of action.

The ratio of newer-to-older residences on Kalgoorlie St is actually over 50% currently, with a large proportion of these 'newer builds' heralding from 1990's-early 2000's and exhibiting very little architectural value or streetscape amenity. The proposal is going to contribute to the streetscape and integrity of the neighbourhood far more significantly than the existing site conditions, and far more positively than many of the other non-character homes nearby. Rather than mimicking a character home in style or form, we are introducing a contemporary form that acknowledges and enhances its value through juxtaposition.

SLIDE 4 – Design Rational + Process (Sketch Design)

To commence ideation, we worked through the functionality of the home in exquisite detail with the Kyron family, who had put a lot of careful thought into their requirements. Correlating these desires with technical consideration such as orientation and conditions of the site, we established the ideal footprint and flow of the home.

From here we massaged the form and mass of the design in elevation and 3D to basic white model stages and explored how this home would be expressed visually, both internally and externally.

We referenced commonly used traditional European forms and finishes: arches, domes, spiral staircases, white cement render and natural stone but reimaged these in a sleek, innovative arrangement to meet the brief. These subtle inferences to more traditional architectural features are familiar and comfortable whilst being integrated into a very modern composition, they soften what could be a very recto-linear, severe appearance into something more organic and approachable.

SLIDE 5 – Design Rational + Process (Elevation Study)

In relation to the design of the streetfront elevation, early into ideation we deemed that a flat roof form was desirable and preferred as a contemporary shape and is not unusual in the area.

The flat roof form allows the overall 2-storey building height to be very similar to the overall height of the existing single-storey building at the top of the roof pitch and comparative to the heights of neighbouring buildings.

We undertook a study of the area and recognized that clean, white rendered facades are prevalent in both older and newer houses, that circular windows and curved walls are seen repeatedly and that intricate brick corbelling details are seen commonly on many character facades in the area.

We utilized these elements throughout the home, but specifically to add articulation and depth to the façade. We cantilevered the upper floor and made the form of the upper floor more fluid and organic with the addition of curved and chamfered edge profiles. We utilized extruded and hit-and-miss brick detailing

over the upper floor window which achieves privacy as well as visual interest. We referenced common pillar and column details with cylindrical forms in the fence design.

SLIDE 6 – Design Principle 1 – Context

Again to emphasize as previously stated – there is no consistent streetscape ‘character’.

As you can see again from the slides – within the one street, there is strong mixture of all types of housing styles. Styles range from both heritage Californian bungalows, through to 70s + 80s European builds. to much more contemporary styles from the 90s and 00’s.

Item 9.1.7b – City of Vincent Planning, Building & Heritage Policy Manual (Mount Hawthorn Precinct Policy) States the following objectives:

1. To ensure that the prevailing residential character of the area is protected and that the form and scale of new development does not adversely impact the streetscape.
2. To encourage the development of a range of housing types within the precinct, offering variety in built form and typology and to facilitate housing affordability, sustainable design, diversity and choice.
3. To manage residential development in a way that recognizes the needs of innovative design and contemporary lifestyles.

SLIDE 7 – Design Principle 1 – Context (Street Perspective)

Due to this varying streetscape, and what we have already discussed in terms of our local inspiration for the elevation façade, we feel that the house sits comfortably in context to the surrounding area.

It is a development that can pave the way for the area as an example of high-quality, architecturally designed, considered building as opposed to some of the surrounding newer developments which are of poor quality, dated materiality and ill-considered forms – that do not pay homage to the character of the area but also do not provide examples of good design adding value, interest or diversity to the streetscape or area.

SLIDE 8 – Design Principle 2 – Scale

In terms of scale, the house is a double story home with a flat roof form – it will have a smaller streetscape presence, overall height and footprint than several “new build” residences in the street. Two being directly across the road from the proposed site.

The building complies with front setback requirements, and currently sits at a maximum building height of 7.07m above NGL. This building height number has been amended and corrected since the last drawing submitted to council.

-

On the South elevation, we are seeking a deemed to comply for the Southern Elevation in regards to Lot Boundary setbacks.

The southern boundary wall has been heavily articulated and features significant height variations in keeping with Design Principle 3.1

Apertures and features have been further incorporated and designed as points of interest, to ensure visual amenity and interest to the southern neighbor.

Overshadowing and overlooking requirements have also been met to council standards.

It should also be noted that the elevation backs onto the southern neighbors driveway – and not a living space or outdoor habitable area.

SLIDE 8 – Design Principle 3 – Built Form

There are several contemporary residences nearby that are similarly minimalist in materiality and with 'flat roof' forms. Many of these are each far more obtrusive on the streetscape with much less landscaping to soften their impact, less integration of sustainability principles and less reference to the surrounding/existing character of the area.

Our proposal, whilst contemporary in style, and minimalist in materiality is very dynamic in its' form.

The curved elements featured across several faces and junctions of the façade create a fluid, organic silhouette that will play with light and shadow and help in articulating the façade.

SLIDE 9 – Design Principle 4 –

In terms of density, the proposed residence, is in keeping with the existing density of the area – single to double story residential homes.

As mentioned before – There was opportunity to subdivide this property and create 2x smaller dwellings on the plot, however the owners have instead retained the integrity of the property and are proposing a single residential development that is in keeping with neighbouring properties.

Density Design Principle 5 – Resource, Energy & Water Efficiency

Passive Solar practices have been integrated through the orientation and layout of the design

- + Western-facing apertures are reduced and shaded
- + Opening/windows to the east are minimal
- + Minimal south-facing windows, and are non existent to living and sleeping areas.
- + All open plan living, alfresco and other 'habitable' spaces are orientation to North
- + Building Mass is located close to the southern boundary to maximise the sunny, north-facing outdoor living areas.
- + Narrow, elongated format of the building will facilitate passive cooling
- + Proposed light colour building and roofing materials are effective at preventing heat build up.

SLIDE 10 – Design Principle 6 - Landscaping

+ Landscaping has been integrated heavily within the design of the home, with the intention of meeting the CoV requirement for canopy and deep soil zones. (Policy 7.1.1 Clause 5.14)

+ Within the front landscaping, we have included heavy planting with sculptural forms within the front fence element. It comprises of raised garden beds, large established trees and permeable screening. This considered arrangement of street front landscaping softens the building form, and provides amenity to the street. (Design Principle P1.7.1, P1.7.3)

+ Planting throughout will be a “waterwise” garden with succulents, native plants, and raised garden beds.

+ A landscape consultant will be engaged to ensure suitable, compliant planting is achieved pending DA approval of the development.

SLIDE 11 – Design Principle 7 – Amenity

+ We are confident that this residential proposal is a positive contribution to the amenity of its immediate neighbours and community.

+ As previously mentioned throughout this presentation, the scale, bulk, massing, and materiality are within council requirements and are suitable within the existing street amenity.

+ There is no adverse effect on the residential amenity - noise, overlooking, loss of privacy and overshadowing are all within council requirements.

+ There is no proposal for an over developed site. The integrity of the site is being maintained, as the client does not wish to subdivide the block.

+ The character of the neighbourhood is not at risk as there is no consistent streetscape character, and within the area there are already other examples of contemporary homes.

+ The proposed development is not over bearing or out of character in terms of appearance. It meets council height requirements, and in terms of scale is relative to neighbouring properties. As previously noted, in comparison to existing new builds on the street, the proposed design is much smaller in footprint and bulk.

As per P1.1.5 The City may approve development which exceeds the maximum height if the development addresses Design Principles P1.1.1 – P1.1.4.

P1.1.1 Height is compliant to R-Codes, it is in keeping with adjacent buildings and poses no negative impact on neighbouring sites.

P1.1.2 Design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape have been integrated as described above.

P1.1.3 The concept has worked closely with the existing NGL to reduce need for infill or excavation.

P1.1.4 There are no overshadowing or overlooking concerns associated with this development.

SLIDE 11 – Design Principle 8 – Security

Safety and Security has been integrated heavily within the design of this home.

The client desired a very open-plan lifestyle that connected internal and external spaces for maximised outdoor living use, whilst also maintaining a very tranquil, private and secure home that provides sanctuary for this young family.

Through orientation of the main living spaces and bedrooms to the centre of the home facing North, these rooms were given large apertures to the central open space without having to interact with the street.

There is visibility to the street for passive surveillance through the perforated brickwork in the upper floor, from the large window in the study on the ground floor and from the upstairs terrace – accessible from the Master Bedroom. Perforated brickwork (with fixed glazing concealed within) allows visual permeation from inside to outside but limits visibility to the interior from the street level and surrounds.

The front garden area is screened off by the sculptural front fence – one vehicular entry point and one pedestrian entry point are screened by lockable gates that clearly define the private space but indicate the path of entry.

Design Principle 9 – Social Dimensions + Housing Affordability

This development is specifically designed for one young family but will be well suited to the provision of housing to suit the desired future community in this area. With the social context of this property's proximity to the city, several well-regarded schools and other desirable amenities, the projected future residents of this neighbourhood are young families and young professionals intending to reside in the area for long-term periods.

SLIDE 13 – Design Principle 10 – Aesthetics

The composition of the proposed development clearly indicates from street perspective that this is a single residential home, with double garage, central entry portal and general layout.

The minimalist white finish is given the impression of variation through the use of curves, with light and shadow playing on these surfaces with movement of the sun throughout the day. The perforated and protruding brick detail will further add to this layering of depth, shadow and sense of movement. The simplicity of the materiality allows the intricate and interesting form to shine in an understated, elegant and dexterous manner.

This integration of curved forms in the fenceline and building façade is a subtle reference to the arched and curved details seen throughout the surrounding area.

The existing house on the site features circular windows which have been reinterpreted in the new design as a nod to the history of the property.

IN CLOSING

This proposal is not out of context with the area, it does not alter the existing density of development on the site, it holds no negative impact on neighbouring properties in terms of bulk, scale, overlooking, overshadowing or amenity.

The aesthetic of the proposal is considered, understanding and deferential to the personality, history and charisma of the street and Mount Hawthorn locality.

This development is an example of the quality and integrity that should be sought after in new developments within this urban fabric and held as a beacon of design for enriching the future character of the area.

The owners of 58 Kalgoorlie Street purchased the property with the knowledge that the existing house featured on the lot may have once been considered a character home but in its current iteration it has been remodelled and altered to such a degree that no character details are recognisable nor is this a character home of heritage value to the surrounding area.

Had the existing structure retained any heritage of character detail, this would have been held with high esteem and preserved by both the owner and designers involved in this proposal. However, upon study of the house, it is clear to see that any character detail of value has been removed or severely compromised, and therefore any character status associated with the property should be withdrawn.

The immediate area surrounding this property consists of a wide ranging variety of architectural style and time period. With some well-kept character and federation homes nearby, there are also several 1950's housing commission homes in poor condition as well as many post-war 'european style' developments and many 'contemporary' developments from the past 10-20years – all of which contribute to what has been referred to as a 'cosmopolitan' neighbourhood identity.

Policy 7.1.1 suggests that:

"Good design responds intelligently and sensitively to these factors rather than replication existing feature and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood"

"Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place"

"In assessing design quality, consideration of aesthetics should not be limited to style and appearance, it should also account for design integrity, CREATIVITY, conceptual coherence and cultural relevance in a proposal."

As per Policy 7.6.1 – acceptable new development 'does not imitate, replicate or mimic historical architectural styles'.

There is no consistent streetscape 'character' with which a new development can purport to observe in this particular locale. In saying this, we have referenced several elements from the existing home and surrounding buildings nearby within the proposed design.

For example, strong consideration has been given to the materiality of the design, particularly the façade. We are using heavily textured render seen frequently on facades of older pre-war homes as well as on the existing site. We are also using painted brickwork, seen in a variety of architectural styles across the area.

In relation to the form of the structure, it is a clean, simplistic silhouette, and as a contemporary structure is not dissimilar in bulk and scale to nearby double storey developments.

We have referenced the arched and curved details seen as details seen on pre-war character homes, art deco style structures and the more European post-war homes all nearby through integration of curved forms in the fenceline and façade.

The existing house on the site features circular windows which have been reinterpreted in the new design as a nod to the history of the property.

The proposed development at 58 Kalgoorlie Street has been designed to reference detailed elements and features seen prominently across the neighbourhood in order to tie the building in with the surrounding area.

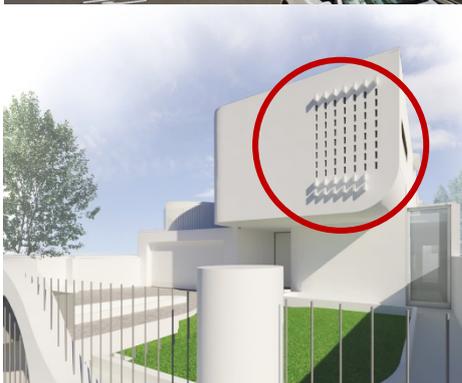
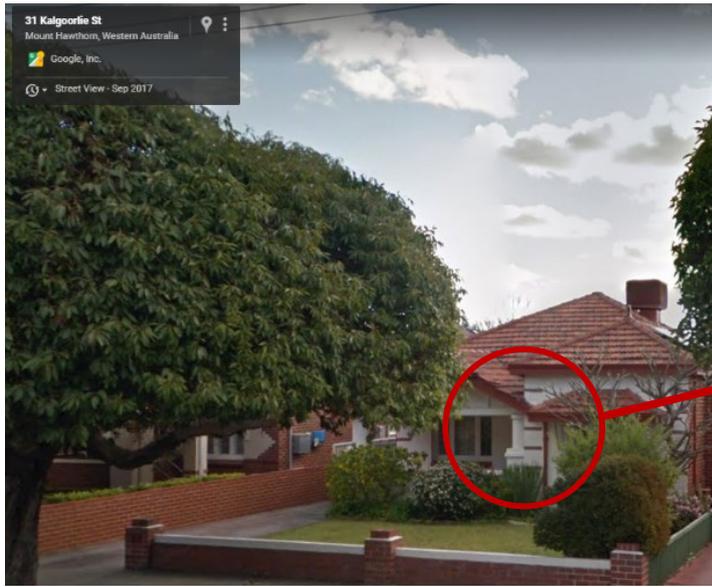
We have extracted some of these references below for your review.

Study of surrounding: EXAMPLES OF DETAILS REFERENCING NEARBY POST-WAR EUROPEAN STYLE AND 1950'S HOUSING.

Use of white render to façade and fence – consistent colour throughout but varying textures to introduce depth, interest and detail to façade.



Use of brick corbelling techniques to introduce depth, interest and detail to façade.



Use of curved and arched forms.



CHAPEL ON KALGOORLIE STREET: As a prominent heritage/character structure on the street, we have subtly referenced this building within the concept proposed.

Brick Corbelling details for depth: used on façade surrounding the master bathroom window

Variation in texture but all-white colour: note the varied texture-coat render finishes proposed across both building and front fence (very rough tyrolean texture to venetian plaster finish)

Circular windows: note several proposed circular clerestory windows to multiple facades

Columns: note the piers featured in the proposed fence detail referencing columns to the façade of the existing home.



EXISTING HOME: As a nod to the history of the site, we have subtly referenced the existing building within the concept proposed.

Variation in texture: note the varied texture-coat render finishes proposed across both building and front fence (very rough tyrolean texture to smooth render finish)

Circular windows: note several proposed circular clerestory windows to multiple facades

Columns: note the piers featured in the proposed fence detail referencing cylindrical columns to the façade of the existing home.



After receiving the Request for Additional Information from CoV, we have made further alterations to the design and can now state that the following are true:

There are no variations sought with relation to 5.2.1 Street Setbacks.

There are no variations sought with relation to 5.10 Street Walls and Fences.

There are no variations sought with relation to 5.14 Landscaping. (N/A)

There are no variations sought with relation to 5.2.5 Sightlines.

There are no variations sought with relation to 5.3.7 Site Works.

There are no variations sought with relation to 5.3.8 Retaining Walls.

There are no variations sought with relation to 5.4.1 Visual Privacy.

There are no variations sought with relation to 5.4.2 Solar Access.

There are no variations sought with relation to 5.4.4 External Fixtures.

There are no major height variations sought in relation to clause 5.6 Building Heights for this development – there is a very small portion of a non-structural screening element on the rooftop that protrudes 500mm above the maximum height of 7m. This is a minor variation.

There are no major variations sought with relation to 5.3 Lot Boundary Setbacks – the only minor variation is to the Upper Floor on the Southern boundary is now shown at 1.5m (rather than the required 3.5m) which is a minor variation. In context of the narrow proportion of the property, this required 3.5m setback is prohibitive.