9.3 NO. 50 (LOT: 412 D/P: 415381) BARLEE STREET, MOUNT LAWLEY - PROPOSED SINGLE HOUSE

Ward: South

Attachments:

1. Consultation and Location Map
2. Development Plans
3. 3D Perspectives
4. Applicant's Written Justification
5. Superseded Advertised Plans
6. Detailed Streetscape Analysis

RECOMMENDATION:

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 Single House at No. 50 (Lot: 412; D/P: 415381) Barlee Street, Mount Lawley, in accordance with the plans in Attachment 2, for the following reasons:

1. **The proposed primary street setback does not satisfy the Local Housing Objective of Clause 5.2 of the City's Policy No. 7.1.1 - Built Form and the Design Principles of Clause 5.1.2 of State Planning Policy 7.3: Residential Design Codes – Volume 1. The setback of the building from Barlee Street would result in building mass that has not been mitigated due to the massing, materials and detailing of the building design. This appearance of building bulk and scale associated with the development would not contribute to, preserve or enhance the existing streetscape;**

2. **The proposed building height does not satisfy the Local Housing Objectives of Clause 5.6 of the City's Policy No. 7.1.1 – Built Form (P5.6.1, P5.6.2 and P5.6.5) and the Design Principle of Clause 5.1.6 of State Planning Policy 7.3: Residential Design Codes – Volume 1. The building height and overall building design would result in building bulk and scale that would have an adverse impact on, and is inconsistent with the existing streetscape;**

3. **As a consequence of the street setback, building height and building design (relating to massing, materials, detailing and roof form), the proposal:**

   3.1 **Would result in a bulk, scale and appearance that is not compatible with its setting in the Residential zone (Clause 67(m) of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*);**

   3.2 **Would detract from the amenity and character of the residential locality (Clause 67(n) of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and**

   3.3 **Would result in a scale and mass that is not respectful of the heritage listed place at No. 69 Barlee Street. Mount Lawley (Clause 5 of the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties); and**

4. **The proposed development would not provide for adequate landscaping on site and would not result in a high quality landscaping outcome (Clause 67(p) of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015)*.**

COUNCIL DECISION ITEM 9.3

Moved: Cr Topelberg, Seconded: Cr Hallett

That the recommendation be adopted.

CARRIED UNANIMOUSLY (9-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Loden, Cr Topelberg, Cr Smith and Cr Wallace

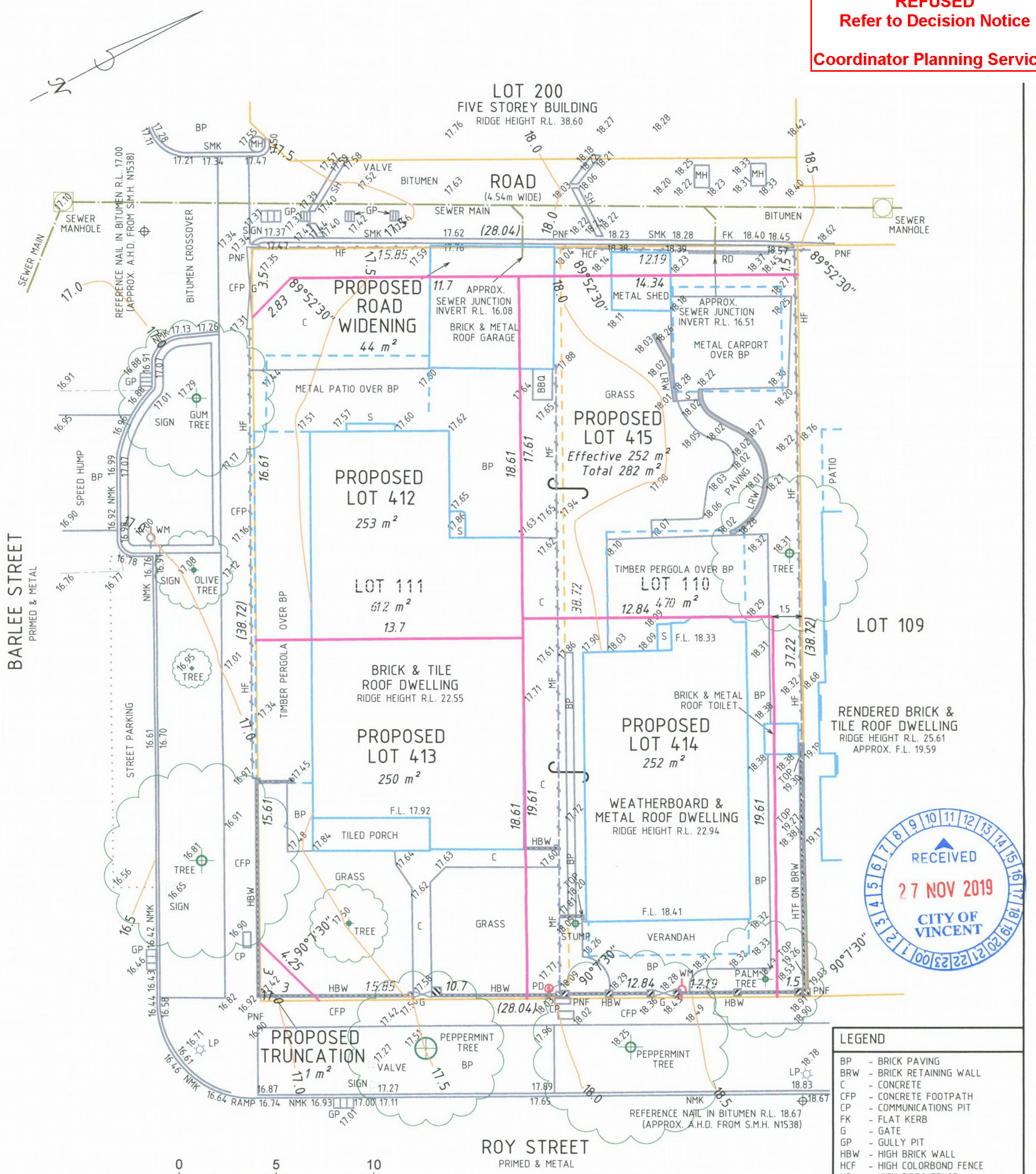
Against: Nil

CITY OF VINCENT
DA No. 5.2019.453.1

OMC 16 June 2020

REFUSED
Refer to Decision Notice

Coordinator Planning Services



0 5 10

Scalebar 1:200 @ A4

POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - PRIMED & METAL
KERB - SEMI & NON-MOUNTABLE
FOOTPATH - LOCATED
VIEWS - NONE
OVERHANGING TREES - LOCATED
OBVIOUS ENCROACHMENTS - NONE

DIAL 1100 BEFORE YOU DIG

LOT STATISTICS

ORIGINAL LOT 110 & 111 TOTAL AREA 1082 m²
R50 MINIMUM LOT SIZE 160 m²
R50 AVERAGE LOT SIZE 180 m²

PROPOSED LOT 412 - 253 m²
PROPOSED LOT 413 - 250 m²
PROPOSED LOT 414 - 252 m²
PROPOSED LOT 415 - 282 m²

PROPOSED MINIMUM LOT SIZE 250 m²
PROPOSED AVERAGE LOT SIZE 253 m²

REVISED PLAN 26/3/2018
TO COMPLY WITH WAPC TRUNCATION CONDITIONS

PROPOSED BOUNDARY
EXISTING BOUNDARY

NOTE : ALL BUILDINGS & STRUCTURES ON PROPOSED LOTS TO BE REMOVED.

LEGEND

BP	- BRICK PAVING
BRW	- BRICK RETAINING WALL
C	- CONCRETE
CFP	- CONCRETE FOOTPATH
CP	- COMMUNICATIONS PIT
FK	- FLAT KERB
G	- GATE
GP	- GULLY PIT
HBW	- HIGH BRICK WALL
HCF	- HIGH COLORBOND FENCE
HF	- HIGH FIBRO FENCE
HTF	- HIGH TIMBER FENCE
LP	- LIGHT POLE
LRW	- LIMESTONE RETAINING WALL
MF	- MEDIUM FIBRO FENCE
MH	- MANHOLE
PD	- POWER DOME
NMK	- NON-MOUNTABLE KERB
PNF	- PEG NOT FOUND
RD	- ROLLER DOOR
S	- STEPS
SH	- SPEED HUMP
SMK	- SEMI-MOUNTABLE KERB
WM	- WATER METER

PROPOSED SUBDIVISION OF LOTS 110 & 111
#3 & #5 ROY STREET, MOUNT LAWLEY

PLAN	: 692
C/T	: 1435-202 (Lot 110) & 53-54A (Lot 111)
AUTHORITY	: CITY OF VINCENT
TOTAL LOT AREA	: 1082 m² Orig.
SCALE	: 1 : 200 @ A3
SURVEY DATE	: 10-11-2017
JOB	: 15888

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.

DRAFTED BY	: GO
DATE	: 15-11-2017
CHECKED BY	: DKM

HEIGHT DATUM A.H.D.

LAND DEVELOPMENT
SURVEYING SOLUTIONS
-LICENSED SURVEYORS

PH: 9300 8137 MOB: 0419 117 617
PO BOX 324
JOONDALUP DC WA 6919
E-mail: admin@surveyingsolutionswa.com.au
Web: www.surveyingsolutionswa.com.au

CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA.
ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN.
SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS.
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

SITE ZONING	R50
TOTAL AREA OF SITE	253.78m²
AREA OF BUILDING	146.90m²
ROAD WIDENING/TRUNC.	22.55m²
SITE COVERAGE	59.98%
ALLOWABLE COVERAGE	60.00%

Colour and Material Schedule:

1. Slab/ Suspended Slab - Concrete
2. Roof Tiles - Cement/ Clay-Red
3. Outside Brick - Standard - Red
4. Windows/ Frames - Dbl Glazed - White

Photo Provided

Prelay

All plumbing, electrical, stormwater and irrigation conduits to be installed prior to pouring concrete or laying paving

Paving

Extent of paving shown indicative only; Paving to be confirmed prior to commencement of works

Termite treatment

Supply and install Termite rust management system as per BCA clause 3.13 and to comply with AS 3660.1-2014 & manufacturers specification

Stormwater

Soakwell location shown as a guide only & to be confirmed by contractor prior to commencement. Refer to floor plans for downpipe locations and ensure all downpipes are connected to soakwells

1500Ø x 1200 deep conc. soakwell with trafficable lid grate to be exposed

1500Ø x 1200 deep conc. soakwell

Stormwater Calculation

Impervious area 245.31m²
Rate 0.0125
Volume 245.31m² x 0.0125 = 3.066m³
1500Ø x 1200 deep conc. soakwell = 2.10m³
Total soakwell capacity 2 x 2.10m³ = 4.20m³

twinside retaining wall

shadow cast @ 12 noon 21st June shown hatched all falls mainly on road and verge

CITY OF VINCENT
DA No. 5.2019.453.1

OMC 16 June 2020

REFUSED
Refer to Decision Notice

Coordinator Planning Services

CITY OF VINCENT
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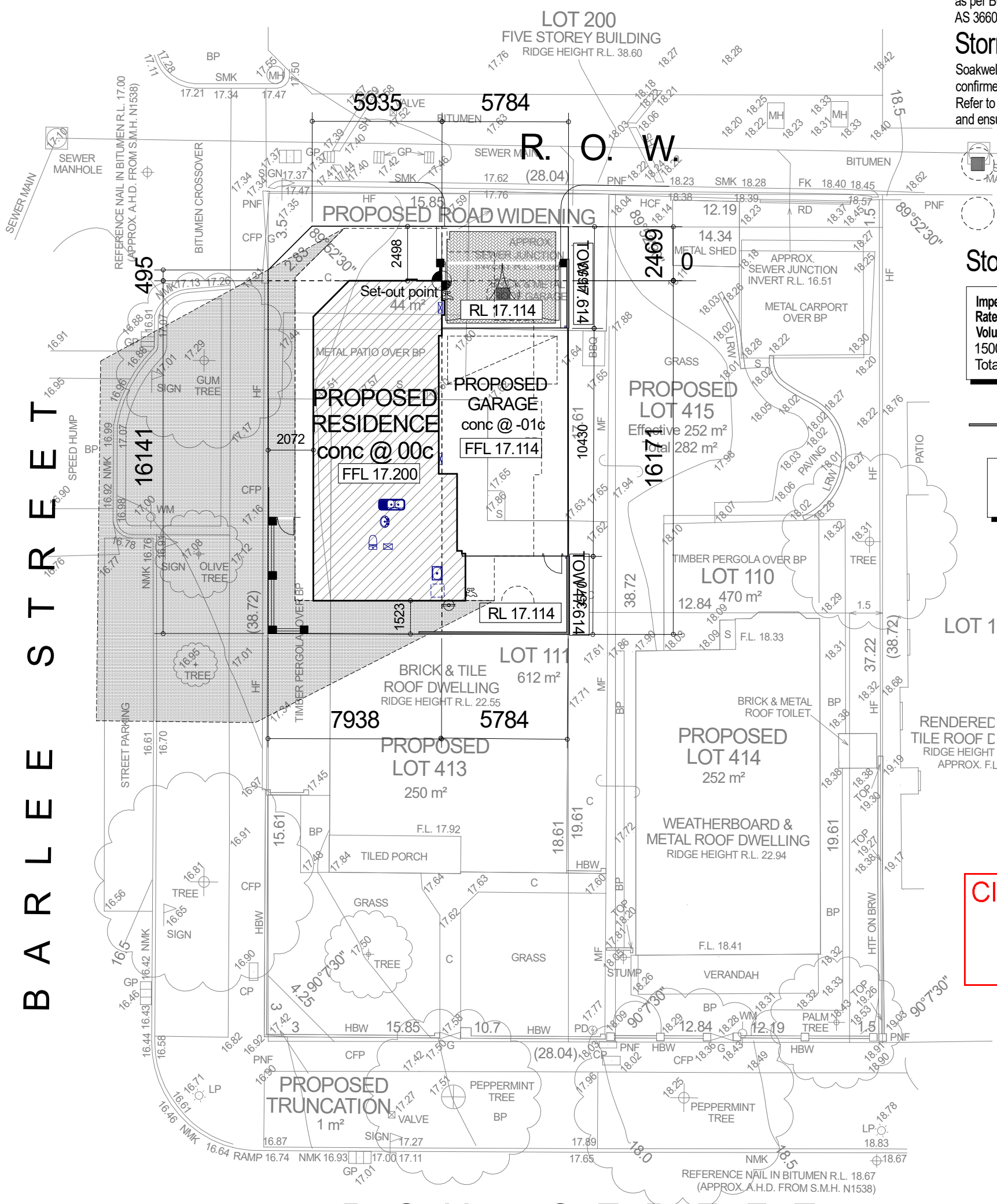
8 May 2020



Site Plan

Scale 1:200 @ A3

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client
NIKOLIC
site
Proposed Single Dwelling
Lot 412, Hn 50, Barlee St ,
MT LAWLEY

DATE: 17/04/2020

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS

JOB No. 18 - 894

SHEET No. A01 of 10

REV.	DATE:	DESCRIPTION:

CITY OF VINCENT
DA No. 5.2019.453.1

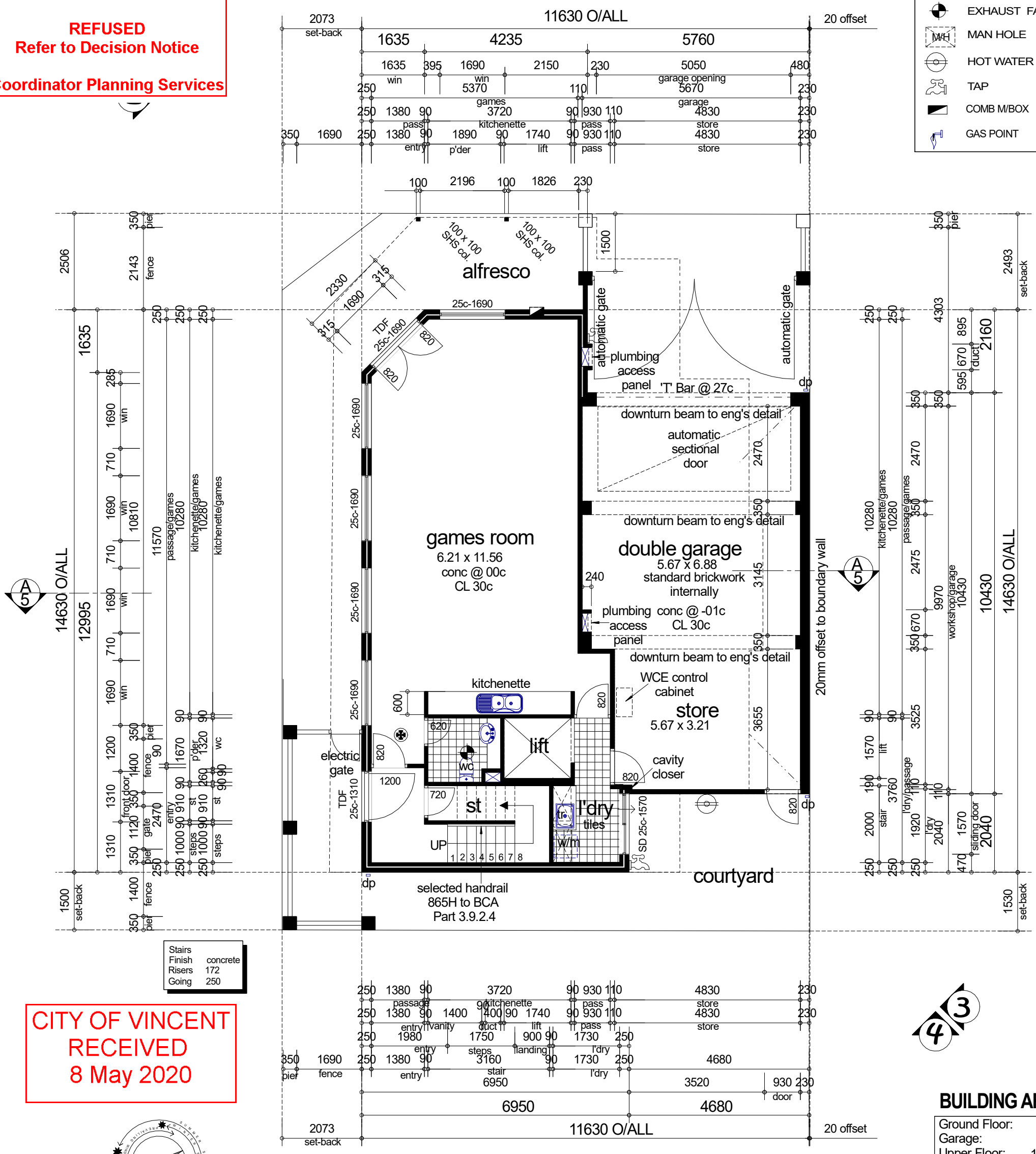
OMC 16 June 2020

REFUSED
Refer to Decision Notice

Coordinator Planning Services

SYMBOL LEGEND

- SMOKE DETECTOR
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB M/BOX
- GAS POINT



Stairs	
Finish	concrete
Risers	172
Going	250

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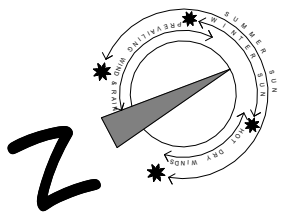
8 May 2020



Ground Floor Plan

Scale 1:100 @ A3

BUILDING AREA

Ground Floor:	88.67m²
Garage:	58.23m²
Upper Floor:	135.94m²
UF Balcony:	33.86m²
Loft Floor:	103.76m²
Loft Balcony:	12.75m²
Total Floor Area:	433.21m²
Perimeter (GF):	52.41lm
Roof Area:	189.52m²

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client
NIKOLIC
site
Proposed Single Dwelling
Lot 412, Hn 50, Barlee St ,
MT LAWLEY

DATE: 17/04/2020

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS

JOB No. 18 - 894

SHEET No. A02 of 10

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REFUSED
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Coordinator Planning Services

SYMBOL LEGEND

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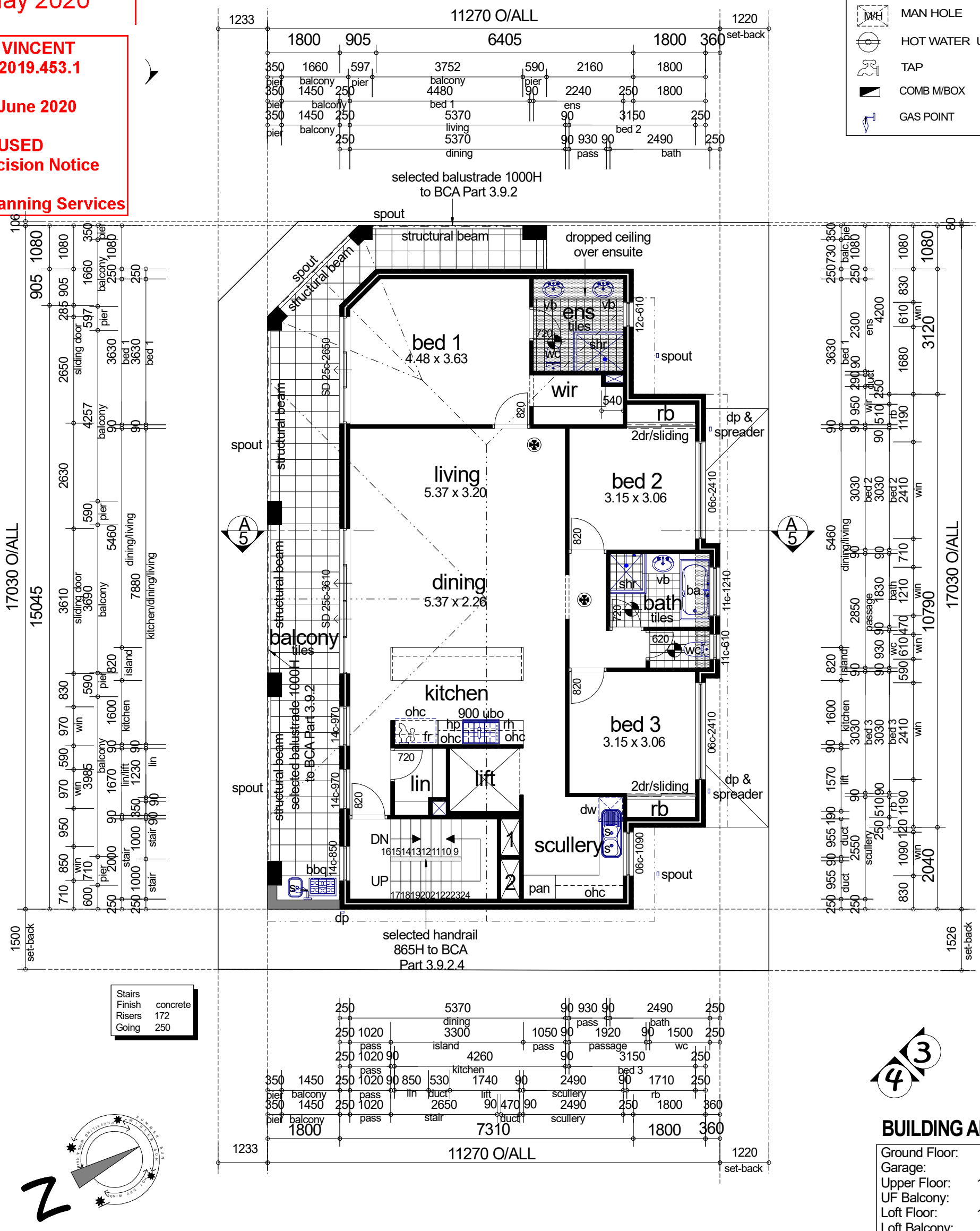
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB M/BOX
- GAS POINT



Stairs
Finish concrete
Risers 172
Going 250

BUILDING AREA

Ground Floor:	88.67m²
Garage:	58.23m²
Upper Floor:	135.94m²
UF Balcony:	33.86m²
Loft Floor:	103.76m²
Loft Balcony:	12.75m²
Total Floor Area:	433.21m²
Perimeter (UF):	49.84lm
Roof Area:	189.52m²

Upper Floor Plan

Scale 1:100 @ A3

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client
NIKOLIC
site
Proposed Single Dwelling
Lot 412, Hn 50, Barlee St ,
MT LAWLEY

DATE: 17/04/2020

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS

JOB No. 18 - 894

SHEET No. A03 of 10

REV.	DATE:	DESCRIPTION:

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SYMBOL LEGEND

- SMOKE DETECTOR
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB M/BOX
- GAS POINT

CITY OF VINCENT
DA No. 5.2019.453.1

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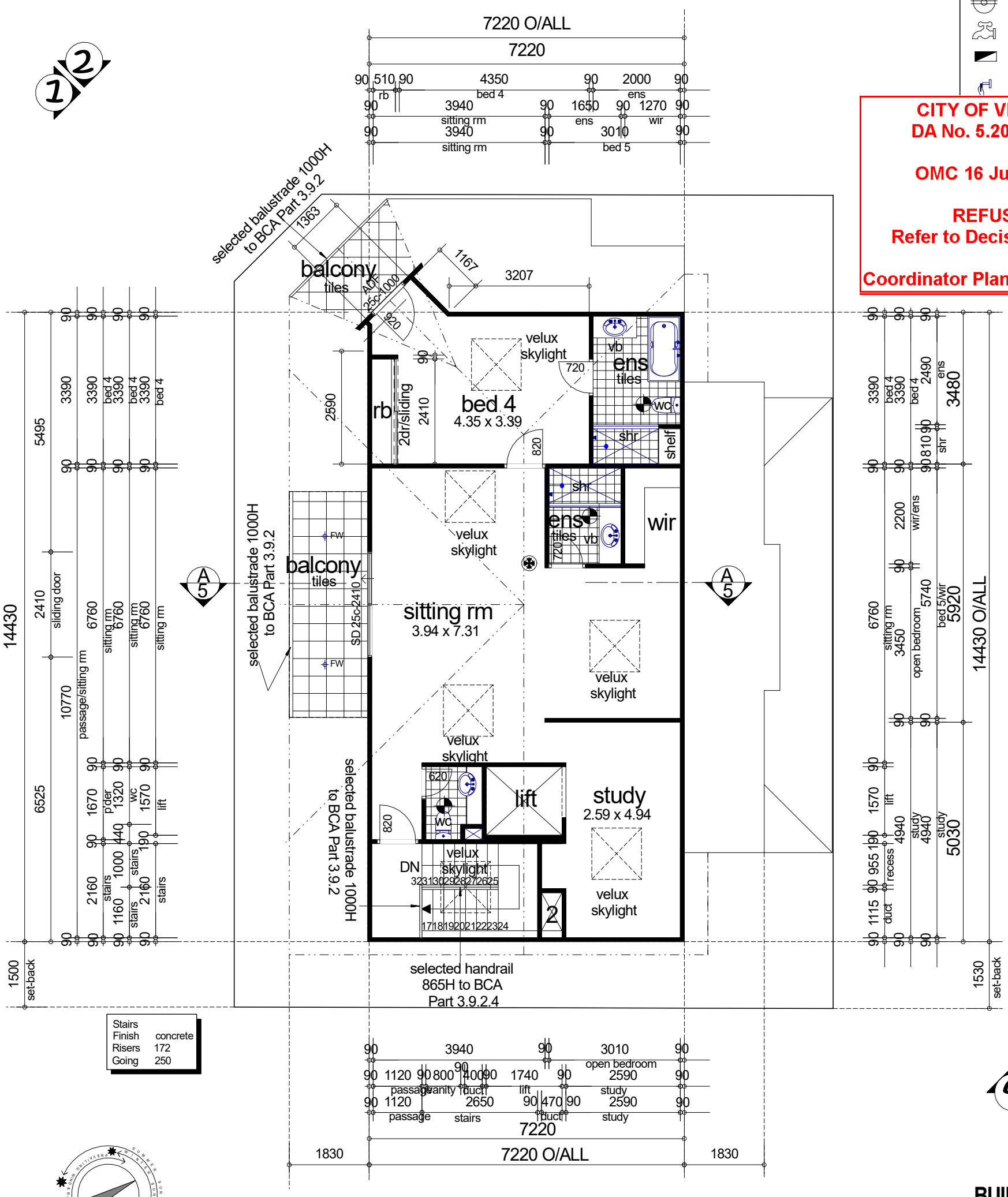

Stairs
Finish concrete
Risers 172
Going 250

BUILDING AREA

Ground Floor:	88.67m²
Garage:	58.23m²
Upper Floor:	135.94m²
UF Balcony:	33.86m²
Loft Floor:	103.76m²
Loft Balcony:	12.75m²
Total Floor Area:	433.21m²
Perimeter (GF):	43.87lm
Roof Area:	189.52m²

Loft Floor Plan

Scale 1:100 @ A3

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client
NIKOLIC
site
Proposed Single Dwelling
Lot 412, Hn 50, Barlee St ,
MT LAWLEY

DATE: 17/04/2020

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS

JOB No. 18 - 894

SHEET No. A04 of 10

REV.	DATE:	DESCRIPTION:

CITY OF VINCENT
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DA No. 5.2019.453.1

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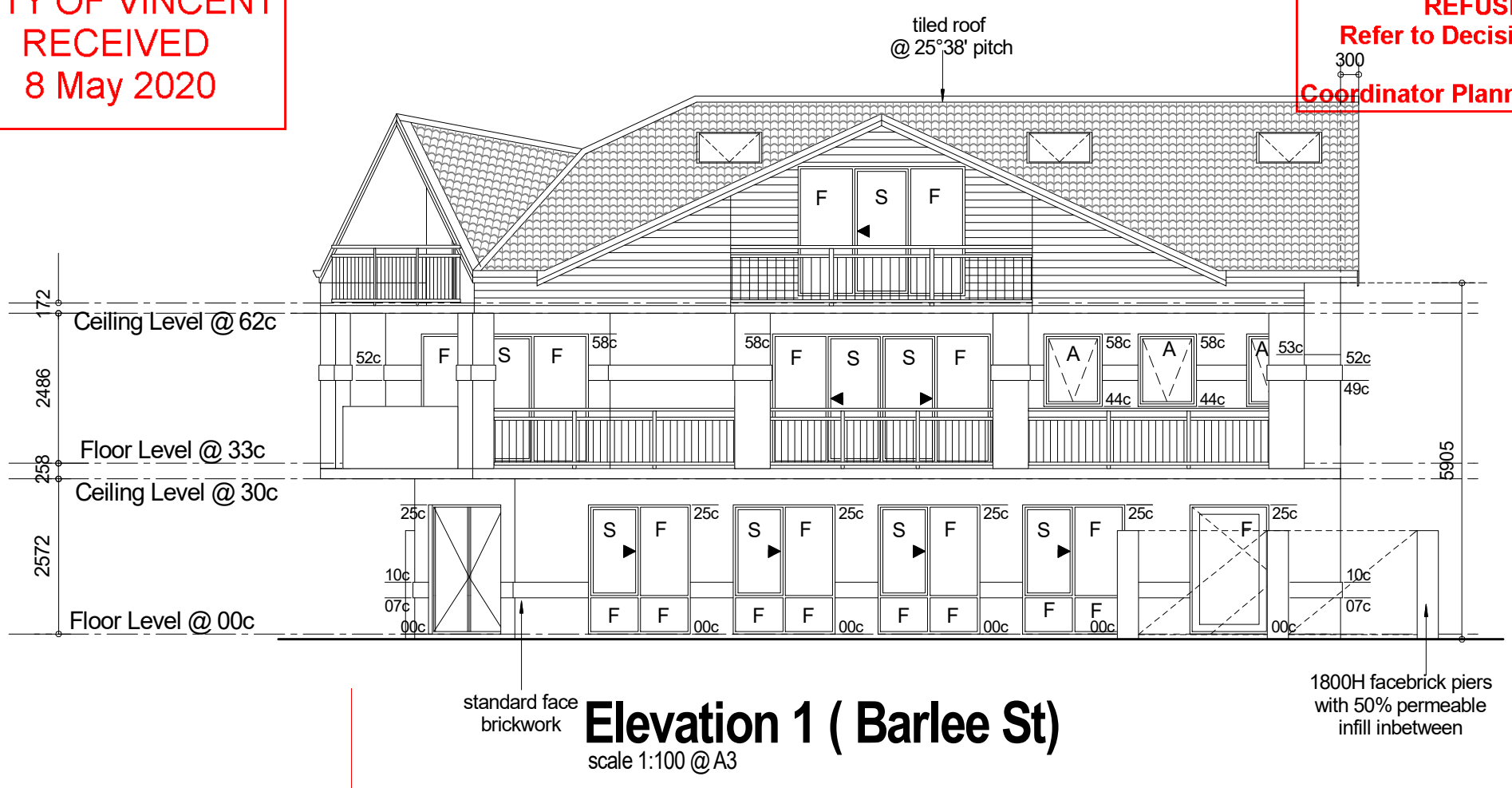
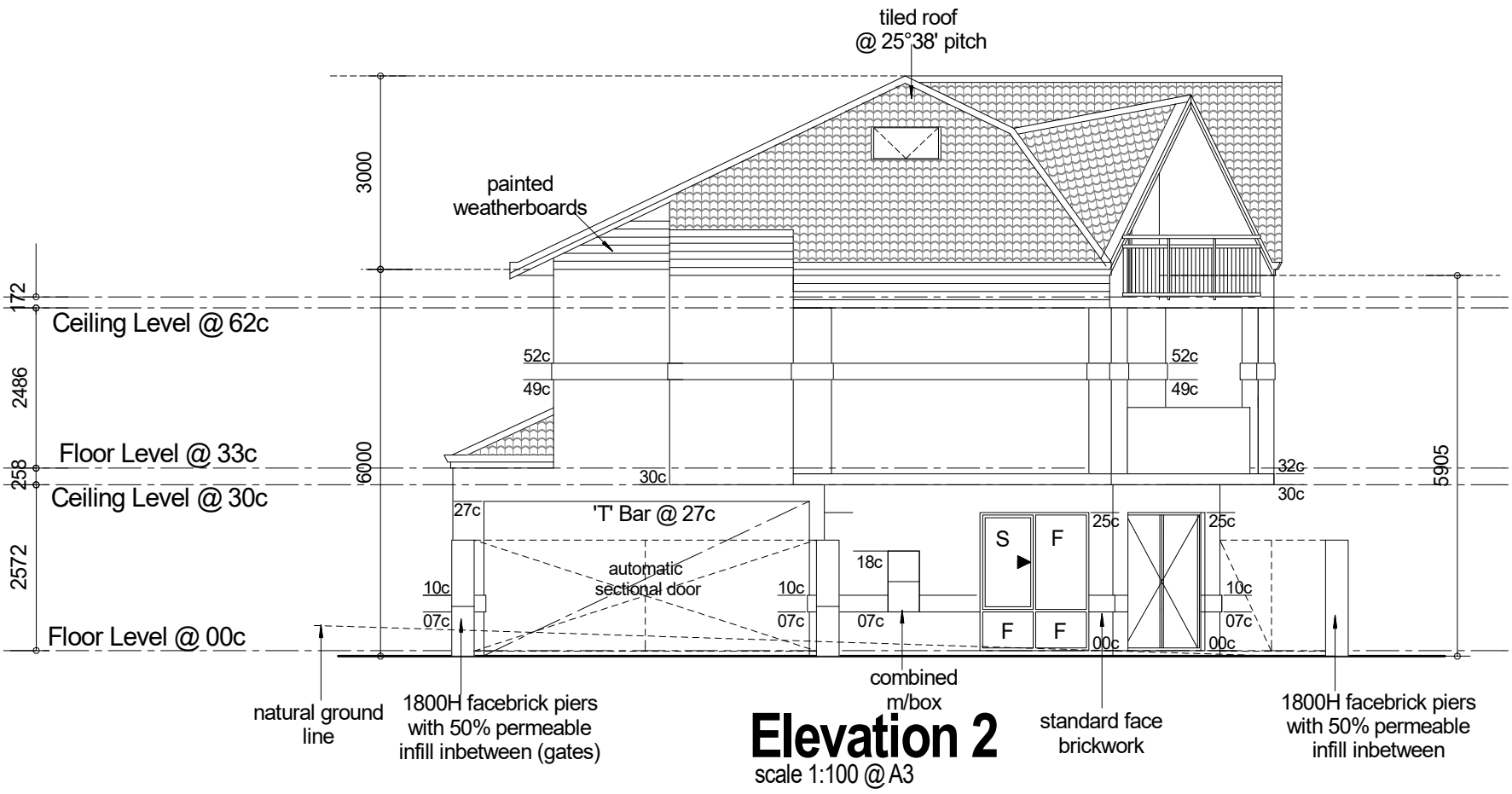
Coordinator Planning Services



Elevation 1 (Barlee St)

scale 1:100 @ A3



Elevation 2

scale 1:100 @ A3

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client	DATE: 17/04/2020	JOB No.	REV.	DATE:	DESCRIPTION:
NIKOLIC	BUILDING PERMIT	18 - 894			
site Proposed Single Dwelling Lot 412, Hn 50, Barlee St , MT LAWLEY	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS	SHEET No. A05 of 10			

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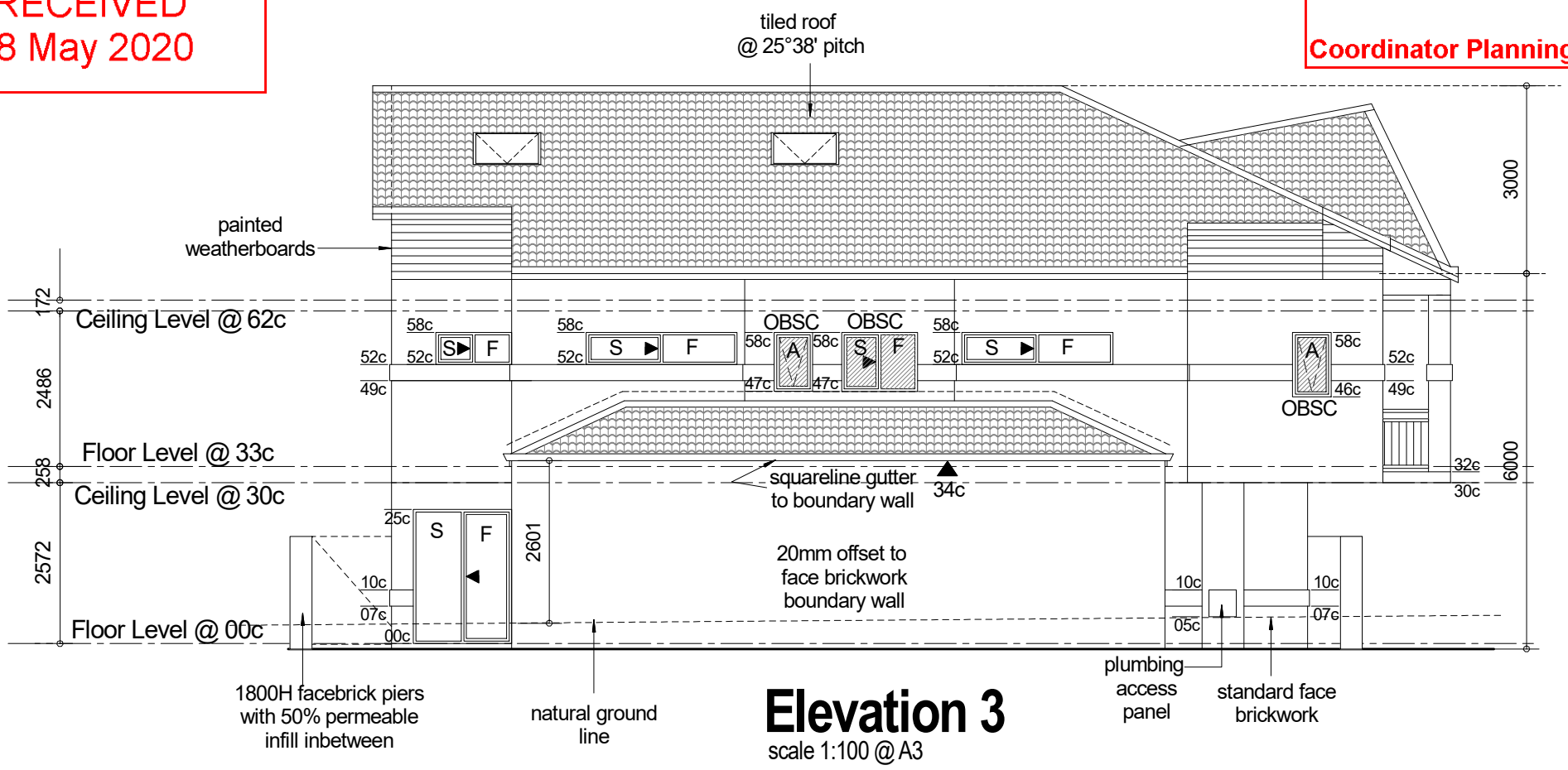
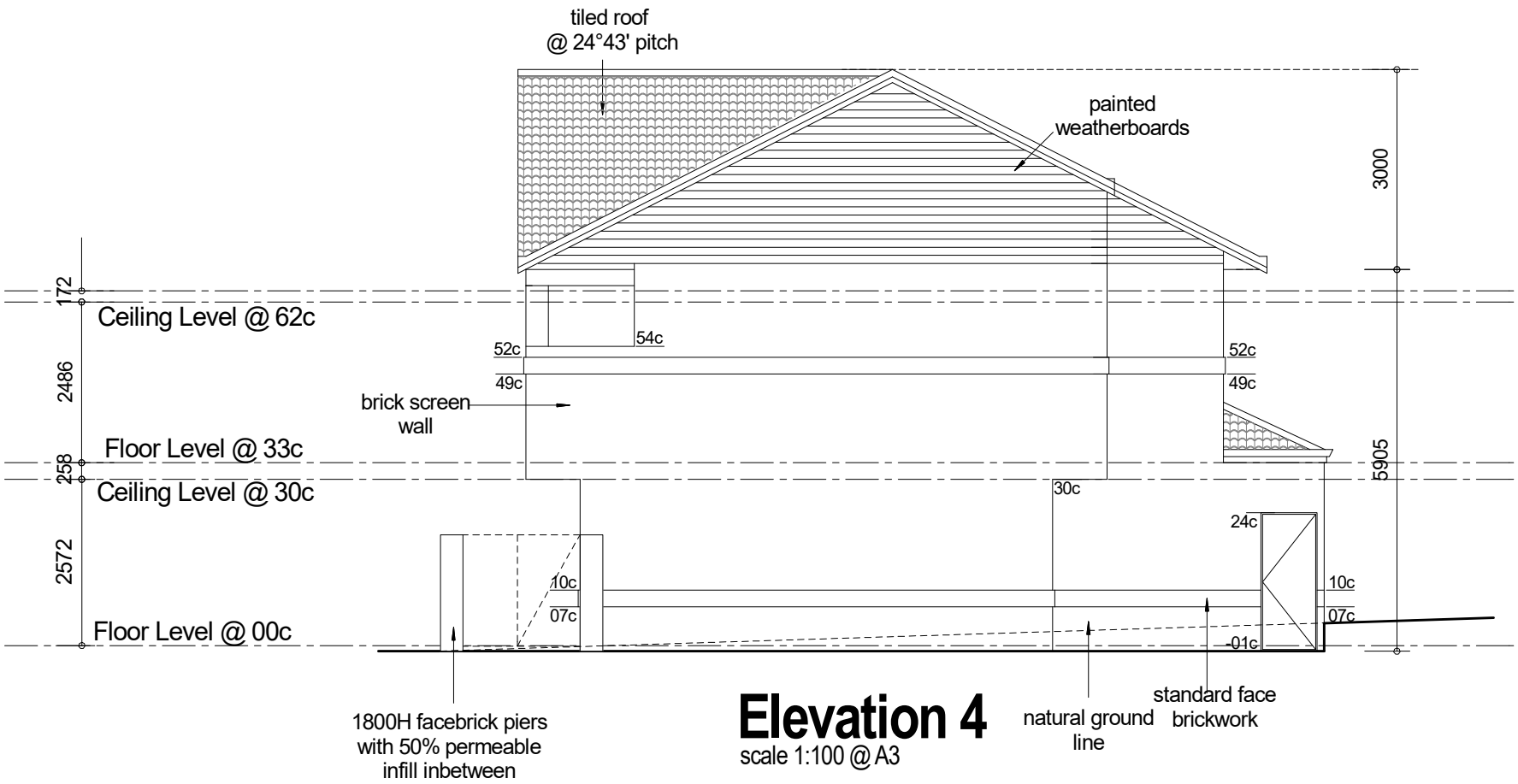


Elevation 3

scale 1:100 @ A3



Elevation 4

scale 1:100 @ A3

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client	DATE: 17/04/2020	JOB No.	REV.	DATE:	DESCRIPTION:
NIKOLIC	BUILDING PERMIT	18 - 894			
site Proposed Single Dwelling Lot 412, Hn 50, Barlee St , MT LAWLEY	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS	SHEET No. A06 of 10			

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DA No. 5.2019.453.1

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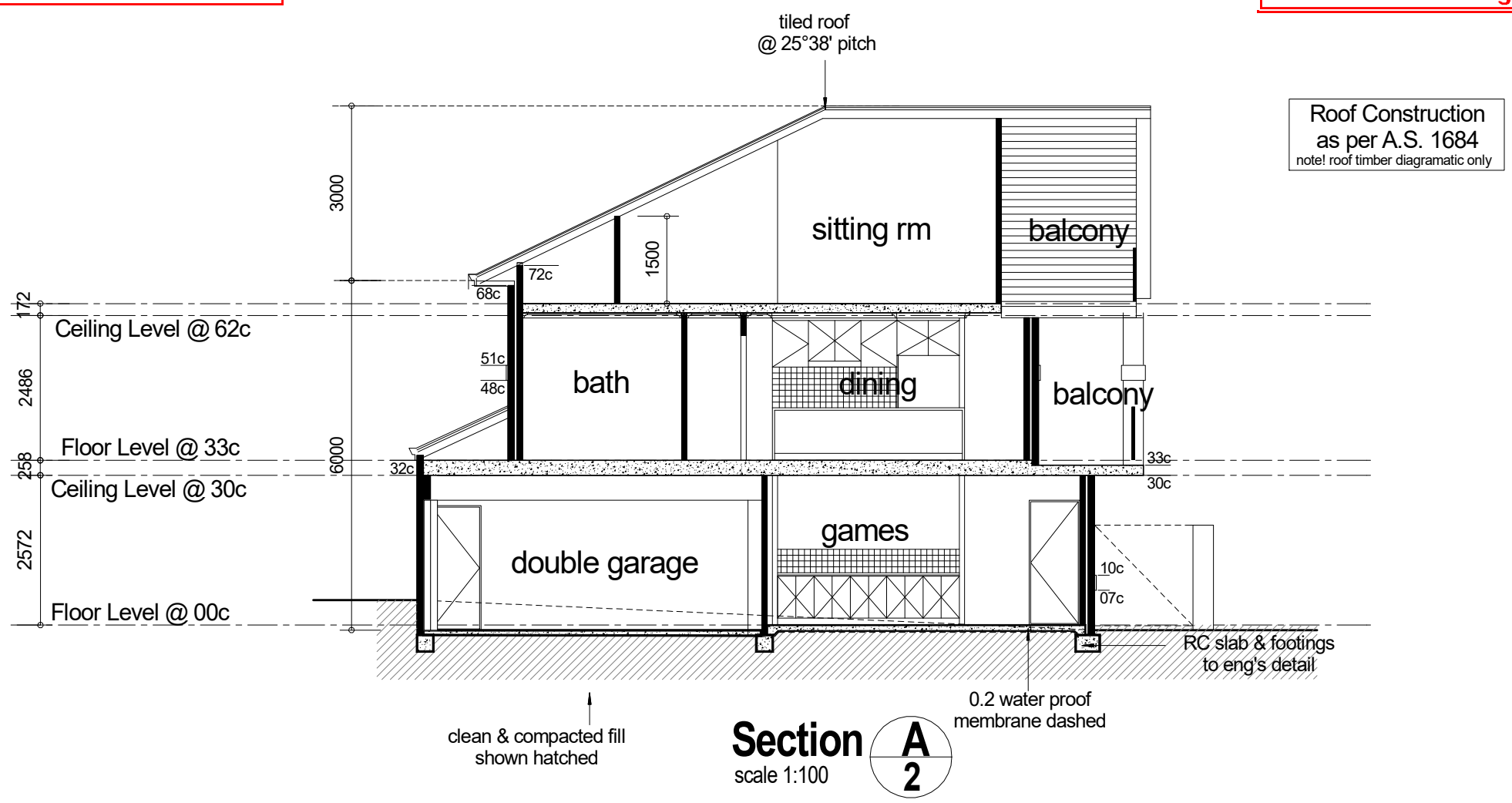
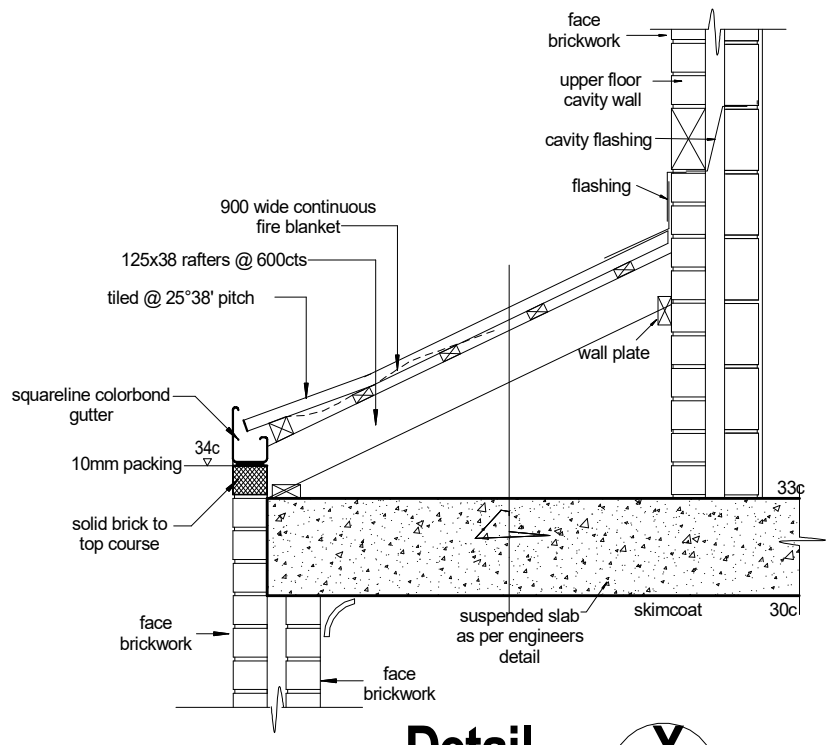
Coordinator Planning Services



Section A/2
scale 1:100



Detail X/2
scale 1:20

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client	DATE: 17/04/2020	JOB No.	REV.	DATE:	DESCRIPTION:
NIKOLIC	BUILDING PERMIT	18 - 894			
site Proposed Single Dwelling Lot 412, Hn 50, Barlee St , MT LAWLEY	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS	SHEET No. A07 of 10			

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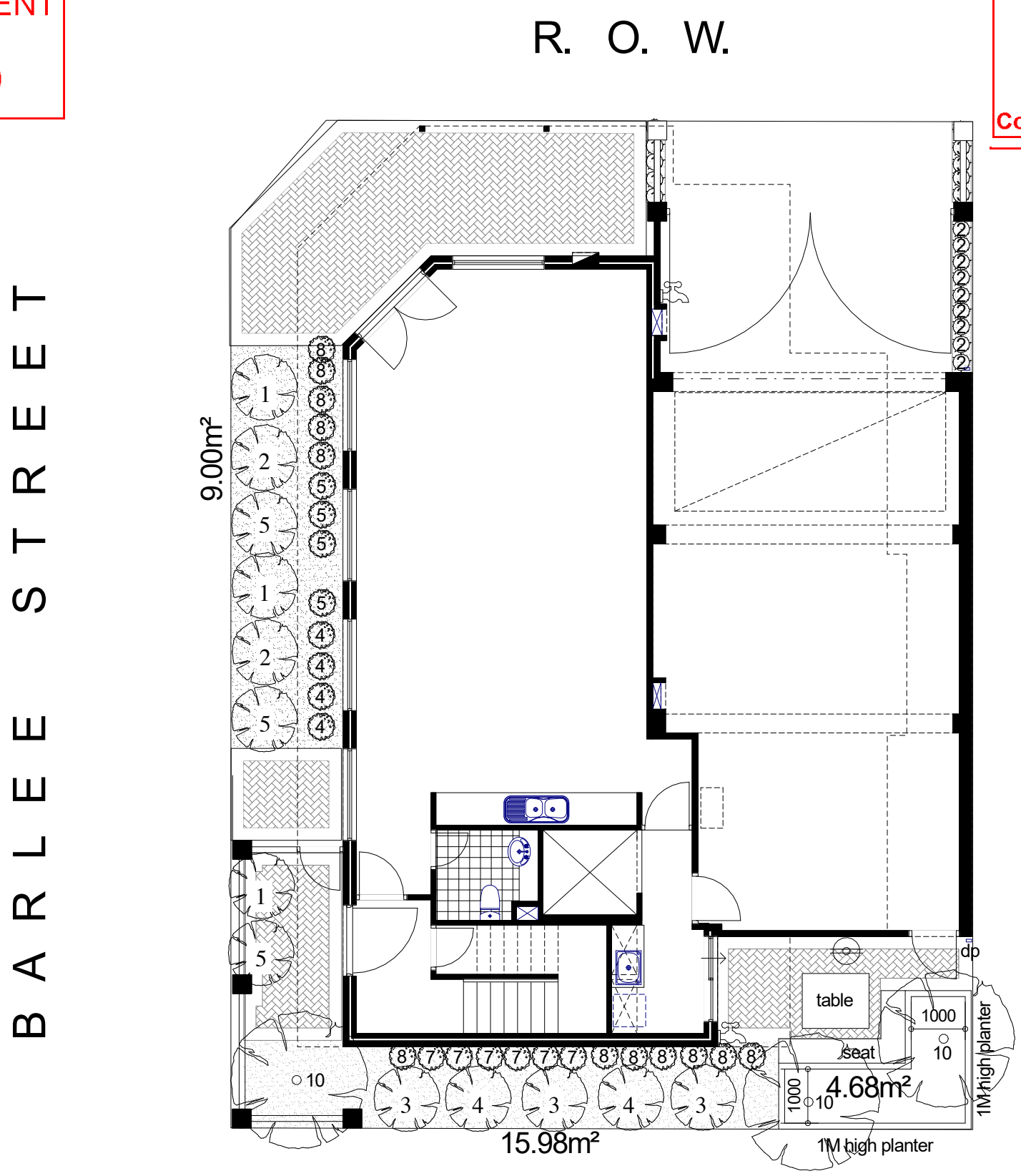
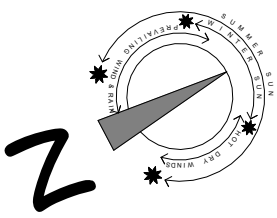


List of dwarf fruit tree species is:

1. Dwarf Mulberry - Red Shahtoot (Grafted) (medium sun)
2. Lime - Sweet Lime (medium sun)
3. Dwarf Avocado - Lamb Hass (A) (Seedling) (full sun)
4. Dwarf Lemon - Meyer (Cutting) (full sun)
5. Dwarf Nectarine - Nectazee (Grafted) (medium sun)



PLANTING SCHEDULE

CODE	BOTANICAL NAME	QTY.	SIZE (ht x spdm)
SHRUBS			
1	Pittosporum Tenuifolium (Screen Master)	16	0.4 x 0.4m
2	Lomandra Lime Tuff	27	0.4 x 0.4m
3	Dianella Verigated (Destiny)	16	0.4 x 0.4m
4	Albany Wooly Bush	4	1-2m
5	Anigozathus Rainbow Bush	6	1-2m
6	Westringia Silver Lining	12	0.4 x 0.4m
7	Phormium Tenax	6	1-2m
8	Anigozathus Yellow Bush	12	1-2m
9	Syzigium Bush Christmas	0	0.4 x 0.4m
TREES			
10	Frangipanni	3	3 x 4m
11	Dwarf Fruit Tree	13	12 x 1.5m

NOTE:
- All shrubs to have a minimum pot size of 200mm.
- All planting areas to have a minimum 75mm organic mulch with top level with adjoining.
- All planting areas to have automatic trickle irrigation.
- All trees tohave a minimum bag size 45L

Ground Floor Landscape Plan

Scale 1:100 @ A3

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client
NIKOLIC
site
Proposed Single Dwelling
Lot 412, Hn 50, Barlee St ,
MT LAWLEY

DATE: 28/04/2020

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS

JOB No. 18 - 894

SHEET No. A11 of 12

REV.	DATE:	DESCRIPTION:

CITY OF VINCENT
RECEIVED
8 May 2020

CITY OF VINCENT
DA No. 5.2019.453.1

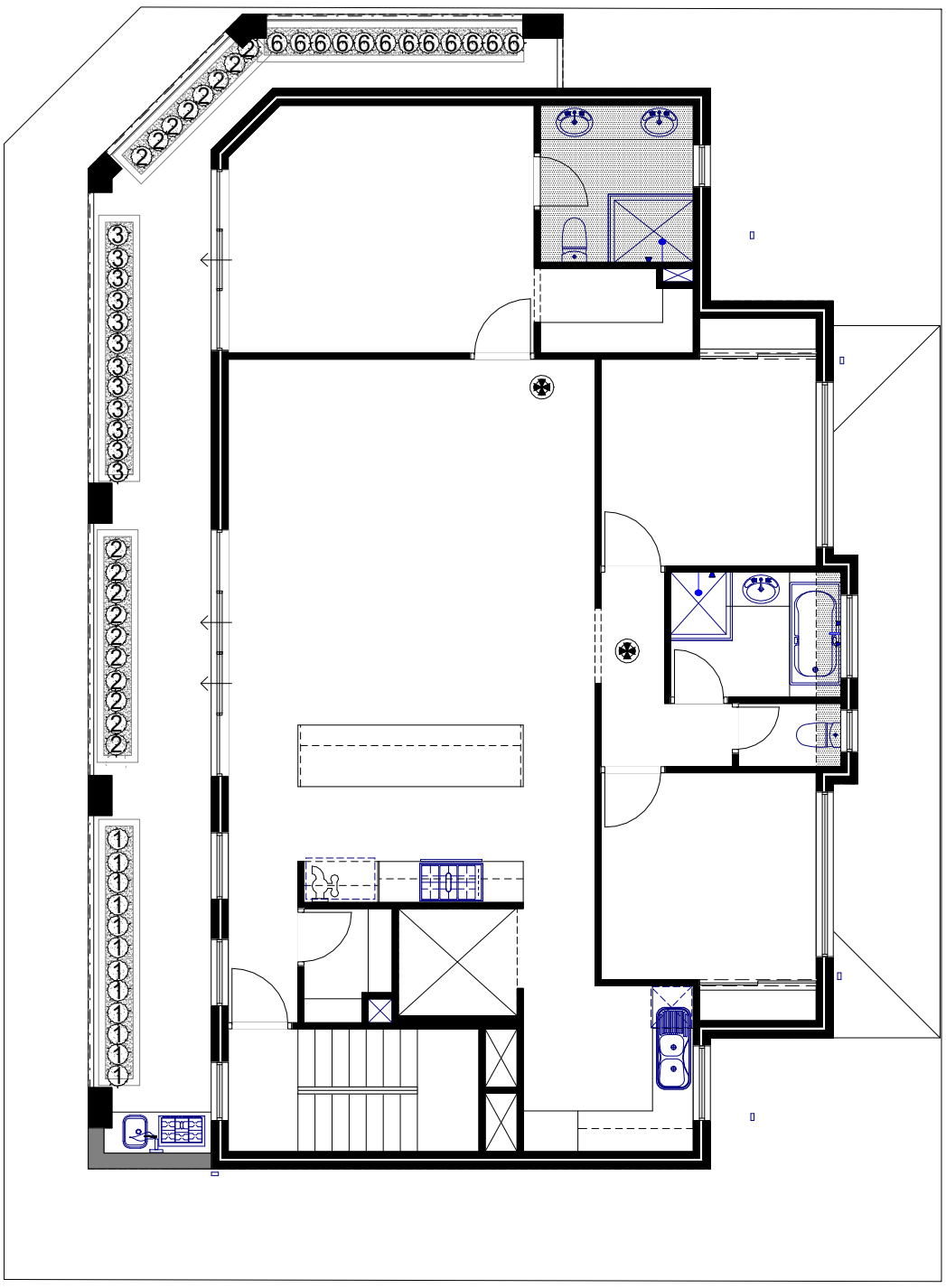
OMC 16 June 2020

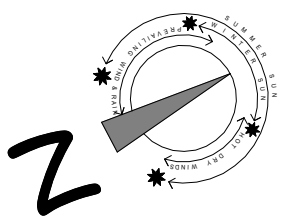
REFUSED
Refer to Decision Notice

Coordinator Planning Services

R. O. W.

BARLEE STREET





PLANTING SCHEDULE

CODE	BOTANICAL NAME	QTY.	SIZE (ht x spdm)
SHRUBS			
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5	Anigozathus Rainbow Bush	6	1-2m
6	Westringia Silver Lining	12	0.4 x 0.4m
7	Phormium Tenax	6	1-2m
8	Anigozathus Yellow Bush	12	1-2m
9	Syzigium Bush Christmas	0	0.4 x 0.4m
TREES			
10	Frangipanni	3	3 x 4m
11	Dwarf Fruit Tree	13	12 x 1.5m

NOTE:
- All shrubs to have a minimum pot size of 200mm.
- All planting areas to have a minimum 75mm organic mulch with top level with adjoining
- All planting areas to have automatic trickle irrigation.
- All trees tohave a minimum bag size 45L

Upper Floor Landscape Plan

Scale 1:100 @ A3

@ArchitecturalOnline.com.au

client
NIKOLIC
site
Proposed Single Dwelling
Lot 412, Hn 50, Barlee St ,
MT LAWLEY

DATE: 28/04/2020

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DESCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS

JOB No. 18 - 894

SHEET No. A12 of 12

REV.	DATE:	DESCRIPTION: