



— City of —
Melville

REPORTS AND RECOMMENDATIONS

FROM THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

3 MARCH 2009

- NOTES:**
1. This Meeting makes Recommendations to the Manager Planning & Development Services.
 2. Should any Elected Member want any matter referred and considered by the Council, please contact the Manager Planning & Development Services prior to the Tuesday (or Wednesday if Monday is a public holiday) following the date of this Meeting.
 3. Unless 'called in' by an Elected Member it is expected that the Manager Planning & Development Services will after the 'call in' date approve the recommendations, refer the matter to the Council or back to the Development Advisory Unit for further considerations.

DISTRIBUTED: 6 MARCH 2009



— City of —
Melville

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**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,
BOORAGOON, COMMENCING AT 1:30PM ON TUESDAY 3 MARCH 2009**

PRESENT

D Vinicombe (Presiding Member)
J Gonzalez
T Capobianco
D Monteiro
R Jessup
R Bailey

Manager Planning & Development Services
Planning Services Coordinator
Principal Building Surveyor
Environmental Health Officer
Senior Horticultural Technical Officer
Technical Officer

APOLOGIES

P.Prendergast

Planning Services Coordinator

IN ATTENDANCE

OBSERVERS

DISCLOSURES OF INTEREST

ELECTED MEMBERS' ATTENTION

Nil

DELEGATED AUTHORITY – PLANNING POLICY (1) 2

The following items are recommendations to the Manager Planning & Development Services for decision.

DISCLOSURE OF FINANCIAL INTERESTS LOCAL GOVERNMENT ACT 1995

Members' interests in matters to be discussed at meetings to be disclosed

S.5.65 (1) A member who as an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the Chief Executive Officer before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10,000 or imprisonment for 2 years.

Meeting to be informed of disclosures

S.5.66 If a member has disclosed an interest in a written notice given to the Chief Executive Officer before a meeting then before the meeting -

- (a) the Chief Executive Officer is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) the person who is to preside at the meeting is to bring the notice to the attention of the persons who attend the meeting.

Disclosing members not to participate in meetings

S.5.67 A member who makes a disclosure under Section 5.65 must not -

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under Section 5.68 or 5.69.

Penalty: \$10,000 or imprisonment for 2 years.

Please refer to your Handbook for definitions of interests and other detail.

TABLE OF CONTENTS

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)..... 3

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

Ward : Palmyra/Melville/Willagee Ward
Category : Policy
Application Number : DA-2008-1547
Property : 42 McKimmie Road, PALMYRA WA 6157
Proposal : Single Storey Single Residence
Applicant : Mr R Harris
Owner : Mr D A Nichols and Mrs R L Nichols
Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
Responsible Officer : Mr David Vinicombe
Manager Planning and Development Services
Previous Items : No Previous Items

AUTHORITY / DISCRETION

- | | <u>Definition</u> |
|---|--|
| <input type="checkbox"/> Advocacy | <i>when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> Executive | <i>the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets</i> |
| <input type="checkbox"/> Legislative | <i>includes adopting local laws, town planning schemes & policies.</i> |
| <input type="checkbox"/> Review | <i>when Council reviews decisions made by Officers.</i> |
| <input checked="" type="checkbox"/> Quasi-Judicial | <i>when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |

KEY ISSUES / SUMMARY

- Proposal complies in general with the City of Melville Community Planning Scheme No. 5, Policies and the Residential Design Codes requirements.
- The applicant is seeking a 1.5m secondary street setback in lieu of 3.0m as per Council Policy No. 06-PL-008 Residential Development.
- The proposed development has been assessed against Council Policy No. 06-PL-035 'Aesthetics' in regards to the design of the dwelling and Council Policy No. 06-PL-021 "Energy Efficiency in Building Design".
- The application raised initial concern with local residents with regard to the architectural form of the dwelling. Although the design has been significantly modified include architectural features to better integrate with the housing form of the locality, the objections remain.
- It is considered that the proposal now suitably addresses Council's Policies and accordingly, conditional approval is recommended.

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

BACKGROUND

The development site is located at the corner of McKimmie Road and Solomon Street, Palmyra. The proposed two storey single dwelling consists of a 12 degrees pitched roof, constructed using painted concrete tilt-up panels and weather board infill panels. The applicant is also seeking a variation to Council Policy No. 06-PL-008 'Residential Development' in regards to Secondary street Setbacks 1.5m in lieu of 3.0m.

Scheme Provisions

MRS Zoning : Urban
CPS 5 Zoning : Living Area
R-Code : R20
Use Type : Residential
Use Class : Residential

Site Details

Lot Area : 473.00 sqm
Retention of Existing Vegetation : N/A
Street Tree(s) : YES
Street Furniture (drainage pits etc) : YES
Site Details : [U09_0037_PROPERTY_MAP.pdf](#)

[U09_0037_March_2009.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on Friday 6 March 2009

DETAIL

Development Requirements

Development Requirement	Required/ Allowed	Proposed	Comments	Delegation to approve variation	Plan Notation
Open Space	50%	51%	Complies		
Building Height	8.0m to eaves 10.5m over all	6.5m to eaves 7.5m overall	Complies		
Carparking	2	2	Complies		

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

Setbacks

Wall	Required	Proposed	Comments	Delegation to approve Variation	Plan Notation
Front	Av 6m Min 3m	Av 6m Min 3m	Complies		
Secondary Street	1.5m (R-Codes) 3.0m (Council Policy)	1.5m	Complies with R-Codes. Does not Comply with Council Policy	MPDS	
Rear South	Ground Floor 1.5m	4.5m	Complies		
Rear South	Upper Floor 1.5m	4.5m	Complies		
Side East	Ground Floor 1.0m	1.2m	Complies		
Side East	Ground Floor 1.5m	2.160m	Complies		
Side East	Ground Floor 1.5m	1.0m	Complies		
Side east	Upper Floor 1.2m	1.2m	Complies		
Side East	Upper Floor 1.9m	2.160	complies		

(Note: Non compliance is emphasised in bold)

PUBLIC CONSULTATION/COMMUNICATION

Advertising Required: Yes
 Neighbour's Comment Supplied: Yes
 Reason: Variation to Secondary Street Setback
 Support/Object: The adjoining neighbour did not comment on setback variation as requested. However, the adjoining and surrounding neighbours were more concerned with the aesthetics of the proposed development and have provided letters of objection based on that issue.

A summary of these letters has been added to this report even though the applicant has modified the design by incorporating a 12 degree pitched roof, architectural features and weatherboard cladding which have assisted in reducing the visual impact of the dwelling and assist in reducing building bulk within the streetscape.

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

Further to the letters being submitted objecting to the proposed development, a multi-signature letter containing eight signatures from residents of the locality, objecting to the development, has been submitted. Elected Members have been advised, in the Elected Members Bulletin, of the ratepayers concerns expressed in the multi signature letter which was delivered to the City by hand on the 23 February 2009.

Submission Number	Summary of Submission	Support/ Objection	Officer's Comment	Action (Condition/ Uphold/ Not Uphold)
1.	The design of the proposed residence is out of character in relation to other properties in Palmyra.	Object	The proposed development has been modified and now incorporates a pitched roof and additional architectural features such as weather board panel infill to address the predominant pitched roof housing form and original weather board cottages of the locality.	Not uphold
	Building material to be used is of a type of building material generally limited to commercial, industrial or semi industrial buildings.		Painted concrete tilt up panels with weather board infill is now widely used in the residential building industry and in final finish does not vary from normal rendered brick wall.	Not uphold

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

	The building material is out of character with the suburb (Palmyra).		Palmyra consists of a wide range of dwelling styles ranging from weather board, face brick and rendered wall dwellings. Although there are many older homes in the area, there are no heritage listed properties in close proximity other than Palmyra Primary School. The variety in housing form does not lend to any one distinct housing character.	Not uphold
	The proposed residence is so out of character with the suburb, bulky and unattractive, that it has the potential to cause traffic accidents based on its inability to blend visually with the streetscape.		Whilst any new building on the property will attract attention, it is difficult to substantiate that the subject property will create such a diversion that it will cause a traffic hazard. The proposed dwelling complies with the R-Codes, CPS No. 5 and Council Policy other than the secondary street setback to the carport – which is addressed further in this report.	Not uphold
	Height of Building.		The proposed dwelling complies with CPS No. 5 building height requirements.	Not uphold
	Overshadowing will seriously affect natural light to the northern side of my residence.		The proposed dwelling complies with the overshadowing provisions of the R-Codes.	Not uphold

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

	The proposed residence has an intrusive sliding window on the southern side of the top floor.		The window in question complies with the privacy requirements of the R-Codes – with a 4.5m setback to the adjoining property.	Not uphold
2	This area is all single storey bungalows and a two storey concrete box with a flat roof will stick out like a sore thumb.		Two storey dwellings are permitted within Palmyra, the dwelling will have a rendered wall appearance and the roof has been modified to a pitched roof. The existing housing stock is characterised with a variety of housing forms, both single and two storey. Whilst the area contains many federation character homes and weatherboard cottages, there is also a prevalence of both newer modern homes and basic brick and tile residences from the 60's and 70's which have limited architectural integrity. Accordingly, there is no one singular housing form which characterised the area.	Not uphold

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

	<p>Palmyra is an area of older style homes, including some heritage listed buildings</p>		<p>Palmyra consists of a wide range of dwelling styles ranging from weather board/weather board, face brick and rendered wall dwellings. Although there are many older homes in the area, there are no heritage listed properties in close proximity other than Palmyra Primary School. The variety in housing form does not lend to any one distinct housing character.</p>	<p>Not uphold</p>
	<p>This proposed dwelling is to be 2 storeys, built of concrete panels with a flat roof – none of which conform to your pro forma.</p>		<p>Once completed the walls of the dwelling will have similar appearance to a rendered finish. The dwelling has been modified and now includes a pitched roof and architectural features such as weather board panel infill to address the predominant pitched roof housing form and original weather board cottages of the locality.</p>	<p>Not uphold</p>

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

	<p>This proposed building does not integrate. It is wildly out of balance and scale with surrounding structures.</p>		<p>The proposed dwelling complies with the R-Codes, CPS No. 5 and Council Policy other than the secondary street setback to the carport. The revised drawings of the dwelling include architectural features of the surrounding area. These include weather board panel infill, windows on all sides, brick wall around the property boundary and landscaping.</p>	<p>Not uphold</p>
	<p>This building flies in the face of your recommendations as it is dominant and is distracting.</p>		<p>Once established, with the inclusion of the modifications to address architectural features of other housing forms in the locality, it would be difficult to substantiate that the development will be any more distracting than other new development in the area.</p>	<p>Not uphold</p>

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

	<p>What is the point in having these guidelines if you then allow developers to completely ignore them and build whatever they like? Either you have enforceable rules and adhere to them, or you don't.</p>		<p>Initially the applicant did not address Council's Aesthetics Policy. Following initial assessment of the application, the applicant was requested address this Policy. Further discussions resulted in a request for modifications to the building to include architectural elements in the design to reflect features in the existing housing stock of the area.</p>	<p>Not uphold</p>
3	<p>I believe that the type of construction is out of character with the streetscape created by the existing residences within the vicinity of this proposal and not in keeping with the Council Policy regarding aesthetics.</p>		<p>As responded to above relative to submission No. 2, the proposed dwelling complies with the R-Codes, CPS No. 5 and Council Policy other than the secondary street setback to the carport. The proposed development has been modified and now incorporates a pitched roof and additional architectural features such as weather board panel infill to address the predominant pitched roof housing form and original weather board cottages of the locality.</p>	<p>Not uphold</p>

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

	<p>The structure with its use of concrete panels particularly facing McKimmie Street with small windows openings on this western elevation is bulky and quite unimaginative.</p>		<p>The use of concrete panels will have a finish similar to rendered brick wall. The western elevation has 5 large and 3 small windows, together with a sliding door and normal door (off carport). These windows, together with a large weather board panel infill assist in reducing building bulk and the impact of the walls on the streetscape. The applicant has also incorporated landscaping on the western side, behind a brick fence.</p>	<p>Not uphold</p>
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**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

	<p>The northern elevation is raised above street level and rises 600mm to FFL.6.1m, total height 6.7m above street level and dominate the streetscape. The northern elevation will seriously impinge upon our privacy living diagonally across from the residence.</p>		<p>The finished floor of the dwelling is less than 0.5m above natural ground level therefore complying with Cut and Fill provisions of the R-Codes.</p> <p>Fill within the front setback area is minimal with the proposed area facing Solomon Street being the outdoor living area. The area is to be terraced and landscaped with a visually permeable fence.</p> <p>With respect to privacy the proposal; complies with the provision of the R-Codes.</p> <p>It is noted that the outdoor area takes best advantage of the northern aspect and although not included in this application, the owner is entitled to a 1.8m high fence in accordance with the Codes.</p>	<p>Not uphold</p>
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U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

4	Development is out of character in terms of the building materials.		Two storey dwellings are permitted within Palmyra, the dwelling will have a rendered wall appearance and the roof has been modified to a pitched roof. The existing housing stock is characterised with a variety of housing forms, both single and two storey. Whilst the area contains many federation character homes and weatherboard cottages, there is also a prevalence of both newer modern homes and basic brick and tile residences from the 60's and 70's which have limited architectural integrity. Accordingly, there is no one singular housing form which characterised the area.	Not uphold
	The architectural style is out of character with the suburb.		Palmyra consists of a wide range of dwelling styles ranging from weather board/weather board, face brick and rendered wall dwellings. Although there are many older homes in the area, there are no heritage listed properties in close proximity other than Palmyra Primary School. The variety in housing form does not lend to any one distinct housing character.	Not uphold

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD, PALMYRA (REC) (ATTACHMENT)

	It will become a dominant focal point for the suburb		Once established, with the inclusion of the modifications to address architectural features of other housing forms in the locality, it would be difficult to substantiate that the development will be any more distracting than other new development in the area.	Not uphold
5.	We the undersigned wish to express our concerns, as owners of the property and ratepayers of the City of Melville, over the proposed residence to be constructed at 42 McKimmie Road, Palmyra.		The plans which these residents cited are superseded as the applicant has modified the dwelling to comply with the aesthetics policy.	Not uphold

REFERRALS TO GOVERNMENT AGENCIES

Not Required

STATUTORY AND LEGAL IMPLICATIONS

The applicant has the right to have any decision that is made by the City of Melville with respect to the subject application reviewed in accordance with Part 14 of the Planning and Development Act 2005.

FINANCIAL IMPLICATIONS

None

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

There are no anticipated strategic and risk management implications.

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

POLICY IMPLICATIONS

Residential Development Policy PL-06-008 “Residential Development” - to control the quality of residential development throughout the City.

Aesthetics Policy PL-06-035 “Aesthetics” - to assist and guide staff and Council in dealing with aesthetics as part of the Planning Approval process. This Policy recommends that in dealing with suburban residential developments, architectural advice should be sought where necessary.

Energy Efficiency in Building Design 06-021 “Energy Efficiency in Building Design” outlines 5 objectives. This report is more concerned with Objective No. 5 “To promote the attitude of the Council to energy efficient design to developers, builders and landowners”.

ALTERNATE OPTIONS & THEIR IMPLICATIONS

Elected Members may choose to “call” this matter up to Council for formal consideration and, if the Council is of the view that the proposal does not suitably address the Aesthetics Policy, the application may be refused. It should be noted that if the matter is “called up” to Council, further advice in relation to this matter will be obtained from Council’s Architectural and Urban Design Advisory Panel.

COMMENTS

This application is for the erection of a two storey single dwelling at the corner of McKimmie Road and Solomon Street, Palmyra. In addition to assessment under the Residential Design Codes, the proposal has been assessed against Council Aesthetic, Energy efficiency and Residential Development Policies.

Aesthetics

Council’s Policy PL-06-035 “Aesthetics” indicates that *as a general principle in suburban residential developments, the following should be observed:*

1. *Avoid out of character developments – ie building materials, architectural-styles, colour or textures not in general use in the area, or widely accepted.*

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

In this regard, the proposed dwelling complies with the R- Codes, CPS No. 5 and Council Policy other than the secondary street setback to the carport. In addition, the proposed development has been modified from the initial flat concrete design and now incorporates a pitched roof and additional architectural features such as weather board panel infill to address the predominant pitched roof housing form of the locality and improve the streetscape elevations. The weather board infill insert and front elevation respond to the original weather board cottages of the locality. Two storey dwellings are permitted within Palmyra. The existing housing stock is characterised with a variety of housing forms, both single and two storey. Whilst the area contains many federation character homes and weatherboard cottages, there is also a prevalence of both newer modern homes and basic brick and tile residences from the 60's and 70's which have limited architectural integrity. Accordingly, there is no one singular housing form which characterised the area.

2. *Avoid out of scale or bulky structures too close boundaries which create a focal point or distraction.*

The development complies with the R-Code requirements with regard to setbacks, open space and outdoor living areas, together with Scheme requirements relative to height. Discussion on the single storey carport setback variation is addressed later in this report. Once established, the development with the inclusion of the modifications to address architectural features of other housing forms in the locality, it would be difficult to substantiate that the development will be any more distracting than other new development in the area.

3. *Strive for a balance and scale of development commensurate with the surroundings which integrate with the boundaries and adjoining spaces – be it walls, buildings or vegetation.*

As indicated above, much of the original housing stock of the area has been replaced over the decades with a variety of housing forms, both single and two storey. Consequently, the area is not characterised by any one type of housing form and accordingly, as this proposal includes a number of design elements which are reflected in the various housing forms, it is considered that it achieves a desirable balance. The development provides suitable setbacks as required by the Codes so as to achieve suitable relationships with surrounding spaces.

4. *Avoid dominant distracting elements and strive for proportion/balance within and on/adjacent to the boundaries of a space.*

See comments above.

5. *Seek architectural advice where necessary.*

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

Architectural advice has not been required at this point as it is considered that the modifications to the plans have suitably addressed this Policy.

Palmyra has significantly been redeveloped over a number of decades with the majority of the suburb's green title lots been subdivided at R20 density. Although the transitional R20 requirements do not have a minimum lot size, which can provide for the retention of the original housing stock, there has still been removal of the original housing stock and the creation of new vacant lots which has in some instances changed streetscapes. Redevelopment of the area over the decades have seen a vast number of dwellings either being fully renovated or new styles been built mainly out of traditional materials such as face brick or rendered and tiled or Colorbond pitched roofing.

A survey of developments within two street blocks of the development site indicated that although there were significant variations in housing type, style and age, the one common element was the use of pitched roofs of various degrees. As the plans now incorporate a pitched roof and additional areas of weatherboard infill, it is considered that the proposal suitably addresses the requirements of the Aesthetics Policy.

Energy Efficiency in Building Design

The design of the proposed dwelling is driven by environmentally sustainable design principles including passive solar design, energy efficiency and natural cooling and is in accordance with Council Policy No. 06-021 "Energy Efficiency in Building Design". The proposed walls include an insulation barrier know as 'Thermomass' between the two layers of concrete which provides natural heating and cooling. It is considered that the building technique suitably addresses Council Policy on Energy Efficiency in Building Design with regard to promotion of efficient building systems and styles.

Carport Setback

The property is generally designed to comply with the R-Codes and CPS No. 5. However, the applicant is seeking a variation to the secondary street setback of 1.5 in lieu of 3.0m and the proposal was assessed against the Aesthetics Policy. Whilst Council Policy PL-06-008 "Residential Development" does not specify rational for variations, the intent of the additional secondary street setback requirement would appear to seek a higher level of streetscape amenity by increasing the secondary street front setback to provide opportunity for increased landscaping and to reduce bulk impacts of a building in close proximity of the street. In this instance, the variation is for an open fronted carport, with the remainder of the dwelling 4.41m. In this context, the original plans proposed a nil secondary street front setback and nil side setback. It is considered that variations now suitably address the intent of Policy.

**U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)**

CONCLUSION

In consideration of the modifications made to the proposal to address the aesthetics of the development and suitably reflect the variety of housing forms and building materials present in the locality, it is recommended that the application be conditionally approved.

OFFICER RECOMMENDATION

APPROVAL

**THAT THE APPLICATION FOR THE TWO STOREY SINGLE DWELLING ON LOT 1 (42)
MCKIMMIE ROAD, PALMYRA, BE APPROVED AND SUBJECT TO THE FOLLOWING:**

SPECIAL CONDITIONS:

- 1. THE SUBMISSION OF A COLOUR SCHEDULE BOARD DETAILING THE USE OF MATERIALS, FINISHES AND COLOURS FOR THE DEVELOPMENT TO THE APPROVAL OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES PRIOR TO THE ISSUE OF A BUILDING LICENCE.**

CONDITIONS:

- 2. ROOFING MATERIALS BEING OF A NON-REFLECTIVE MATERIAL (ZINC OR WHITE COLOUR METAL ROOFING MAY ONLY BE PERMITTED THROUGH SPECIAL PLANNING CONSENT).**
- 3. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THE COUNCIL REQUIRES THE PROVISION OF A SUITABLE RECEPTACLE FOR THE CONTAINMENT OF WINDBLOWN RUBBISH. THE RECEPTACLE (GENERALLY A WIRE MESH CAGE) SHOULD HAVE MAXIMUM OPENINGS OF 100MM; HAVE A BASE OF 4M² AND A HEIGHT OF 1M AND A HINGED LID. THE RECEPTACLE SHOULD NOT BE ALLOWED TO OVERFILL.**
- 4. GROUND LEVELS MAY NOT BE CHANGED OTHER THAN APPROVED AS PART OF THIS APPROVAL.**
- 5. ALL UNUSED CROSSOVER(S) ARE TO BE REMOVED AND THE KERBING AND ROAD VERGE ARE TO BE REINSTATED AT THE OWNERS FULL COST TO THE SATISFACTION OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES.**

U09/0037 - (GD) TWO STOREY SINGLE RESIDENCE ON LOT 1 42 MCKIMMIE ROAD,
PALMYRA (REC) (ATTACHMENT)

6. ALL STORMWATER AND DRAINAGE RUN OFF TO BE CONTAINED ON SITE. AN ONSITE STORMWATER DRAINAGE SYSTEM WITH A CAPACITY TO CONTAIN A 1:100 YEAR STORM OF A TWENTY-FOUR (24) HOUR DURATION IS TO BE PROVIDED PRIOR TO THE DEVELOPMENT FIRST BEING OCCUPIED AND THEREAFTER MAINTAINED TO THE SATISFACTION OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES. ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS. THE PROPOSED STORMWATER DRAINAGE SYSTEM IS REQUIRED TO BE SHOWN ON THE BUILDING LICENCE SUBMISSION FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

7. ALL COMMON BOUNDARY FENCING WHERE ABUTTING RESIDENTIAL LOTS TO BE 1.8 METRES IN HEIGHT AT ANY POINT ALONG THE DIVIDING BOUNDARIES MEASURED FROM THE HIGHEST RETAINED GROUND LEVEL. ALL FENCING TO BE PROVIDED IN ACCORDANCE WITH THE DIVIDING FENCES ACT AND BE CONSTRUCTED AS A MINIMUM STANDARD OF FIBRE CEMENT. GROUND LEVELS MAY NOT BE CHANGED OTHER THAN APPROVED AS PART OF THIS APPROVAL.