



Deputation to the City of Melville

By Michelle & Victor Mews, 16th June 2020



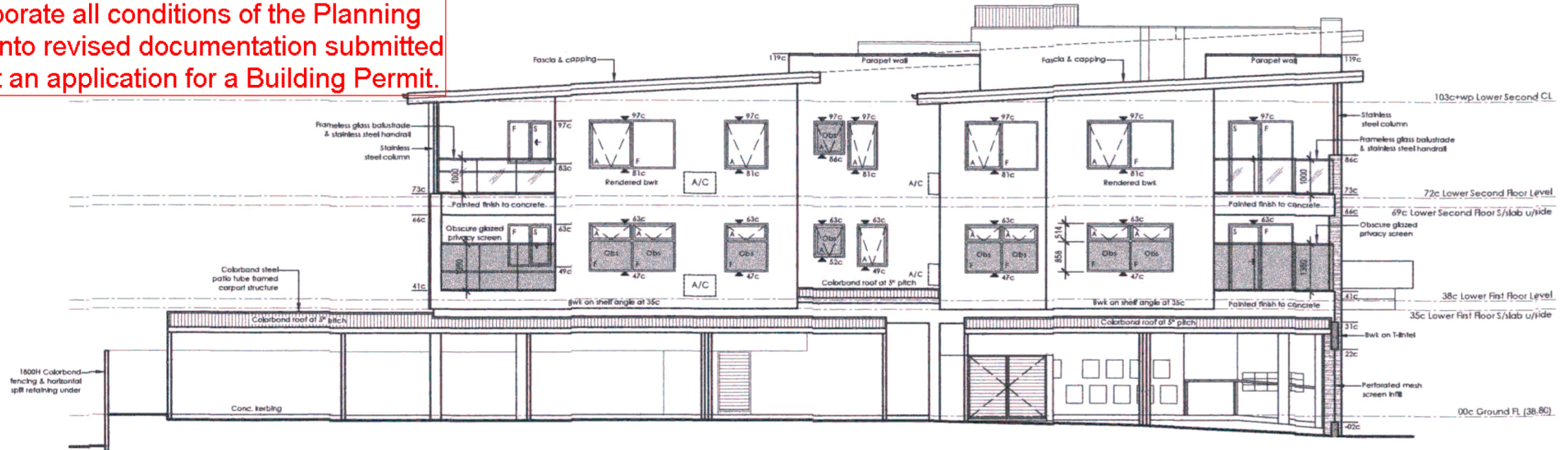
Condition 3 of Planning approval, DAU meeting 10 July 2018

Prior to the initial occupation of the development, the WESTERN elevation of Unit 1's Living, Meals and Balcony, and the WESTERN elevation of Unit 2's Meals and Kitchen (as marked in RED on the approved plans) shall have installed, fixed obscure screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative that complies with the purpose and intent of C1.1 or C1.2 of Clause 6.4.1 of the Residential Design Codes. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.

Western Elevation as submitted

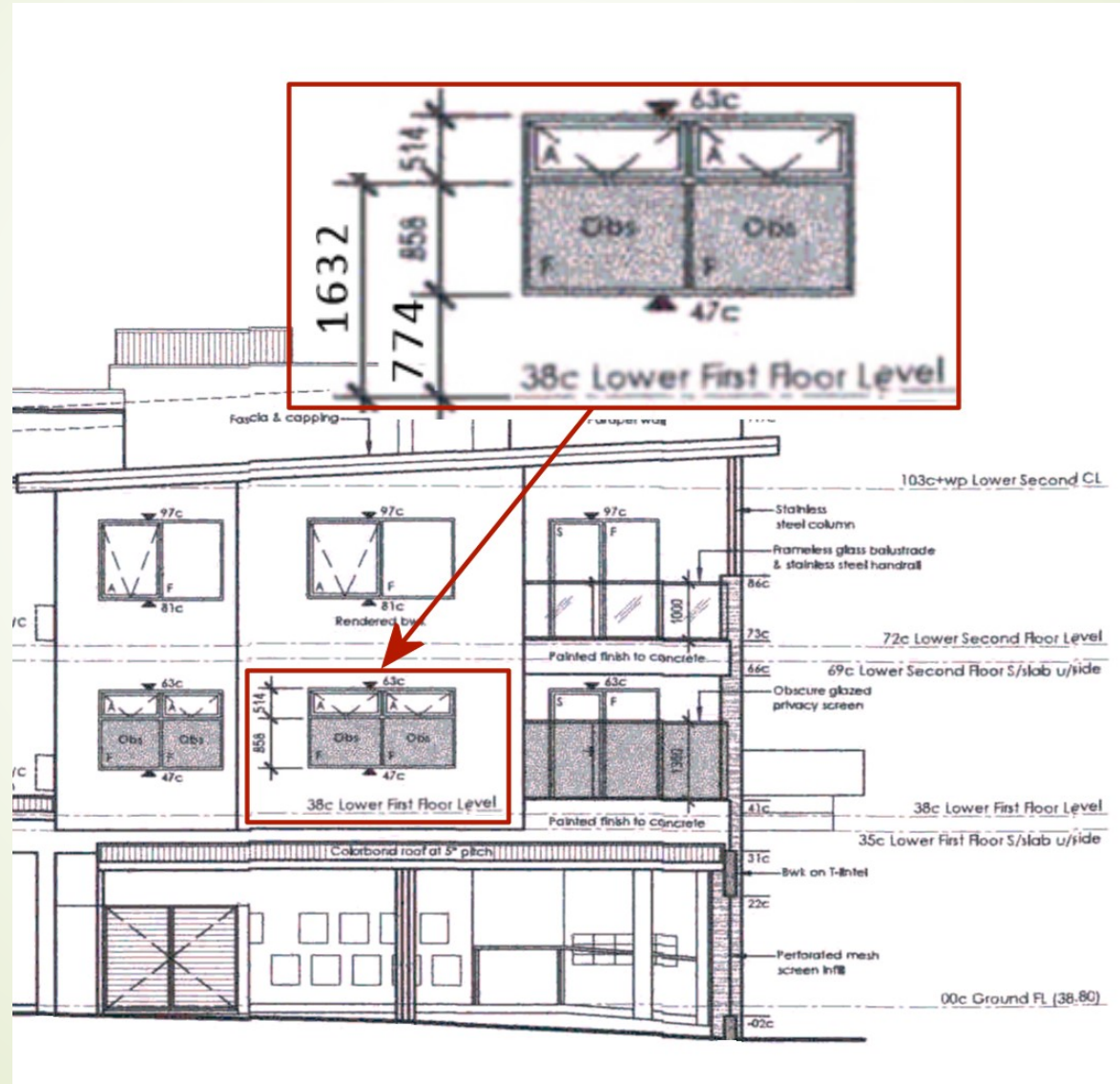
PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT

It is the responsibility of the Builder / Applicant
to incorporate all conditions of the Planning
Approval into revised documentation submitted
to support an application for a Building Permit.



WEST ELEVATION 6
SCALE 1:100 @ A1

Closeup of windows on Western Elevation



Comparison of Western Elevation





Acceptable Outcomes

- **A 3.5.1** Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.
- **A 3.5.2** Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).
- **A 3.5.3** Living rooms have an external outlook from at least one major opening that is not obscured by a screen.
- **A 3.5.4** Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

Views from 6 & 4 Fifth st Bicton – Front courtyard



Views from 6 & 4 Fifth st Bicton – Dining room



Views from 6 & 4 Fifth st Bicton - Kitchen



Views from 6 & 4 Fifth st Bicton - Backyard





Section 3.5 of the R-codes Volume 2 – Visual Privacy

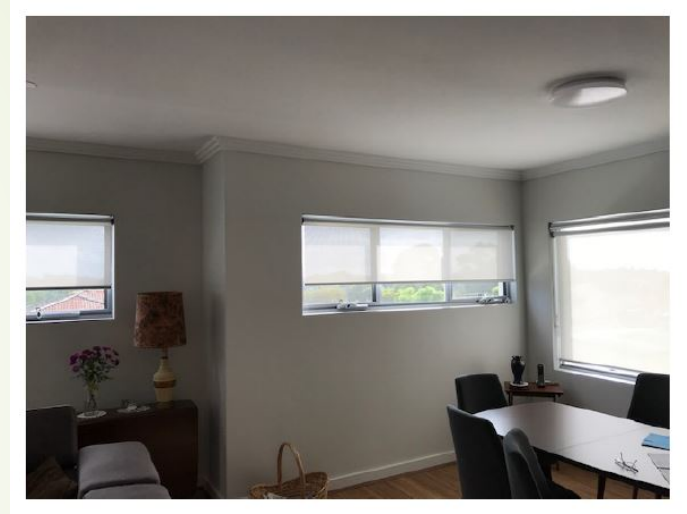
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives:*

- **O 3.5.1** The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties,

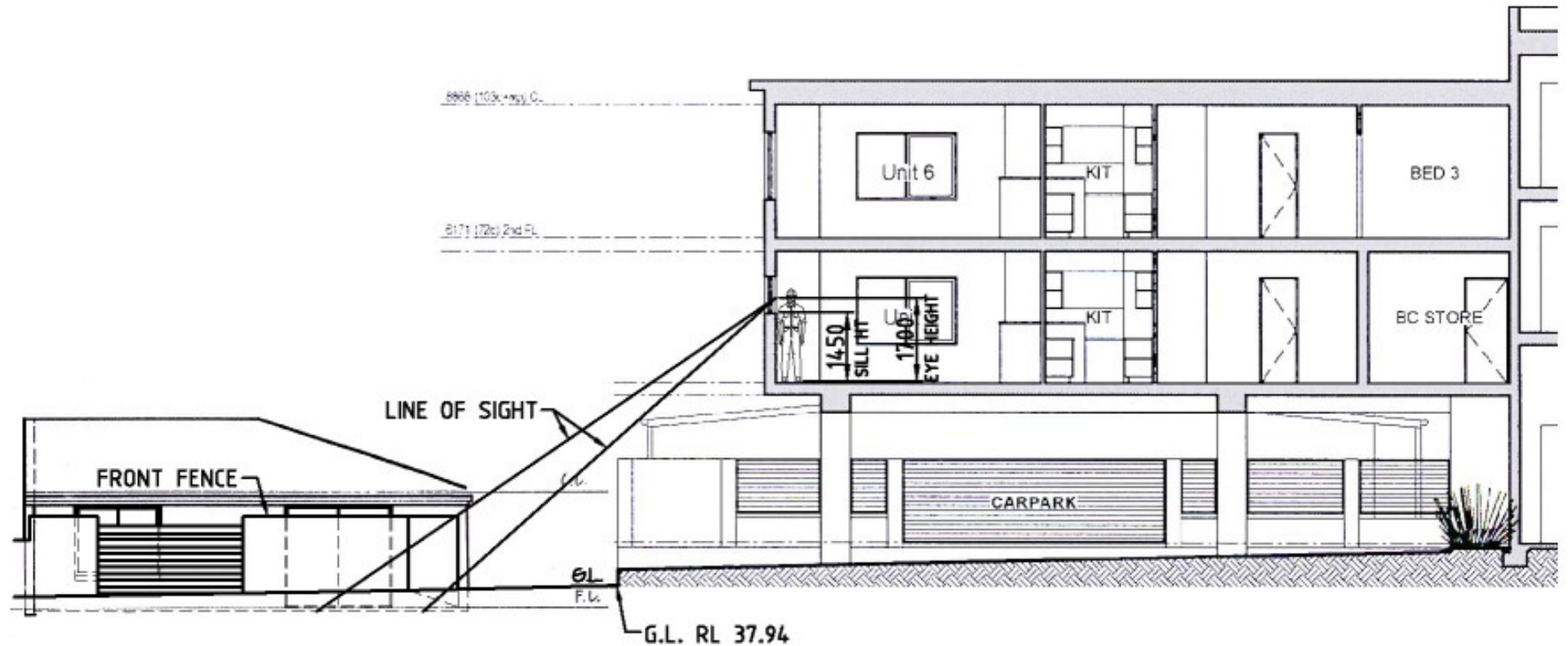
Layout of Units 5 & 6



DAU photos of views from Unit 5 & 6



Line of sight view from 6 Fifth st, Bicton





Thankyou for your consideration

Michelle & Victor Mews