

**REPORTS AND RECOMMENDATIONS**

**FOR THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**TUESDAY, 21 MAY 2024**

1. This Meeting makes Recommendations to the Manager Statutory Planning.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Statutory Planning & Building. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: Tel 9364 0626 or via the Elected Members Portal.
3. Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
4. Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
5. In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU minutes are not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.

**DISTRIBUTED: FRIDAY, 24 MAY 2024**



**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT  
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,  
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 21 MAY 2024.**

**PRESENT**

K Bainbridge  
T Cappellucci  
J Caracciolo  
G Davey  
H McFeggan

Manager Statutory Planning  
Principal Statutory Planner  
Statutory Planner  
Statutory Planner  
Statutory Planner

**DISCLOSURES OF INTEREST**

**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 has 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**

U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20) NOREATT PLACE, LEEMING (REC) (ATTACHMENT).....	4
U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPLECROSS (REC) (ATTACHMENT) .....	12
U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT).....	25

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)**

Ward : Bull Creek – Leeming Ward  
 Category : Operational  
 Application Number : DA-2024-220  
 Property : Lot (456) No.20 Noreatt Place, Leeming WA 6149  
 Proposal : Additions to Single House (Store/Garage)  
 Applicant : Western Sheds  
 Owner : I & J Kim  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : None.  
 Responsible Officer : Kate Bainbridge  
 Manager Statutory Planning & Building

**AUTHORITY / DISCRETION**

**DEFINITION**

<input type="checkbox"/>	Advocacy	<i>When the 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 &amp; policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<i>When the 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>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for additions to single house (store/garage) at no. 20 Noreatt Place, Leeming.
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1 Part B (R-Codes) and relevant Local Planning Policies.
- The proposed store/garage addition is to the rear of the existing garage located adjacent to the western side lot boundary.
- The proposed development requires a performance assessment in relation to the cumulative boundary wall length on the western boundary of the existing garage and proposed store/garage exceeding the maximum length allowed.
- Consideration by the Development Advisory Unit is limited to the boundary wall length on the western boundary, with all other performance assessment matters to be determined by the Manager Statutory Planning (MSP) through delegated authority in accordance with Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1).
- The application was advertised in accordance with the provisions of the R-Codes, *Planning and Development (Local Planning Scheme) Regulations 2015* (as amended) and LPP 1.1.
- One submission was received during the advertising period which was an objection to the impact of the development upon solar access and ventilation.
- It is considered that solar access and ventilation is acceptable when assessed against the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)**



**Figure 1 – Aerial Photography**

**BACKGROUND**

**Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R20
Use Type	: Single House
Use Class	: Permitted

**Site Details**

Lot Area	: 978m <sup>2</sup>
Retention of Existing Vegetation	: No
Street Tree(s)	: Yes x1
Street Furniture (drainage pits etc)	: Nil
Site Details	: Refer to Figure 1 above

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)**

**DETAIL**

The application has been assessed against the provisions of LPS6, R-Codes and relevant Local Planning and Council Policies. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

**Local Planning Scheme and Local Policy Requirements**

City of Melville Local Planning Policy 3.1 – Residential Development

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to approve
LPP 3.1 Cl. 6 Cl3.2. (iii) – Boundary Walls	Maximum length of boundary walls of 12.13m on western boundary	Cumulative length of 16.3m on western boundary	Requires assessment using Performance Criteria	Development Advisory Unit (DAU)

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

Advertising Required: Yes  
 Neighbour's Comment Supplied: Yes  
 Reason: Required pursuant to LPP 1.1 Planning Process and Decision Making Clause 1.7.6  
 Support/Object: One submission received (Objection)

A summary of the content of the objection received and a response is provided in the table below.

Submission Number	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/Uphold/Not Uphold)
1	Affects solar access and ventilation to bedrooms.	Object	Refer to the comments section of this report regarding cumulative length for boundary walls.	Not Uphold
	Affects property value.	Object	Not a planning consideration.	Not Uphold
	Will disrupt the existing dividing fence.	Object	Not a planning consideration.	Not Uphold

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)****II. OTHER AGENCIES / CONSULTANTS**

Not Applicable

**STATUTORY AND LEGAL IMPLICATIONS**

Should the City of Melville refuse the application for planning approval, the Applicant will have the right to have the decision reviewed by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications for the City relating to this proposal.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk or environmental management implications with this application.

**POLICY IMPLICATIONS**

There are no policy implications in relation to this proposal.

**COMMENT****Lot Boundary Setbacks – Cumulative Western Boundary, Boundary Wall Length**

As noted above in the requirement section, the cumulative boundary wall on the western boundary of the proposed store/garage addition does not meet the deemed to comply provisions of Clause 6 of LPP 3.1 and requires a design principle assessment. The design principles contained in Clause 5.1.3 (P3.1 & P3.2) Lot Boundary Setbacks of the R-Codes seek to reduce the impact of building bulk on adjoining properties, maintain access to natural light and ventilation, maintain visual privacy and ensure no adverse impact on amenity of adjoining properties. The proposed garage/store boundary wall on the western boundary is considered to meet these design principles as discussed below:

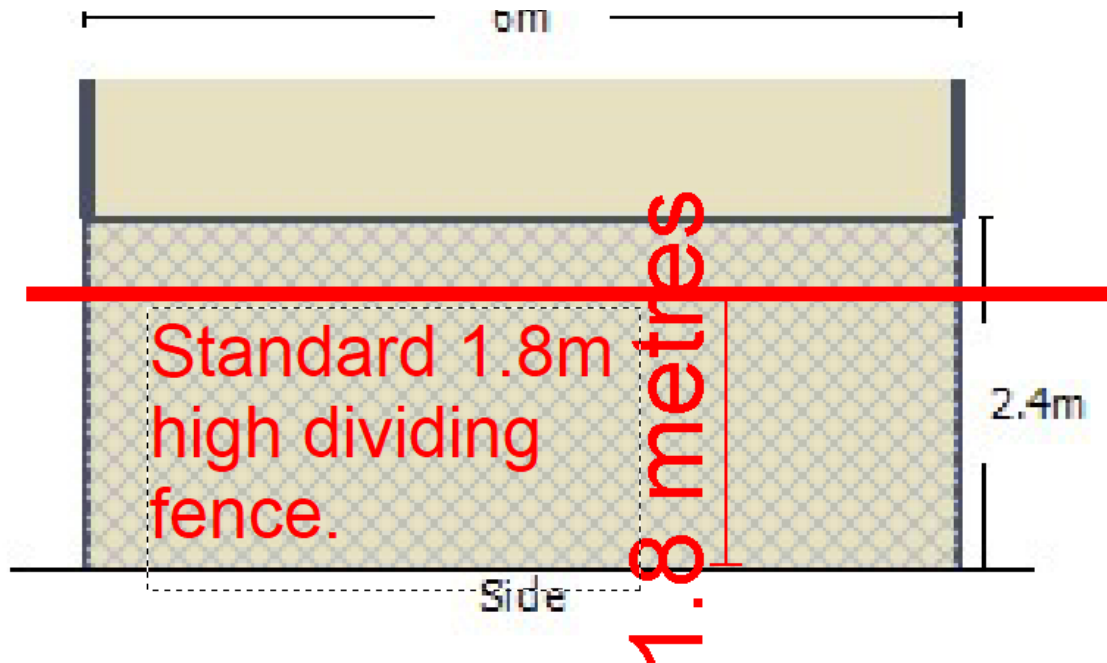
**Design Principle P3.1:**

- Building bulk is minimised via the low wall height of 2.4m for a length of 6m for the addition, meaning the wall will be visible from the western neighbouring property for 0.6m above the standard 1.8m high dividing fence, for a length of 6m. See Figure 2 below.
- Adequate sunlight is considered to be provided for the adjoining western neighbouring dwelling as the shadow when at its largest (midday June 21) falls to the south which is within the subject site due to the orientation of the lot. Combined with the low 2.4m wall height and short boundary wall length of 6m – the neighbouring property will still receive adequate access to sunlight and ventilation.
- There is no actual (R-Codes Clause 5.4.1 – Visual Privacy) or perceived (windows, raised floor levels) privacy concerns related to the store/garage addition wall.

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)**

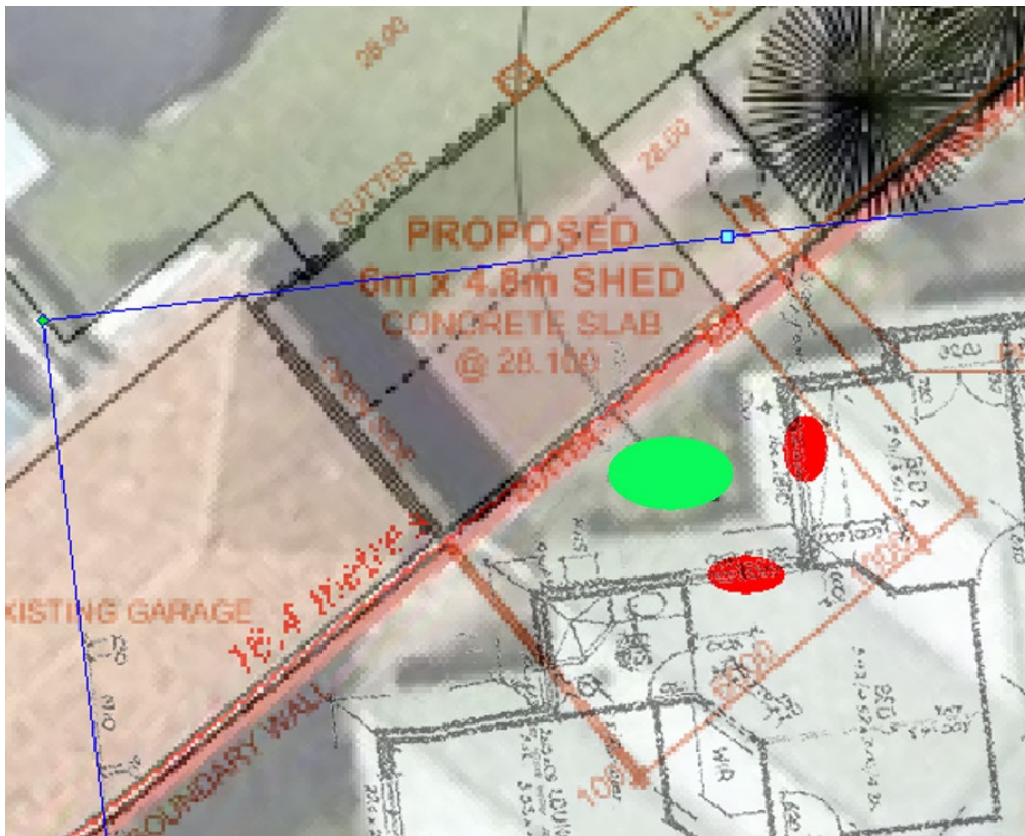
**Design Principle P3.2:**

- The store/garage addition is located in this position to make more effective use of space for the occupants and specifically the outdoor living area and extended garden/grass areas, so they are not to be utilised for the garage/store addition.
- The store/garage addition is not considered to unduly detract from the amenity of the adjoining property, specifically the adjoining dwellings bedroom major openings (See Figure 3 below) outlook not being unduly impacted, bulk impacts being minimised by the scale of the addition and privacy being maintained.
- The store/garage addition sits well within the current development context (single dwelling development with R20 residential density coding).



**Figure 2: Western Elevation showing the proposed store/garage boundary wall in relation to a standard 1.8m high dividing fence, protruding 0.6m above the fence.**

U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
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**Figure 3: Location of major opening windows (both bedrooms) of the adjoining dwelling marked in red ovals. The green oval is where an existing tree and vegetation within the garden area is located.**

### ALTERNATE OPTIONS AND THEIR IMPLICATIONS

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) process.

However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration.

### CONCLUSION

The proposal meets the deemed to comply or design principle requirements of the R-Codes and/or Local Planning Policy requirements and is therefore considered to be appropriate to approve subject to conditions.

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) process, unless council elects to 'call up' the item for formal Council consideration.

**U24/0632 - ADDITIONS TO SINGLE HOUSE (STORE/GARAGE) AT LOT 456 (NO. 20)  
NOREATT PLACE, LEEMING (REC) (ATTACHMENT)**

**OFFICER RECOMMENDATION**

**APPROVAL**

- 1. The development the subject of this approval comply with the approved plans at all times unless otherwise approved in writing by the City.**
- 2. All stormwater generated on site is to be retained on site in accordance with the City's stormwater design guidelines.**
- 3. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.**
- 4. Prior to the initial occupation of the development, the boundary wall/s shall be finished to either the same finish as the rest of the addition walls or at a minimum, be finished to a clean face brick standard, to the satisfaction of the City.**

**Advice Notes:**

- 1. Construction is not permitted to obstruct traffic without prior written consent from the City's Technical Services department. Should the construction require a lane or road closure, a Traffic Management Plan is required to be approved by the City prior to any such works.**
- 2. A completed BA20 form and associated documentation including signed plans is to be provided where adjoining properties are to be adversely affected or there is encroachment of walls or footings.**

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – LOT 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

Ward : Applecross - Mt Pleasant  
 Category : Operational  
 Application Number : DA-2023-605/A  
 Property : 29 Troy Street, Applecross  
 Proposal : Section 31 Reconsideration – Short Term Accommodation  
 Applicant : Lateral Planning  
 Owner : Petty Puspita Budi Santoso & Yolanda Kristanti Siswanto  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : DA-2023-605 – Short Term Accommodation  
 Responsible Officer : Kate Bainbridge  
 Manager Statutory Planning and Building

**AUTHORITY / DISCRETION**

**DEFINITION**

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<input checked="" type="checkbox"/>	Quasi-Judicial	<i>When the 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 (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

**KEY ISSUES / SUMMARY**

- On 13 November 2023, the City refused a development application for a change of use of the existing ancillary dwelling on-site to a Short-Term Accommodation at 29 Troy Street, Applecross (the subject site).
- This decision was subject to an application for review through the State Administrative Tribunal (SAT). Following mediation, the SAT initially issued a notice for the City to reconsider its decision on or before 22 April 2024 which has now been extended until 21 June 2024 to allow for potential call up to a Council Meeting by an Elected Member.
- The subject application includes various modifications to the originally refused proposal such as changes to check in time (3:00pm to 7:00pm) / check out time (10:00am), a 12-month temporary approval period, and in the absence of the host being away from the property, an alternative person to reside on site as the accommodation host.
- The details of the development have been assessed against Local Planning Scheme No. 6 (LPS), relevant local planning policies including Local Planning Policy LPP 1.21 – Short Term Accommodation (LPP 1.21), and the provisions of the Residential Design Codes Volume 1 (R-Codes).
- The proposed development requires a performance assessment in relation to the Preferred Site Characteristics of LPP 1.21.
- The modifications to the original application enhance its compatibility with the residential zone objectives of LPS6 and the development standards contained within LPP 1.21. Approval for a 12 month trial period is recommended.



Figure 1 - Aerial Photo

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R12.5
Use Type	: Short Term Accommodation
Use Class	: Use Not Listed

**Site Details**

Lot Area	: 1057m <sup>2</sup>
Retention of Existing Vegetation	: N/A
Street Tree(s)	: Yes
Street Furniture (drainage pits etc.)	: N/A
Site Details	: Refer to Figure 1

**DETAIL**

On 13 November 2023, a development application for a change of use to convert the existing ancillary dwelling on-site into a Short-Term Accommodation at 29 Troy Street, Applecross, reference DA-2023-605, was refused by the City under delegation. The application was refused on the basis that the Short-Term Accommodation did not meet the residential zone objectives as contained within Clause 16, Table 2 of LPS6 and did not meet the Preferred Characteristics of LPP 1.21. The refused application included a maximum of 6 guests visiting the site at any one time and did not propose any limit on check in times.

The applicant chose to seek a review of the decision through the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*. Following the SAT mediation process orders were issued inviting the City to reconsider its decision on or before 21 June 2024.

For this application, an applicable use and associated permissibility is not included in Table 3 of LPS6 and therefore, the development is classed as a Use Not Listed. The development application was assessed against the residential zone objectives of LPS6 and provisions of LPP 1.21.

As part of the application re-consideration process modifications have been made to the original development application. The modification comprises:

- Check ins from 3pm until 7pm (as opposed to being unrestricted in the original application).
- Identification of 3 designated parking bays located within the subject site specifically for users of the proposed Short-term accommodation to park.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

- An enhanced Operational Management Plan (OMP) detailing screening processes to ensure compliance with occupancy limits, code of conduct, complaints management procedure, control of anti-social behaviour and potential conflict between guests and neighbouring residences, check in and check out procedures, management of car parking and waste management.
- Within the OMP, further detail confirming that when the hosts who reside in the existing Single House on-site are not available, an alternative person to host the accommodation will occur and they will reside on-site.

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

Please see the below summary of community consultation undertaken for DA-2023-605 which was carried out through the original development application.

Advertising Required: Yes  
 Neighbour's Comment Supplied: Yes  
 Reason: Use Not Listed  
 Support/Object: Object

<b>Submission Number</b>	<b>Summary of Submission</b>	<b>Support/Objection</b>	<b>Officer's Comment</b>	<b>Action (Condition/Uphold/Not Uphold)</b>
1	Raised concerns that that the existing hosts are not always on site, loud noise, parking on the street and traffic.	Objection	Concerns about the hosts have been addressed through the updated operational management plan.  Refer to "comment" section below for further commentary.	This objection was upheld through the original assessment at DAU.

As per Cl. 19.4 of the City's Local Planning Policy LPP1.1 Planning Process and Decision Making, where the SAT invites the City to reconsider an application under Section 31 of the *State Administrative Act 2004 (WA)*, the City will not undertake further advertising unless directed by the SAT to do so. The SAT has not directed that further advertising be undertaken for this application.

**II. OTHER AGENCIES / CONSULTANTS**

No consultation with other agencies/consultants is required.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)****STATUTORY AND LEGAL IMPLICATIONS**

Should the City of Melville refuse the application for development approval, the Applicant will have the right to continue the current review of the decision through the SAT.

**FINANCIAL IMPLICATIONS**

This application is currently subject to SAT proceedings. A refusal of this application may lead to a formal Hearing phase in the SAT. City attendance at a SAT Hearing would likely incur legal fees and consultancy fees for expert witnesses if required.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk or environmental management implications with this application.

**POLICY IMPLICATIONS**

There are no policy implications in relation to this proposal.

**COMMENT****City of Melville Local Planning Scheme No. 6 (LPS6)**

In accordance with the provisions of Table 3 – Zoning Table of the LPS6, 'short stay accommodation' is a use not listed which is not permitted unless the decision maker exercises its discretion by granting approval after advertising in accordance with Cl.64 of the deemed provisions of LPS6.

In considering the discretionary nature of the use proposed, it is necessary to take into consideration the zone objectives table of LPS6, the other matters for consideration under Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 and any relevant state and local planning policies.

The objectives of the Residential Zone are as follows:

- 1. To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- 2. To provide for a range of non-residential uses, which are compatible with and complementary to residential development to promote sustainable residential development; and*
- 3. To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

The short-term accommodation satisfactorily responds to the above residential zone objectives of LPS6 for the following reasons:

- There are no alterations to the existing dwelling design, form or streetscape as a result of the change of use.
- Whilst the location and scale of the proposed short-term accommodation has potential to impact on the character and amenity of the surrounding locality, these impacts are considered suitably mitigated based through the proposed management controls in the current application. Limiting the approval to a 12-month trial period will also provide opportunity to monitor impacts and to refuse continuation of the use should adverse impacts be observed.

**Local Planning Policy LPP 1.21 Short Term Accommodation (LPP 1.21)**

LPP 1.21 establishes definitions for various forms of short-term accommodation, and assessment criteria to ensure appropriate location and management of short-term accommodation uses. A key objective of the policy is to ensure appropriate location and management of short-term accommodation that protects the amenity of residential areas or nearby residents.

The subject site contains a single house and an ancillary dwelling on a freehold lot. This proposal is to change the use of the ancillary dwelling at the front of the site to be used for short-term accommodation. The proposed accommodation will be hosted by the landowner as they will live on site in the main house. On that basis the best definition for the proposal in LPP 1.21 is “Hosted Accommodation”. An assessment of the proposed Hosted Accommodation in accordance with the provisions of LPP 1.21 is provided in the table below.

<b>Requirement</b>	<b>Comment</b>
Clause 1 ‘General’	Proposal requires a performance assessment against these provisions.  Refer to comment section titled ‘General’ for further commentary.
Clause 2 ‘Site Characteristics’	Proposal requires a performance assessment against these provisions.  Refer to comment section below titled ‘Site Characteristics’ for further commentary.
Clause 3 ‘Number of Persons’	Proposal meets the requirements of LPP 1.21.
Clause 4 ‘Car Parking’	Proposal meets the requirements of LPP 1.21.
Clause 5 ‘Signage’	No signage has been proposed as part of this application.
Clause 6 ‘Site Management Plan’	Proposal meets the requirements of LPP 1.21. Refer to comment section below titled ‘Site Management Plan’ for further commentary.
Clause 7 ‘Public Consultation’	Refer to the “Stakeholder Engagement” section above for further commentary.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

Requirement (Cont.)	Comment
Clause 8 'Temporary Approval'	Where necessary to allow ongoing monitoring of the impacts of short-term accommodation, the approval period may be limited in accordance with Clause 72 of Schedule 2 of the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> . Refer to comment section below titled "Temporary Approval" for further commentary.
Clause 9 'Compliance with Other Legislation'	Proposal meets the requirements of LPP 1.21. Refer to comment section below titled 'Compliance with Other Legislation' for further commentary.

**General**

LPP 1.21 establishes that short term accommodation is a distinct land use and requires development approval from the City. Whilst it is recognised and acknowledged that the introduction of new land use definitions and associated land use permissibility requirements for applications across the various zones of the City will require an amendment to the City's LPS6, in the interim, LPP 1.21 establishes that the City will treat short term accommodation use as a use not listed under LPS6 (It is noted that Council has initiated an amendment to LPS6 to control short term accommodation, however this scheme amendment application has been placed on hold by the Department of Planning, Lands and Heritage).

LPP 1.21 establishes that un-hosted uses have the potential to have a greater amenity impact than hosted land uses, and that the accumulation of un-hosted uses may have an adverse impact on local amenity.

**Site Characteristics**

An assessment of the proposed short-term accommodation against the preferred and undesirable characteristics of LPP 1.21 has been undertaken. The proposal complies with all the relevant characteristics except for those matters listed below, for which a performance assessment is required.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

Preferred characteristic	Undesirable characteristic
<p><i>Location within, abutting or opposite to mixed use centres.</i></p> <p>The property does not meet this requirement. Proximity to a mixed-use centre and various commercial facilities is noted. The site is located 400m from Riseley Centre Structure Plan (RCSP) area or an approximate 10-minute walk to (RCSP) where there are Restaurant/Café and Shop land uses operating (See Figures 2 &amp; 3 below).</p>	<p><i>Located within cul-de-sacs.</i></p> <p>The property is located within a cul-de-sac. The property is located at the end of a cul-de-sac (See Figure 2 below) and in order to reduce traffic impacts on the adjoining neighbours, check in time (3:00pm to 7:00pm) / check out time (10:00am have been changed, refer to management plan as well as only a 12-month temporary development approval being recommended.</p>
<p><i>Well served by footpaths, dual access paths and public transport.</i></p> <p>The property does not meet this requirement regarding pedestrian accessibility. A footpath is not present on Troy Street.</p> <p>The property is 140 metres from the footpath on Conon Road (Refer to Figure 4 below) which connects to Canning Highway.</p> <p>In terms of public transport, the property has appropriate access being less than a 10-minute walk from a high frequency bus stop along Canning Highway, with access to Bus No.910.</p>	<p><i>Properties located on battle-axe style rear lots.</i></p> <p>The property is not located on a battle-axe style rear lot.</p>
<p><i>Located on local distributor and district roads.</i></p> <p>The property does not meet this requirement. The site has excellent access to public transport and is a walkable distance from a range of amenities and services. To mitigate any traffic noise impacts on the adjoining neighbours, check in and check out times have been modified in the operational management plan.</p>	<p><i>Properties comprising grouped or multiple dwelling developments with shared access arrangements.</i></p> <p>The property is not in a grouped or multiple dwelling development.</p>

U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPLECROSS (REC) (ATTACHMENT)

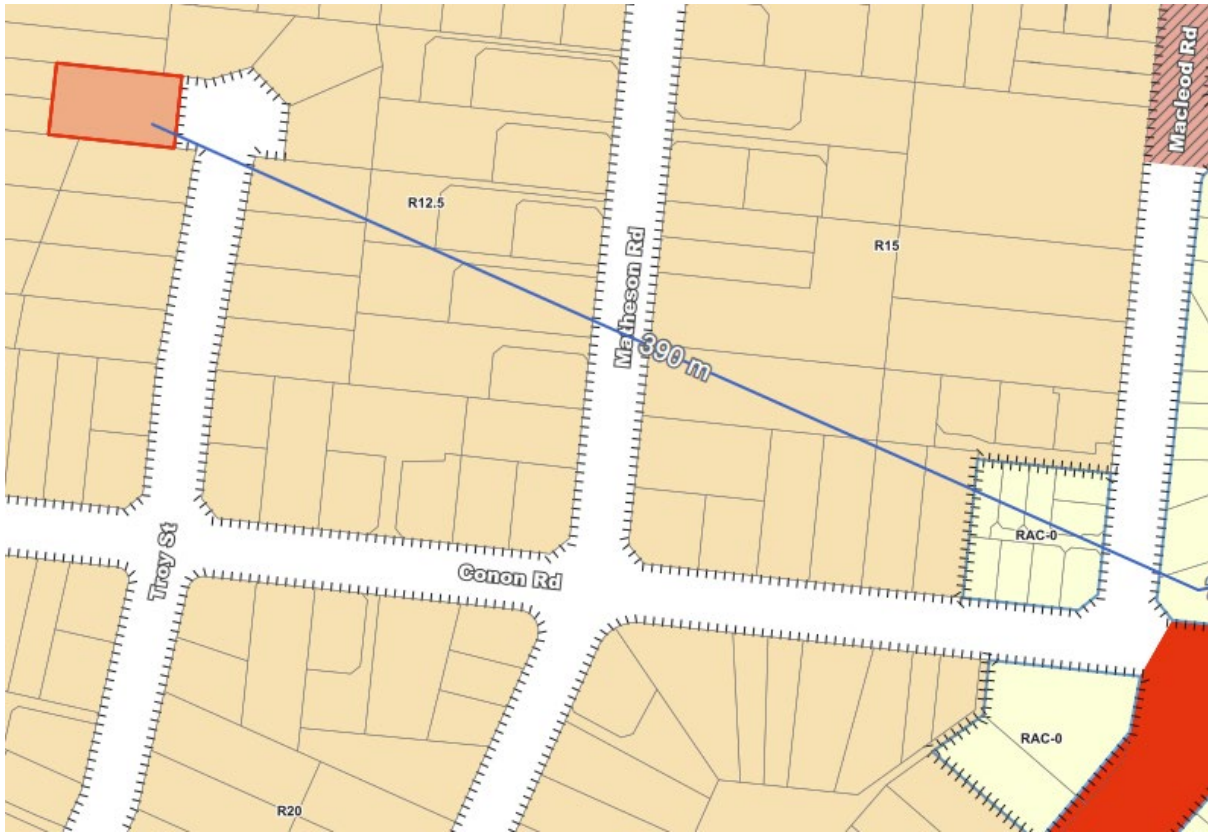


Figure 2 – Distance from the subject site to Riseley Activity Centre

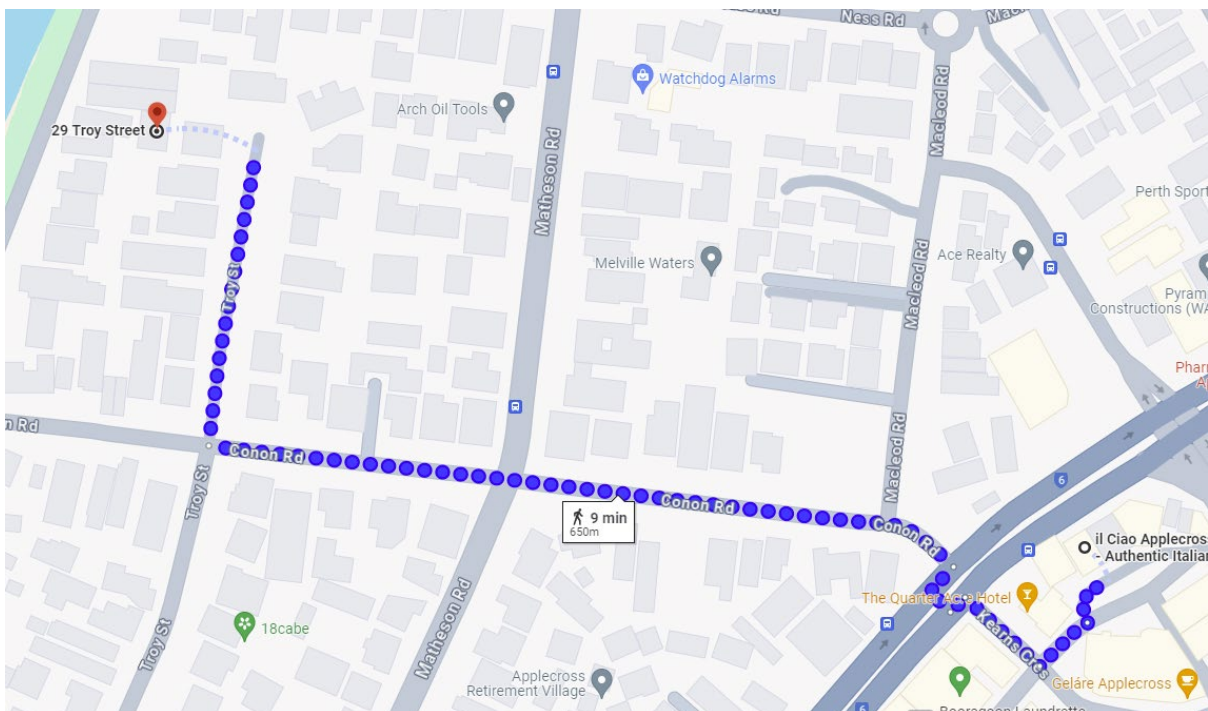


Figure 3 – Walking time from subject site to Riseley Activity Centre

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPLECROSS (REC) (ATTACHMENT)**



Figure 4 – Distance from Short Term Accommodation to Pedestrian Footpath on Conon Road that connects to Canning Highway and Riseley Activity Centre

**Operational Management Plan**

The below table is an assessment of the Operational Management Plan (OMP) provided by the applicant. The PMP is considered to satisfactorily address the requirements of LPP1.21.

LPP 1.21 requirement To include but not limited the following	Proposed
A code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the premises.	Code of conduct with expected behaviour/requirements, etc to be displayed. This is detailed in the Operational Management Plan.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)**

<b>LPP 1.21 requirement To include but not limited the following (Cont.)</b>	<b>Proposed</b>
Management of complaints, in the form of a Complaints Management Procedure (which must include the provision of the short-term accommodation owners/managing agents contact telephone number for adjoining neighbours).	Complaints management procedure specified in the Operational Management Plan.
Control of anti-social behaviour and the potential conflict between guests and permanent residents of the area, detailing the expected behaviour of guests and control of noise.	Expected behaviour detailed in the Operational Management Plan.
Details regarding guest check-in and check-out procedures.	Details provided in Operational Management Plan.
Management of car parking.	Sufficient parking within the subject site for resident and guest vehicles.
Details regarding waste management which must include specifying the expectations on guests with regard to general rubbish and bin collection (if applicable).	Expectations for waste management are specified in the Operational Management Plan.
Compliance with Strata By-Laws (if applicable) in the form of a Statement of Compliance.	Not applicable – freehold lot.

### **Temporary Approval**

The proposed development seeks performance assessment against the provisions of LPP 1.21. A number of elements of the proposal have been found to not meet the preferred characteristics sought by the LPP. Modifications to the application, in particular check in / check out times and confirmation that the host live onsite, are expected to reduce potential amenity impacts. As a safeguard however, it is recommended that a temporary approval be granted for a 12-month period to enable the City to monitor the use, consider any complaints and/or observations during the approval period and have regard to these matters when considering a continuation of the use.

A temporary approval will also provide opportunity to review the compliance status of the development having regard to upcoming changes to the short-term accommodation approval framework.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot 190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)****Compliance with Other Legislation***Short-Term Rental Accommodation Register*

The State Government has released a position statement and is pursuing planning reforms to the Short-Term Rental Accommodation sector. The Short-Term Rental Accommodation (STRA) register is to be implemented in mid-2024 and will require both hosted and un-hosted short-term rentals to register their property by 1 January 2025. The State Government defines STRA as “the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis.”

The register was created to ensure consistency with the rules and regulations for state-wide STRA properties. Revised definitions will be introduced into local government planning schemes to help determine appropriate requirements for the location of STRA properties. A key change includes planning exemptions for hosted STRA within the Perth metropolitan area. This proposed development is a hosted STRA therefore will be exempt from the requirement to obtain development (planning) approval. Host accommodation having a permanent resident on site means they can manage any issues that may arise, such as noise or parking, and is therefore considered to have minimal impact on residential amenity and housing.

As the proposed short-term accommodation is hosted and is intended to be rented out for more than 90-nights within a 12-month period, it is expected that the property will be added to the STRA register and in the future, exempt from requiring approval. The STRA will offer additional opportunities to manage the proposed short term accommodation use. The temporary approval proposed may not need to be renewed if these proposed amendments are adopted by State Government.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) process.

However, should Elected Members have an alternative view, the DAU ‘call-up’ procedures provide opportunity to call this matter up for formal Council consideration.

**CONCLUSION**

Modifications to the previously refused application reduce potential impacts on amenity of the locality. This reduced level of impact is considered sufficient to allow a monitored twelve-month trial period of the proposed use. On this basis, it is recommended that the proposal be approved, subject to conditions.

**U24/0633 - SECTION 31 RECONSIDERATION – SHORT TERM ACCOMMODATION – Lot  
190 (NO.29) TROY STREET, APPECROSS (REC) (ATTACHMENT)****OFFICER RECOMMENDATION****APPROVAL**

- 1. This Development Approval requires the development to be undertaken in accordance with the submitted application, enclosed plans (referenced Site Plan) and conditions of approval at all times unless otherwise approved in writing by the City.**
- 2. This development approval is valid for a period of 12 months from the date of this approval. Continuation of this use beyond a period of twelve months shall require submission and approval of a further development application.**
- 3. The short stay accommodation is to be operated in accordance with the approved Operational Management Plan, to the satisfaction of the City.**

**Advice Note**

- i. In regard to Condition 2, if the temporary development is to continue beyond the approved 12-month period, the applicant may submit a separate application for Planning Approval to continue the Short-Term Accommodation/Host Accommodation use. The applicant is encouraged to lodge any such application three months (minimum) prior to the expiry of the approval and include details as to whether any part of the development site or site management plan has been altered since its original approval.**

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (NO. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT)**

Ward : Applecross – Melville - Mount Pleasant Ward  
 Category : Operational  
 Application Number : DA-2023-973  
 Property : 41 The Esplanade, Mount Pleasant  
 Proposal : Three storey Single House  
 Applicant : Abel Ling Architect  
 Owner : Sevens Rockwood Pty Ltd  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Responsible Officer : Kate Bainbridge  
 Manager Statutory Planning and Building  
 Previous Items : N/A

**AUTHORITY / DISCRETION**

**DEFINITION**

<input type="checkbox"/>	Advocacy	<i>When the 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 &amp; policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<b><i>When the 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 (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i></b>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for a three-storey single house at No.41 The Esplanade, Mount Pleasant.
- The proposed development has been assessed against Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1 Part B (R-Codes) and relevant Local Planning Policies including Local Planning Policy 3.1 – Residential Development (LPP3.1) and Local Planning Policy LPP1.9 Height of Buildings (LPP1.9).
- The subject site has a Restrictive Covenant C174592 registered on 9 July 1981 which restricts the height of any development on the subject site to a maximum of 14.25m above Australian Height Datum (AHD). Restrictive Covenant C174592 benefits a neighbouring landowner and is not able to be taken into consideration in the determination of development applications (as per advice from the Department of Planning, Lands and Heritage). Regardless, the proposed development has been amended after re-advertising to now comply with Restrictive Covenant C174592.
- The proposed development requires a performance assessment in relation to building height, with all other performance assessment matters to be determined by the Manager Statutory Planning (MSP) through delegated authority in accordance with Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1).
- Building height as per the requirements of the R-Codes and LPP 1.9 is measured from the natural ground level directly below the building – which is different to the restrictive covenant height which is based on a height above the Australian Height Datum (AHD).
- Consideration by the Development Advisory Unit (DAU) is limited to building height.
- The application was advertised in accordance with the provisions of the R-Codes, *Planning and Development (Local Planning Scheme) Regulations 2015* (as amended) and LPP1.1.
- Two submissions were received during the initial advertising period, both objections, which were in relation to building height and the restrictive covenant. The applicant subsequently provided amended plans which reduced the concealed roof height from 10.7m to 9.3m directly above natural ground level which is still above the maximum allowed of 9m as per LPP1.9. The revised plans were subsequently referred to both submitters to see if they wish to maintain their objections or withdraw. Both wished to maintain their objections with further comments not supporting the proposal.
- As a result of the comments received during the second advertising period in relation to building height, the applicant amended the plans so that the height of the single house is now in accordance with Restrictive Covenant C174592. The amended plans were referred to both submitters with one of the two objections received withdrawn.
- Notwithstanding the objection received, it is considered that the development is acceptable when assessed against the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**



**Figure 1 – Aerial Photography**

**BACKGROUND**

**Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R12.5
Use Type	: Single House
Use Class	: Permitted

**Site Details**

Lot Area	: 728m <sup>2</sup>
Retention of Existing Vegetation	: None
Street Tree(s)	: Yes
Street Furniture (drainage pits etc)	: No
Site Details	: Refer to Figure 1 above

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT)**

**DETAIL**

The application has been assessed against the provisions of LPS6, the R-Codes and relevant Local Planning and Council Policies. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

**Local Planning Scheme and Local Policy Requirements**

City of Melville Local Planning Policy 1.9 – Height of Buildings

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
LPP 1.9 Cl. 2.1.1	9m external wall (concealed roof) height	9.3m external wall (concealed roof) height	Requires assessment using Performance Criteria	Development Advisory Unit (DAU)

Local Planning Policy 3.1 – Residential Development (LPP3.1)

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
LPP 3.1 Cl.1 C2.1i - Street Setback	First Floor average setback of 7.5m	6.08m to Rookwood Street.	Requires assessment using Performance Criteria	Manager Statutory Planning and Building (MSP)
LPP 3.1 Cl.1 C2.3 - Street Setback	An unenclosed porch, balcony, verandah or the equivalent may (subject to the Building Code of Australia) project into the primary street setback area by up to 50 per cent (3.75m minimum) of the required setback.	Patio on ground floor and balconies on the first and second floor setback less than 3.75m from the primary street (Rookwood Street)	Requires assessment using Performance Criteria	MSP

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT)**

<b>Development Requirement (Cont.)</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
LPP 3.1 Cl.2 C1.1 – Setback of Garages and Carports	Garage primary street setback of 4.5m	2m to 3.27m to Rookwood Street	Requires assessment using Performance Criteria	MSP
LPP 3.1 Cl.3 C4.3 – Fences and Street Walls	Maximum fence height is 2m to the top of piers and 1.8m to the top of panels	2.4m maximum	Requires assessment using Performance Criteria	MSP

Residential Design Codes Volume 1 Part B

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
5.1.3 – Lot Boundary Setbacks C3.1 (i)	South Side - Ground Floor Overall bulk for Bed 4 to Garage Setback required 3.8m	2.051m	Requires assessment using Performance Criteria	MSP
	South Side - Upper Floor Overall bulk for Balcony 2 to Theatre Setback required 4.8m	2.051m	Requires assessment using Performance Criteria	MSP
5.3.1 – Outdoor Living Areas C1.1 (ii)	Primary outdoor living area located behind street setback area	Within street setback area of Rookwood Street	Requires assessment using Performance Criteria	MSP
5.3.2 – Landscaping C2.2 (ii)	Maximum 50% impervious surface within the primary street setback area	76.35%	Requires assessment using Performance Criteria	MSP

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**

<b>Development Requirement (Cont.)</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
5.3.7 – Site works C7.1	Retaining walls, fill and excavation not more than 0.5m above natural ground level.	Up to 0.8m	Requires assessment using Performance Criteria	MSP
5.3.7 – Site works C7.2 – Table 4	South Side Height of siteworks and/or retaining walls of 1m requires setback of 1m	0m	Requires assessment using Performance Criteria	MSP
5.4.1 – Visual Privacy C1.1 (i)	Ground Floor Bed 5 window requires a setback of 4.5m	4m	Requires assessment using Performance Criteria	MSP
	Undercroft Floor Outdoor Terrace requires a setback of 7.5m	6.5m	Requires assessment using Performance Criteria	MSP

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

Advertising Required: Yes  
 Neighbour's Comment Supplied: Yes  
 Reason: Required pursuant to LPP 1.1 Planning Process and Decision Making Clause 1.7.6  
 Support/Object: Two submissions received (Objection) – One subsequently rescinded

The development application was initially advertised on 1 February 2024 where comment was sort on the matters requiring assessment under the performance criteria including building height. At the conclusion of the first advertising period, two objections were received both in relation to building height.

As result of the comments received, the applicant amended the plans and reduced the building height of the single house however the proposal was still above the building height requirements stipulated in Local Planning Policy 1.9 – Height of Buildings (LPP1.9). Therefore, the revised plans were sent to the two submitters for comment to see if they wished to maintain their respective objections or withdraw. At the conclusion of the second advertising period, additional comments of objection were received from one submitter while the other submitter did not provide any further comment or response.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT)**

The applicant subsequently modified the plans for a second time to comply with Restrictive Covenant C174592 and therefore another round of consultation with both submitters was undertaken which resulted in one of the two objections being withdrawn, however the other submitter did not provide response.

A summary of the content of the remaining objection received and a response is provided in the table below.

<b>Submission Number</b>	<b>Summary of Submission</b>	<b>Support/ Objection</b>	<b>Officer's Comment</b>	<b>Action (Condition/ Uphold/ Not Uphold)</b>
1	The proposal exceeds the LPP1.9 permitted building heights. Permitted building heights should be stuck to. Concerns the proposal will diminish views from the ground floor and obscure the views from the first floor. The existing house is already higher than the neighbouring houses in the same street. If the height is increased, that will impact the streetscape.	Objection	Refer to the comments section of this report.	Not Uphold

**II. OTHER AGENCIES / CONSULTANTS**

Department of Water and Environmental Regulations (DWER)

Consultation with DWER was undertaken as a minor portion of the subject site is within the DWER 100-year floodplain.

DWER advised the proposed developments finished floor level (FFL) is considered to be acceptable with regards to major flooding as a result of it proposing minimum habitable floor levels of 2.72m AHD.

Department of Biodiversity, Conservation and Attractions (DBCA)

DBCA had no objections to the proposal subject to recommended conditions and advice notes which have been included in the officer recommendation section of this report.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)****STATUTORY AND LEGAL IMPLICATIONS**

Should the City of Melville refuse the application for planning approval, the Applicant will have the right to have the decision reviewed by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications for the City relating to this proposal.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk or environmental management implications with this application.

**POLICY IMPLICATIONS**

There are no policy implications in relation to this proposal.

**COMMENT**Restrictive Covenant C174592

The subject site has a Restrictive Covenant C174592 placed on its certificate of title which restricts the height of development on-site to 14.25m above Australian Height Datum (AHD).

Restrictive Covenant C174592 is a landowner control. The Department of Planning, Lands and Heritage (DPLH) Restrictive Covenant Fact Sheet states that landowner applied controls do not arise from legislation and don't create an interest in land. Therefore, the existence of Restrictive Covenant C174592 is not a planning consideration able to be used in the determination of this development application.

Notwithstanding the above, the applicant has amended the plans to ensure that the proposal will comply with Restrictive Covenant C174592 height.

Use of the Site

The subject site is currently for sale and the applicant has advised they wish to proceed with this development application.

Due to the site currently being for sale, there is concern that future owners may use the site differently to that proposed. The owner has specified in writing that the development is not to be used as a display home. An advice note has been recommended to outline that the use as a display home requires further development approval.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**Building Height

The proposed development is located within an established residential area of Mount Pleasant. The area is undergoing renewal with older more traditional residential dwellings demolished to make way for more contemporary homes, some of which are two or three storeys in height and having larger building footprint than the previous dwellings.

The subject site is located on a street corner lot, located at the north-east intersection of Rookwood Street and The Esplanade, adjacent to the Swan River foreshore. The subject site has an east west upward slope of some 7.5m, with a 2.5m contour level close to the eastern corner of Rookwood Street and The Esplanade, and a 10m contour level on the western side close to No. 22 Rookwood Street.

The proposed single house has been designed in a way which responds to the topography of the site as well as taking advantage of the sites' proximity to the river and associated views. The surrounding dwellings within the area have a wide range of residential building styles, ages and heights. It is noted that two and three storey buildings are common in the area and there are many examples of these within close proximity to the site. At three storeys, the general scale and associated height of the proposed single house is considered to be consistent with the existing and desired streetscape character of the area. Building height is measured from the natural ground level to the building directly above under the provisions of the R-Codes and LPP1.9. As shown by Figures 2 and 3 below, the extent of the building above the 9m external wall (concealed roof) height requirement of LPP1.9 is quite minimal and located at the one of the lowest points of the site.

U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)

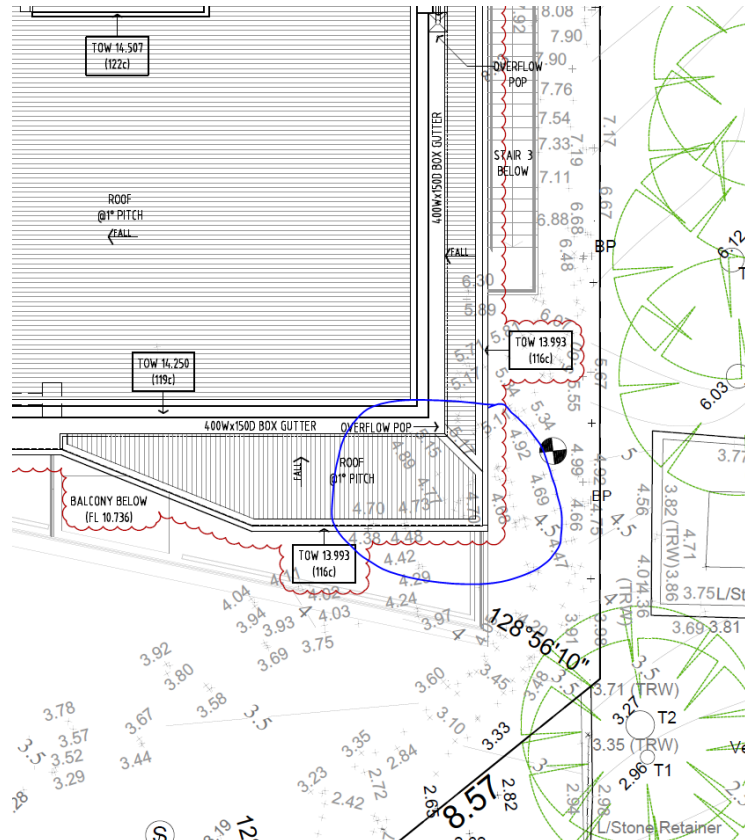


Figure 2 – Location of 9.3m external wall (concealed roof) height is circled in blue at the northeastern corner of the site.

U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT)

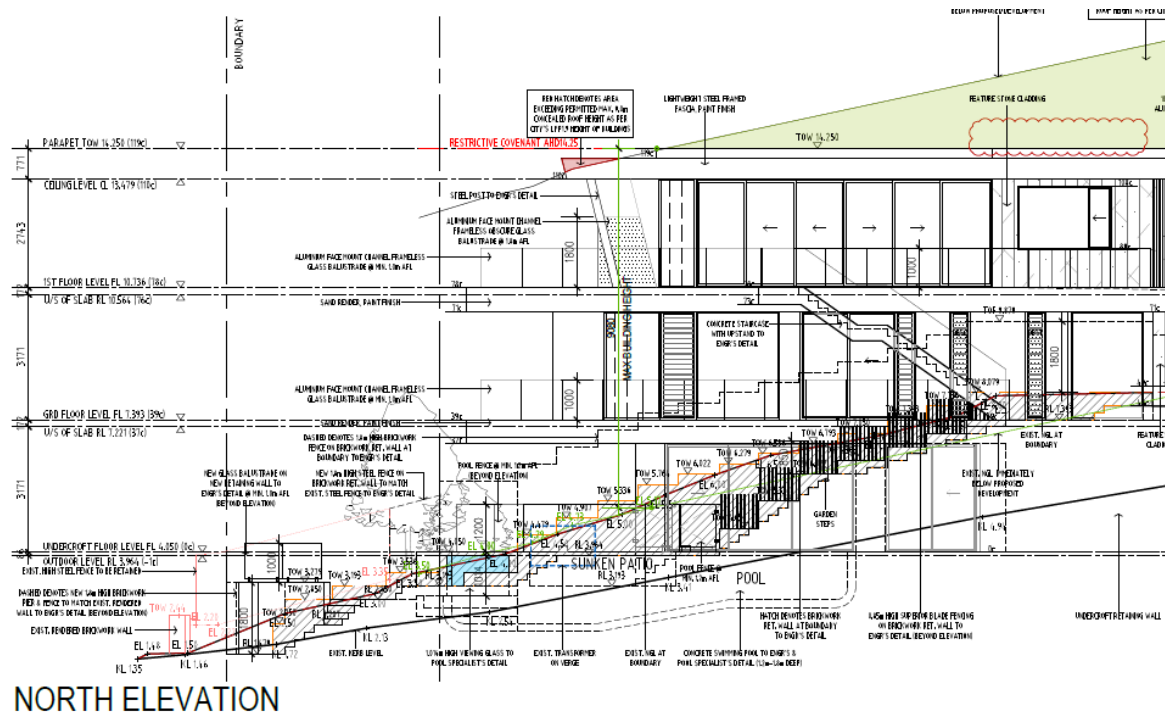


Figure 3 – Northern Elevation and area marked in red showing portion of single house above 9m (concealed roof) height.

The proposed building height requires a performance assessment having regard to the design principles contained in Clause 5.1.6 (P6) 'Building Height' of the R-Codes Volume 1 - Part B. These design principles seek to ensure that development is appropriate to the streetscape, maintains adequate levels of sunlight to adjoining properties and maintains access to views of significances where appropriate.

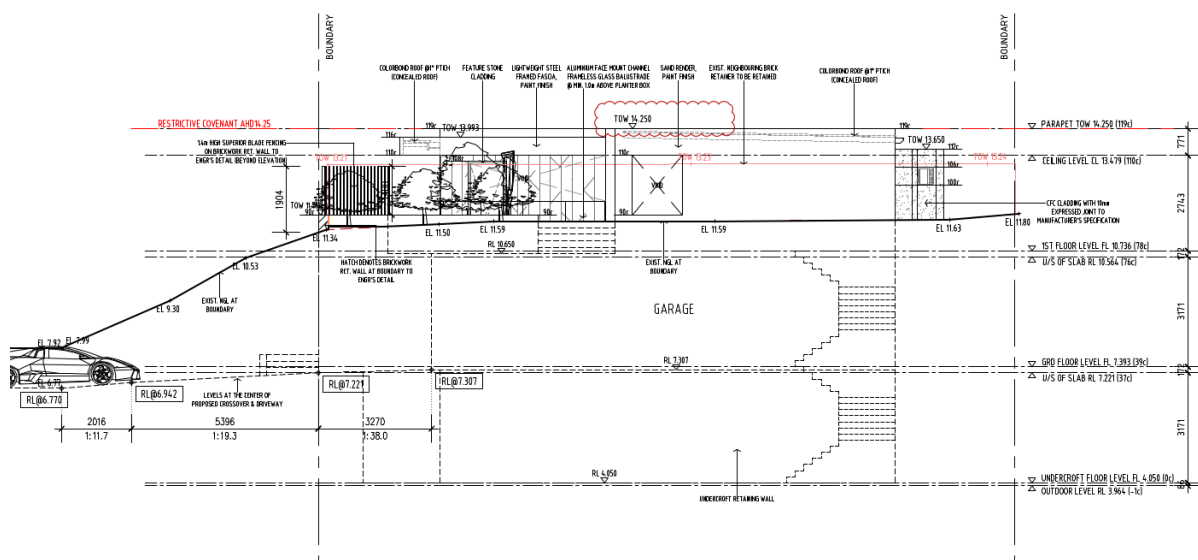
The building height is considered to meet these design principles as discussed below.

**Design Principle P6:**

- The proposed building is well articulated, through the use of varied setbacks, floor to ceiling windows, landscaping and a mix of materials (aluminium battens, stone cladding and sand render) which combine to reduce the bulk impact on to the adjoining properties.
- The positioning of open spaces, outdoor living areas facing the northern or northeastern aspects of the site and major openings for habitable rooms and balconies facing the northeastern aspect of the site is considered to ensure adequate sunlight and daylight reaches and enters the subject dwelling.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE, MOUNT PLEASANT (REC) (ATTACHMENT)**

- In terms of building height, as elements of the proposed development seek approval under the performance criteria, consideration must be had to the impacts that the development has at its proposed height towards the amenity that is currently enjoyed by the occupiers of adjoining properties whose views of significance may be prejudiced.
- It is noted that the term 'views of significance' is not defined by, nor is detail provided in the explanatory sections of the R-Codes. It is therefore the City's role to make a determination as to whether or not the proposed development maintains access to views of significance, and/or assess the extent to which such views are compromised by the elements of the buildings height which exceed the deemed to comply height level, which in this case is 9m.
- Based on the City's assessment and taking into account the submission received, in the context of a significant view to the river and foreshore, the properties to the west of the subject site do not enjoy uninterrupted views of the river and towards the City. Rather, glimpses of the City skyline are afforded, and full uninterrupted views of the river are not obtained, compromised by buildings in the foreground. Such views are also generally only possible from the upper floors of buildings.
- Access to views of significance towards the river are considered to still be accessible from properties to the west of the subject site as the proposed single house is to be cut into the block so only the upper floor of the dwelling is viewable from the rear properties. Therefore, the dwelling appears as a single storey dwelling when viewed from the west (see Figure 4 below).



**Figure 4 – Western Elevation of single house as viewed from adjoining western property looking towards the river.**

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**

- The location of the section of the development over the 9m external wall (concealed roof) height requirement is in the northeastern corner of the site and is 8m from The Esplanade road reserve, 14m from the adjoining southern property and at least 25m from the adjoining western properties. Given the location of the height which is over the 9m LPP 1.9 requirement is located in the lower portion of the subject site, this will not be visible from the adjoining western properties upper floor levels – which will view parts of the building which meet the building height requirement due to the slope of the lot.
- This means that the portion of the development above the 9m height requirement for concealed roofs under LPP1.9 does not compromise views of significance.
- As the proposed development is to be cut into the block, with only the first floor viewable from rear properties, the proposed development is considered to be consistent with the existing streetscape. Figures 5-8 below outlining the existing streetscape along The Esplanade and Rookwood Street.



**Figure 5 – Nos. 31a and 31 The Esplanade, Mount Pleasant**

U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)



Figure 6 – No. 39 The Esplanade, Mount Pleasant

U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)



Figure 7 – Nos. 43 and 41 The Esplanade, Mount Pleasant

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**



**Figure 8 – Nos. 47 and 45 The Esplanade, Mount Pleasant  
ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) process.

However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration.

**CONCLUSION**

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) process.

Should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)****OFFICER RECOMMENDATION****APPROVAL**

1. The development the subject of this approval must be contained wholly within the area of exclusive use of the lot and comply with the approved plans and conditions at all times unless otherwise approved in writing by the City.
2. All stormwater generated from the development hereby approved shall be retained on site in accordance with the City's Stormwater guidelines.
3. Prior to the initial occupation of the development, all unused crossover(s) shall be removed and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.
4. Prior to commencement of construction a crossover application shall be submitted to and approved in writing by the City's Technical Services department. The crossover shall be designed to be;
  - a maximum width of 6m;
  - located a minimum of 2m away from the outside of the trunk of any street tree; and
  - a minimum of 1m from any existing street infrastructure.

The approved crossover is to be constructed prior to the initial occupation of the development to the satisfaction of the City.

5. The street walls and fencing marked in red on the approved plans are required to comply with the definition of 'Visually Permeable' found in the Residential Design Codes Volume 1, to the satisfaction of the City.
6. Prior to the initial occupation of the development, the external surface of the retaining walls which are visible from the street and adjoining properties shall, as a minimum, be finished to a clean face brick standard, to the satisfaction of the City.
7. Unless otherwise approved in writing by the City, all trees located on the verge adjacent to the land on which the development is to take place shall be protected throughout the duration of the demolition and construction processes of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to demolition of the site or commencement of development (whichever occurs first), in accordance with the following criteria:
  - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
  - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius of the TPZ, the TPZ fencing shall be located the minimum distance from the approved works that is required to complete the works.
  - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
  - The following actions shall not be undertaken within any TPZ:

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**

- Storage of materials, equipment, fuel, oil dumps or chemicals;
  - Servicing or refuelling of equipment or vehicles;
  - Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device);
  - Open-cut trenching or excavation works (whether or not for laying of services);
  - Changes to the natural ground level of the verge;
  - Location of any temporary buildings including portable toilets;  
or
  - The parking of vehicles or machinery.
8. Prior to commencement of development, a detailed landscaping plan for the subject site and/or the road verges adjacent to the site shall be submitted to and approved in writing by the City. The landscaping plan is to include proposed details of (but is not limited to):
- a) The location, number and type of proposed trees and shrubs including planter size and planting density;
  - b) Any lawns to be established;
  - c) Any existing vegetation and/or landscaped areas to be retained; and
  - d) Any verge treatments.

The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.

9. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

**Department of Biodiversity, Conservation and Attractions (DBCA) Conditions**

10. All works are to be undertaken in accordance with a Sediment and Erosion Control Plan.
11. No pool water/backwash from the swimming pool is to be discharged onto the land, into the river or the local drainage system.
12. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the City of Melville on the advice of the Department of Biodiversity, Conservation and Attractions.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**

13. No dewatering effluent is to enter the River, either directly or indirectly (via the stormwater system), unless approved by the Department of Biodiversity, Conservation and Attractions.

**Advice Notes**

1. The development has been approved as a single house and not a display home. A separate development application is required to be lodged to and approved by the City prior to use as a Display Home,
2. Construction is not permitted to obstruct traffic without prior written consent from the City's Technical Services department. Should the construction require a lane or road closure, a Traffic Management Plan is required to be approved by the City prior to any such works.
3. The landscaping plan is to demonstrate high quality planting for the front setback area to compensate for the reduced soft landscaped area proposed.

**Department of Biodiversity, Conservation and Attractions (DBCA) Advice Notes**

1. Notifications and documents can be emailed to [rivers.planning@dbca.wa.gov.au](mailto:rivers.planning@dbca.wa.gov.au).
2. Regarding the Sediment and Erosion Control Plan, this plan should describe how the authorised works will be appropriately managed and implemented to minimise the risk of drainage, erosion and sedimentation on nearby water bodies and reserves during the work and may include control measures such as:
  - a) Daily recovery of sediment (including imported building sand) from outside the works area (e.g. end-of-day sweeping);
  - b) Perimeter controls such as sediment control fences;
  - c) Sediment traps at stormwater drain inlets;
  - d) Vehicle washdown and vibration grids at entry/exits.

For further guidance on best management practices for sediment and erosion control, refer to the Erosion and Sediment Control Information sheets found at: <https://www.perthnrm.com/resource/sediment-management/>

3. The landowner/applicant will need to make arrangements with the Water Corporation for the provision of the necessary wastewater services. On receipt of a request from the applicant, a Land Development Agreement under Section 83 of the Water Services Act 2012 will be prepared by the Water Corporation to document the specific requirements for the proposed development.

**U24/0634 – THREE STOREY SINGLE HOUSE – LOT 101 (No. 41) THE ESPLANADE,  
MOUNT PLEASANT (REC) (ATTACHMENT)**

4. Regarding pool water/backwash, the Department of Biodiversity, Conservation and Attractions does not permit the discharge of swimming pool water or backwash water into wetlands, waterways or drains that lead to waters within the Swan Canning Development Control Area. The use of limestone-lined soakwells may be appropriate to carry out this function. More information on the safe storage and application of pool chemicals can be found at Water quality protection note 55: Swimming pools, Department of Water and Environmental Regulation.
5. With regards to dewatering effluent, in the event it is proposed to dewater effluent either directly or indirectly (e.g. via the stormwater system) to the river, a dewatering management plan, demonstrating that the dewatering effluent discharge standards contained within the Department of Biodiversity, Conservation and Attractions' Policy 50: Planning for dewatering affecting the Swan Canning Development Control Area will be met, is to be approved by the Department of Biodiversity, Conservation and Attractions.

**ATTACHMENTS**  
**OF THE**  
**DEVELOPMENT ADVISORY UNIT**  
**MEETING**  
**HELD ON**  
**TUESDAY, 21 MAY 2024**

**U24/0632**  
**U24/0633**  
**U24/0634**

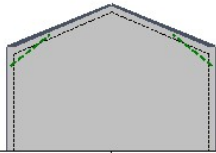
**Distributed: Friday, 24 May 2024**



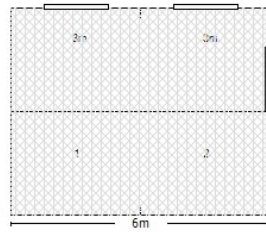
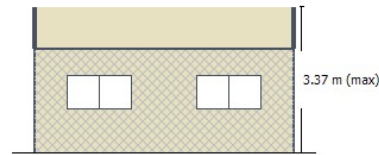
PLANNING APPROVAL ONLY  
THIS IS NOT A  
BUILDING PERMIT

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.

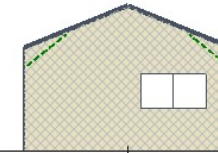
Building For:  
Jinuk Kim  
20 Noreatt Place Leeming  
Job Number: 61770  
Produced by:  
Western Sheds Pty Ltd  
Phone: 08 94178880



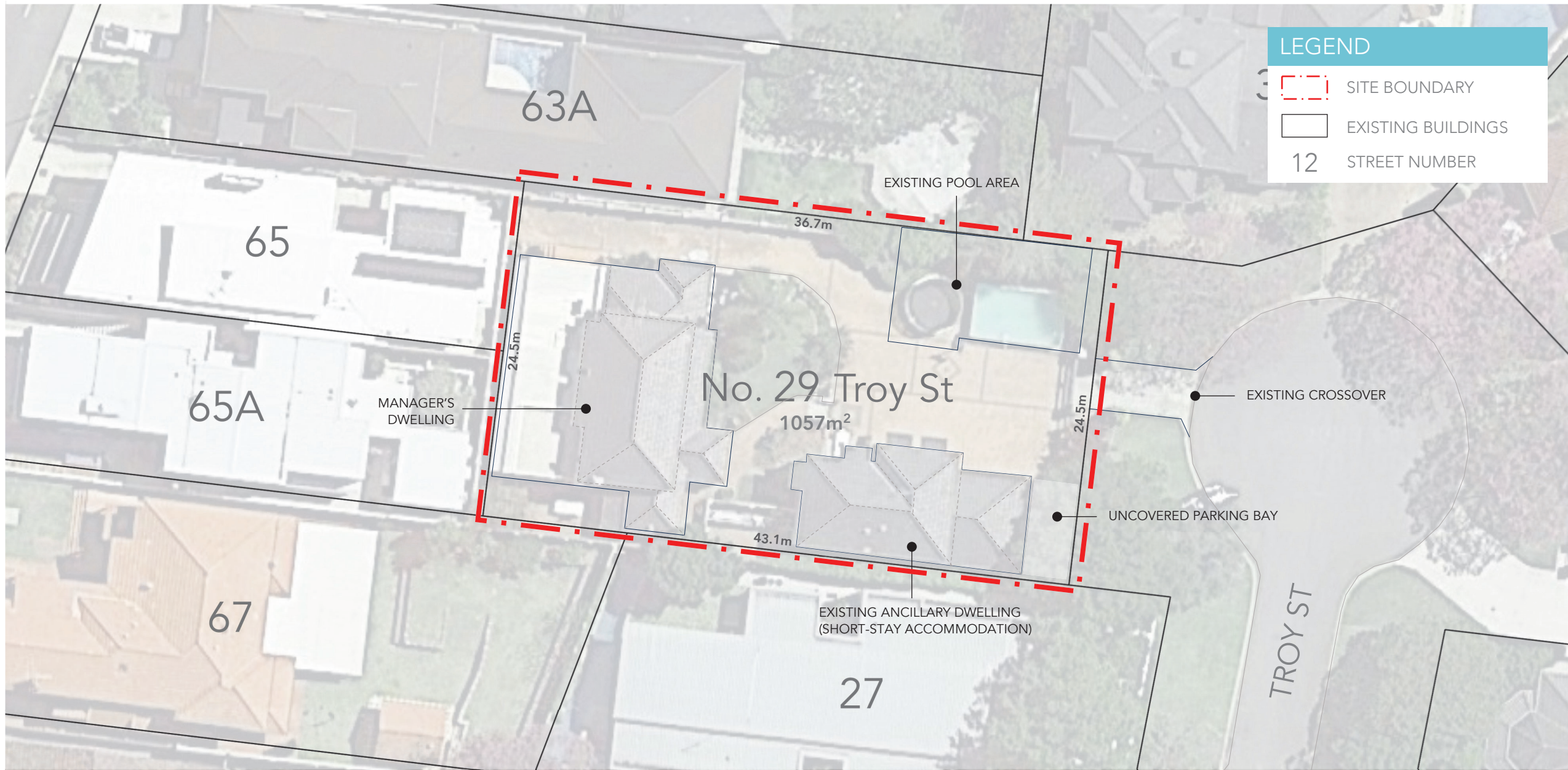
Left End



Side



Right End



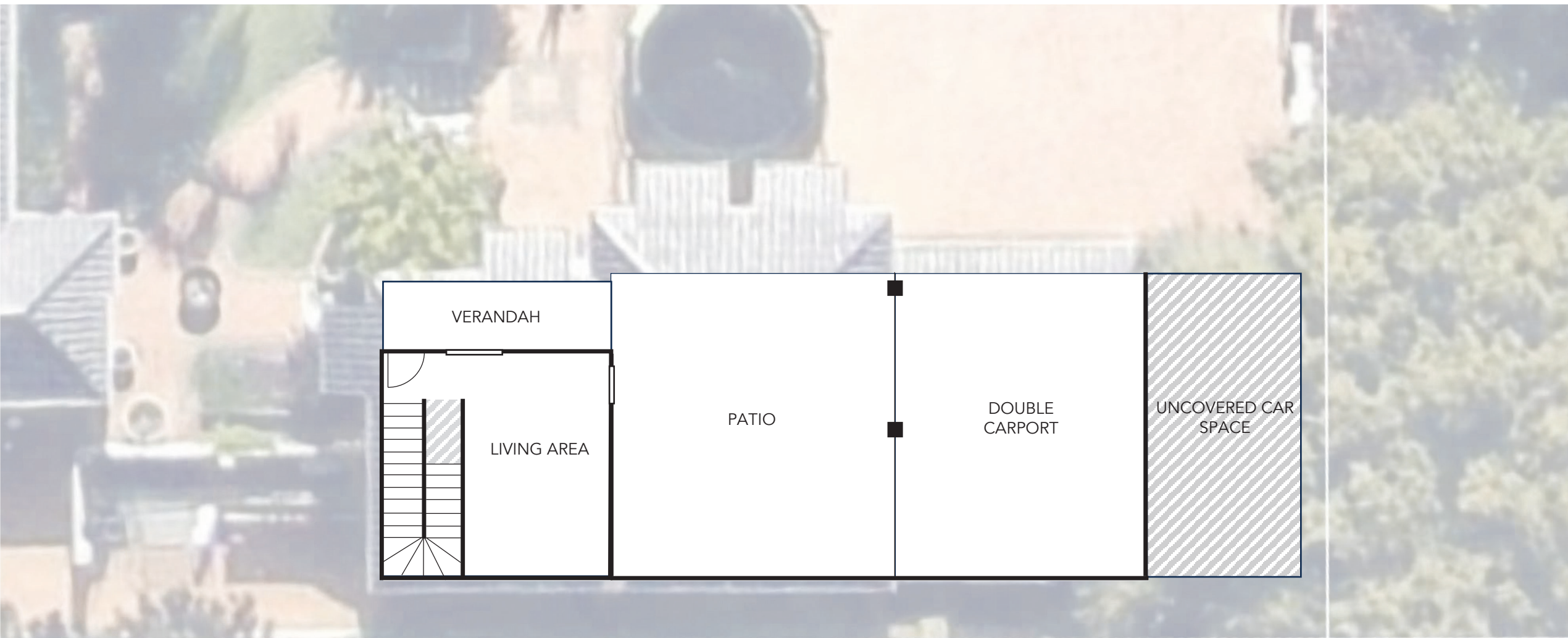
# Site Plan

Document Set ID: 6696860  
Version: 2, Version Date: 03/05/2024



Job No.: 0271  
Drawing: A  
Date: 11 July 2023  
Scale: 1:350 @ A3

**LATERAL**  
PLANNING



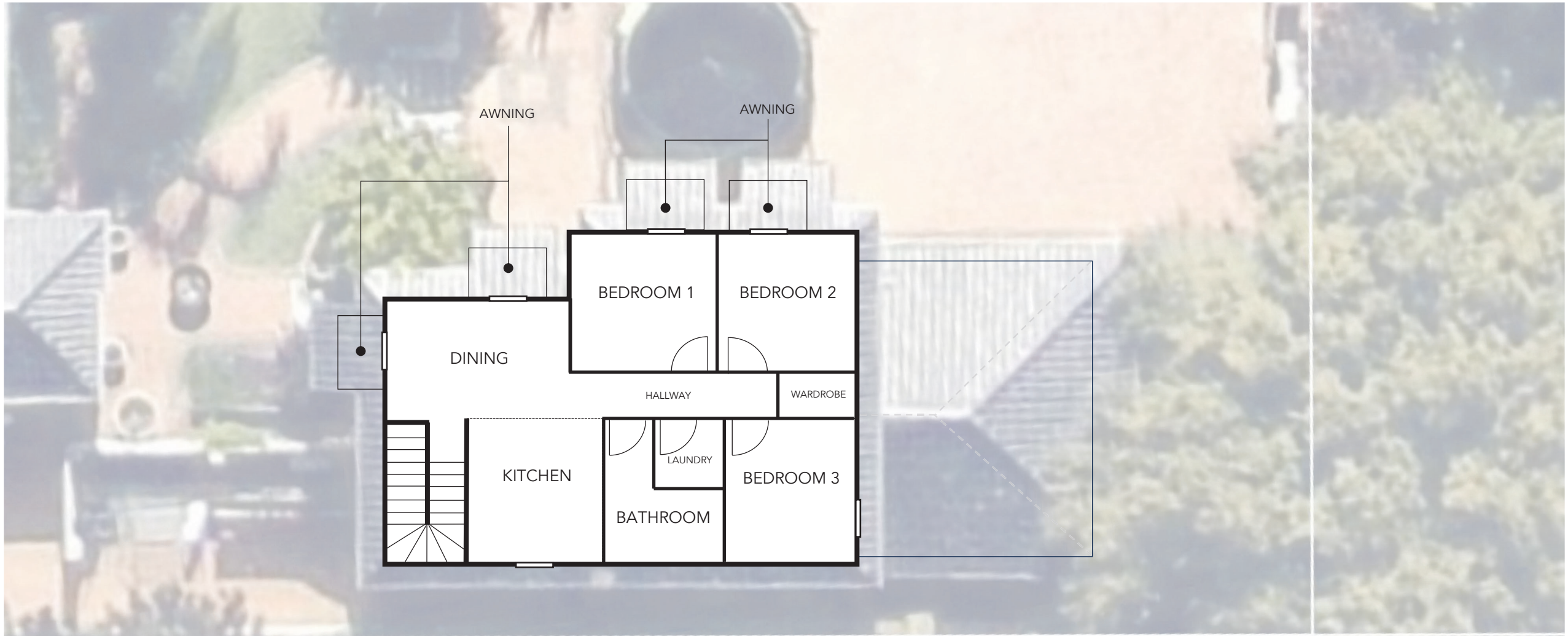
# Ground Floor Plan – Short Stay

Lot 170 (No 27) Troy Street, Applecross  
Document Set ID: 6696860  
Version: 2, Version Date: 03/05/2024



Job No.: 0271  
Drawing: A  
Date: 11 July 2023  
Scale: 1:100 © A3

**LATERAL**  
PLANNING



# Upper Floor Plan – Short Stay Accommodation

Document Set ID: 6696860  
Version: 2, Version Date: 03/05/2024

Lot 170 (No. 27) Troy Street, Applecross



Job No.: 0271  
Drawing: A  
Date: 11 July 2023  
Scale: 1:100 © A3

**LATERAL**  
PLANNING

# **Operational Management Plan**

## **Short-Term Hosted Accommodation (Ancillary Dwelling)**

**29 Troy Street, Applecross**

# Overview

Address	29 Troy Street, Applecross
Type of Accommodation	Short-Term Hosted Accommodation - Ancillary Dwelling
Business Days	Monday to Sunday
On-Site Host	The Host(s) reside in the existing Single House on the site.
Check-In / Check-Out Times	<p>Check-In: 3:00pm to 7:00pm</p> <p>Check-Out 10:00am on the day of departure</p> <p>The manager (host) residing at the site will supervise check-in / check-out. Late check-in's only by arrangement with the Host.</p>
Number of Guests	Maximum 6 guests
Length of Stay	Maximum 3 months in any 12 month period

# Management Strategy & Guest Statement

## Management Strategy

Objective of this Management Strategy is to ensure that all interested parties, including our Guests understand our commitment to protect the peace and harmony of the local neighbourhood, and understand our shared obligations to ensure we adhere to the City of Melville Guidelines around Hosted Accommodation.

### **Procedures, Policies, House Rules, Code of Conduct.**

***We ask that all Guests read and understand these overarching Procedures, Policies and Commit to upholding our Rules and Code of Conduct***

The following matters apply:

#### **1.1 Host obligations to check and maintain standards.**

Prior to taking bookings, all guests are screened for eligibility in a way that is set out in the Criteria Statement highlighted previously.

#### **1.2 Check-in times and Check-out procedures.**

All guests receive an automated message 24 hours prior to check-in, which details the Check-In procedures.

Information includes details relating to the following points:

- Location of keys and touchpad access for the security gate.
- Guests are informed of check-in times must not arrive at the property before 3pm.
- Guests are instructed on the use of the remote-control access gates.
- Guests receive instructions with respect to Rules around parking within the boundaries of the site, and only in the designated Guest carparking area.
- We are committed to meeting and welcoming all Guests, which is a practice that not only aligns with our commitment to **“turn our guests into friends”**, and showcase our unique accommodation offering, but also ensures compliance with our “Criteria for Eligibility to Book” policy.
- Check out instructions are provided, with checkout time being 10am.  
Guests are instructed on procedures related to the return of keys and security keypads to a secure lock box.

### 1.3 Car Parking Management.

We are committed to a low impact Hosting Arrangement, with respect to traffic flow through the local community.

While we believe Hosted Accommodation, and the Guests we target, naturally results in lower traffic impact than would be the case where the two (2) dwellings were occupied permanently, it is important that our guests understand our commitment to minimising vehicle movement.

As stated, our guests are predominately from Country Regions, Interstate, or international travelers.

Whilst staying in Perth, Guests typically leave in the morning and return in the evenings, as would be expected from tourists. The result is a low volume of traffic created from Guest Activity.

We ask that Guests be mindful of these expectations and tailor their activities in a way that is in keeping with our low impact goal.

Furthermore, we encourage Guests to take advantage of the bicycles provided, which are intended to enhance Guest experience and further reduce vehicle traffic flows, also aligning with our commitment to protect the environment.

- **Guests are not permitted to park on the verge, or outside the boundaries of the gated property.**
- **Two undercover car parking bays are provided for guests and there are three (3) other car parking bays available for Hosts, all located behind remote security gates.**

### 1.4 Code of Conduct (General Behaviour).

Our Noise and After-hours policies are strictly enforced by on-site Hosts.

Our targeted guest demographic is professionals and families with young children.

We do not accept bookings from prospective Guests who we feel do not comply with our overarching eligibility criteria or can otherwise satisfy the commitment we have to operating in a way that does not disturb the community.

The **Code of Conduct** is strictly enforced, and Guests must agree, and acknowledge the following:

- Parties are not permitted.
- Persons other than the Guests who booked the property are not permitted on the premises.
- Guest numbers are strictly enforced.
- Unruly, loud, or abusive behavior is not permitted under any circumstances. Any breach will result in the termination of the booking (without refund) and where necessary Police will be called to assist.
- Unsavory, or illegal activity will not be tolerated under any circumstances. Any breach will result in termination of the booking and Police will be called to assist.

- Our after-hours policy with respect to use of facilities such as the swimming pool and play equipment is strictly enforced and use must cease by 7 pm and is not recommence until 9 am the next day.
- All outdoor activities, including the use of the Alfresco Dining area and BBQ facilities must cease by 10 pm.

**Guests are reminded that these matters are strictly enforced by the Hosts, who live on site.**

### **1.5 Rubbish Disposal**

City of Melville provide a Rubbish collection service, which occurs weekly on Monday mornings.

The Hosts will be responsible for taking bins from inside the property boundaries to the Street for collection by Council rubbish trucks.

Hosts are also responsible for relocating empty bins back inside the premises.

Guests are reminded that there are three (3) bins specifically designated for use by Guests.

The three (3) additional rubbish bins are only to be used by the Hosts.

Bins are colour coded, with magnetic "Bin Stickers" located on the fridge in the Guest accommodation. Guests are reminded to read, understand, and comply City of Melville Waste collection policies.

The property has two (2) Red General Waste Bins (including one larger bin), two(2) Yellow Recycling Bins and 1 x Green FOGO Bin.

Bins are located to the rear in a designated bin storage area.

### **1.6 Management – Outdoors areas**

Guests are encouraged to feel at home, and we provide play equipment and activities for children including, but not limited to the trampoline, bikes, balls, and scooters.

There is a screened Alfresco Dining area (forms part of the Guest Residence) with Indoor/Outdoor lounge and BBQ for use by Guests.

The Host maintains outdoor areas and all equipment to a high standard, in keeping with our goal to provide a high-quality environment.

There is a Gardener employed to attend lawns, pruning and reticulation maintenance, ensuring that the premises is always maintained to a high standard.

### 1.7 Safety, Hygiene, and Comfort

- Air-conditioning units service the Guest residence and are maintained to a high standard, in keeping with our aim to provide high quality accommodation.
- Separate laundry facilities are provided in the Guest residence, with a separate Guest drying area.  
~~Drying laundry in any area visible to the street is not permitted.~~
- Fire blankets, fire extinguishers and an Evacuation Plan is provided in the Guest Residence.

### 1.8 Security

The property is a completely secure and gated residence, surrounded by rendered brick walls, which are approximately 2 m high. These surround the entire property on all sides.

Access is provided through remote-controlled security gates (including a Pedestrian Gate) at the front of the property.

Guests are provided with touchpads to access the security gate and keys to enter their residence.

All Guest activity must occur within the gated and fully secured boundaries of the premises, and security gates must remain locked at all times.

### 1.9 Complaint Management Procedure

We are committed to providing first-class facilities for our guests, while protecting the peace and harmony of our neighbours and the broader community.

- The contact details for the Host is highlighted on the business card attached to the fridge.  
We aim to resolve any matters promptly. Call Tony or Mel on 0403589994 or 041110941.
- The owners of neighbouring properties all have our contact details.
- Noise control and after-hours policy is not negotiable.
- Guests are reminded that we live in harmony with our neighbours, and this must remain the case after they leave.

- Guests are reminded that any complaints by neighbours will be immediately ~~addressed by the hosts~~

Guests accept our hospitality understanding that by booking 29 Troy Street Applecross, you agree to be bound by the Terms and Conditions set out in this Management Statement and Policies Document.

We have shared responsibility to maintain the standard of this location, and agree to never act in a way that would disrupt the peaceful and harmonious community we live in.

~~Signed:~~

Mel and Tony Gorman (Your Hosts)

\_\_\_\_\_

Signed:

Our Guest/s

\_\_\_\_\_

## **“HostMost”**

### **Management Statement and Policies Hosted Accommodation – Entire Dwelling**

**Address: 29 Troy Street Applecross, Perth WA, 6153**

#### **Statement to Guests:**

For many years we have been offering Guests from all over the world, the ability to stay with us at 29 Troy Street Applecross.

This is a beautiful location, which offers locational attributes, accommodation, and facilities like few other Hosted properties in Perth.

Our goal has always been to **“Turn our Guests into Friends and create a Safe Harmonious Family Environment”**.

This Goal is reflected in the way we interact with you (our Guests), and the additional facilities and services we provide your family when you stay with us.

Because of the beautiful location you are in, and the Goals we set ourselves as your Hosts, we ask that you read and acknowledge this Management Statement and Policy Document.

It outlines our shared responsibility to ensure the highest possible standards are upheld, so we can continue to provide our guests with such a special place to stay when they visit Perth.

**Purpose:**

The purpose of this **Management Statement** is to ensure all parties, but most importantly our Guests understand our shared responsibility to maintain the highest standards, and continue to act and operate in a way that is not only in keeping with the expectations of the local community, but also complies with our obligations to uphold legislative requirements set down by the City of Melville.

**Background:**

29 Troy St Applecross was understood to have been built with the intention of providing accommodation for Consulate Staff associated with an overseas Consulate.

The main residence is a four-bedroom, two bathroom home, which provides accommodation for the Hosts, who live on site and ensure all standards are upheld.

This dwelling is completely separate from the dwelling used by guests.

Guests stay in the second dwelling, which is located at the front of the main residence.

Both residences are constructed in a fully fenced (circa 2 meter high brick fence) compound, which is accessed from off the street through a security controlled sliding gate.

This dwelling offers a fully a maintained, completely detached, three-bedroom residence, which we understand was originally planned to house consulate guests and staff.

Each home has its own kitchen and laundry facilities, with separate clothes drying and bin storage areas to cater for both dwellings.

The property is within a short walk to the Swan River Parks and Foreshore Reserve facilities, has access to Public Transport, and is close to activated entertainment and tourist areas (contact your Hosts for Maps and Guidance).

**Parking:**

While parking is also mentioned in other sections of this Management Statement, it is vital that Guests understand our Hosting Obligations with respect to this matter.

This is critical to ensuring we continue to operate safely and that the Peace and Harmony of the Local Community is maintained.

While there is car parking space for up to five (5) vehicles within the site boundaries, Guests are only permitted to **have two (2) vehicles**, and only park in the two (2) designated Guest Car parking spaces, which are located in the covered undercroft carport area.

Other on-site parking is reserved for your Hosts.

Guests **must not** park on the Road or Council verge.

## Hosting Objectives and Mutual Commitment of the Host and Guest:

To “**turn our guests into friends**” and provide guests from all over the world an opportunity to share a unique and beautiful part of Perth.

We are committed to providing a Safe and Harmonious environment, which only provides accommodation for small families, or professionals, this is strictly enforced.

Our accommodation **must not** be used for parties, or in any other way that would cause disruption to the local community.

While we embrace equality and understand your right to choose alternative accommodation, we must set high standards to ensure we can continue to showcase Perth and the local area like we do, while protecting the amenity enjoyed by our neighbours.

Guests are advised that these overarching objectives and policies/procedures are strictly enforced, by your Hosts who live on site.

## Accommodation and Location

### Location:

- Your accommodation is within 300m from the attractions of the Swan River Foreshore, where there are various parks, barbecues and play equipment for children. Maps that highlight the tourism areas and precincts are provided in your accommodation.
- Your accommodation is within 400m of a high frequency bus route and bus stop. Bus routes and timetables are provided in the handbook provided to you on arrival. If you require any further information around public transport, please contact the Hosts.
- Your accommodation is with 500m of an activated commercial area, well-known for providing boutique restaurants, café's, small bars, and shopping. We encourage you to support Local Business owners by considering the various flyers and local restaurant menus provided in your handbook.

See attached Location Plan.

**Design and Use of Facilities:**

There are two (2) completely detached dwellings built within a fully gated and secure compound.

Your Host resides in the four-bedroom, two-bathroom residence at the rear.

Guest accommodation is provided in the detached three-bedroom home at the front, with guest car parking provided by the two undercroft car parking bays.

The extensive open plan yard area, swimming pool, play equipment and bicycles are provided for the enjoyment of our guests; however, all outdoor activities such as swimming must cease by 7 PM and not commence before 9 AM to ensure the tranquility of the neighborhood is maintained.

While staying with us, we ask that our guests embrace a quiet, environmentally conscious attitude, which is important to us and the local community more broadly.

With this in mind, we ask that guests use the bicycles provided, while exploring the unique and beautiful foreshore location along the Swan River.

**Zoning and Planning (A shared responsibility for Guests and the Host):**

Guests are reminded that unlike a typical hotel, your accommodation is in a **Residential Area**, which is zoned R12.5 under the local Town Planning Scheme.

This zoning results in the need to understand our shared responsibility to act and operate in a way that complies with the obligations imposed by the Local Council.

While our home is unique in that there are few other properties in the area, with the same zoning, where two (2) separate dwellings have been built on the same lot, we must comply with Council requirements and these obligations will be discussed with all Guests upon check in.

**Criteria for Eligibility to Book Accommodation:**

We believe there are few better, or uniquely suited Hosted Accommodation offerings, which provide Guests the same amenity, in a location that showcases Perth's best attributes so well.

As Hosts we take our responsibilities to provide you and your family a stay that you will always remember; however, we must ensure our offering to you also considers the needs of the broader community.

To this end, we have a **strictly enforced guest approval and bookings policy**, which is outlined as follows.

Guests are reminded that the Hosts live on site and monitor these rules to ensure all guests fit the criteria set out below.

1. We target International, Interstate and Guests from country regions of Western Australia who wish to visit Perth.  
Bookings from Prospective Guests who reside permanently in the Metropolitan Area are not typically considered unless those guests can meet additional booking criteria.  
This rule is designed to avoid use of accommodation for casual parties.  
This policy is strictly enforced and has served us well for over six years, with no such events held at the premises during this time.
2. Guests must have a previous 5-star review rating on the Airbnb platform.
3. Guests booking accommodation **must have** photo identification and be over 25 years of age.  
This information **will** be cross referenced on arrival.
4. A maximum of 6 Adults can stay at the property.
5. Guests must not have more than two (2) vehicles.
6. Guests are asked to commit to our after-hours policy, which ensures that all noisy outdoor activity, including children playing in the yard, and use of the other facilities ceases by 7 PM and does not recommence until 9 AM.
7. Guests are asked to commit to the 10pm Curfew for all other outdoor activity such as the use of BBQ facilities and the Outdoor Alfresco dining area attached to the Guest Residence.



NORTH

Swan River

Foreshore

29 Troy Street

To Applecross Village

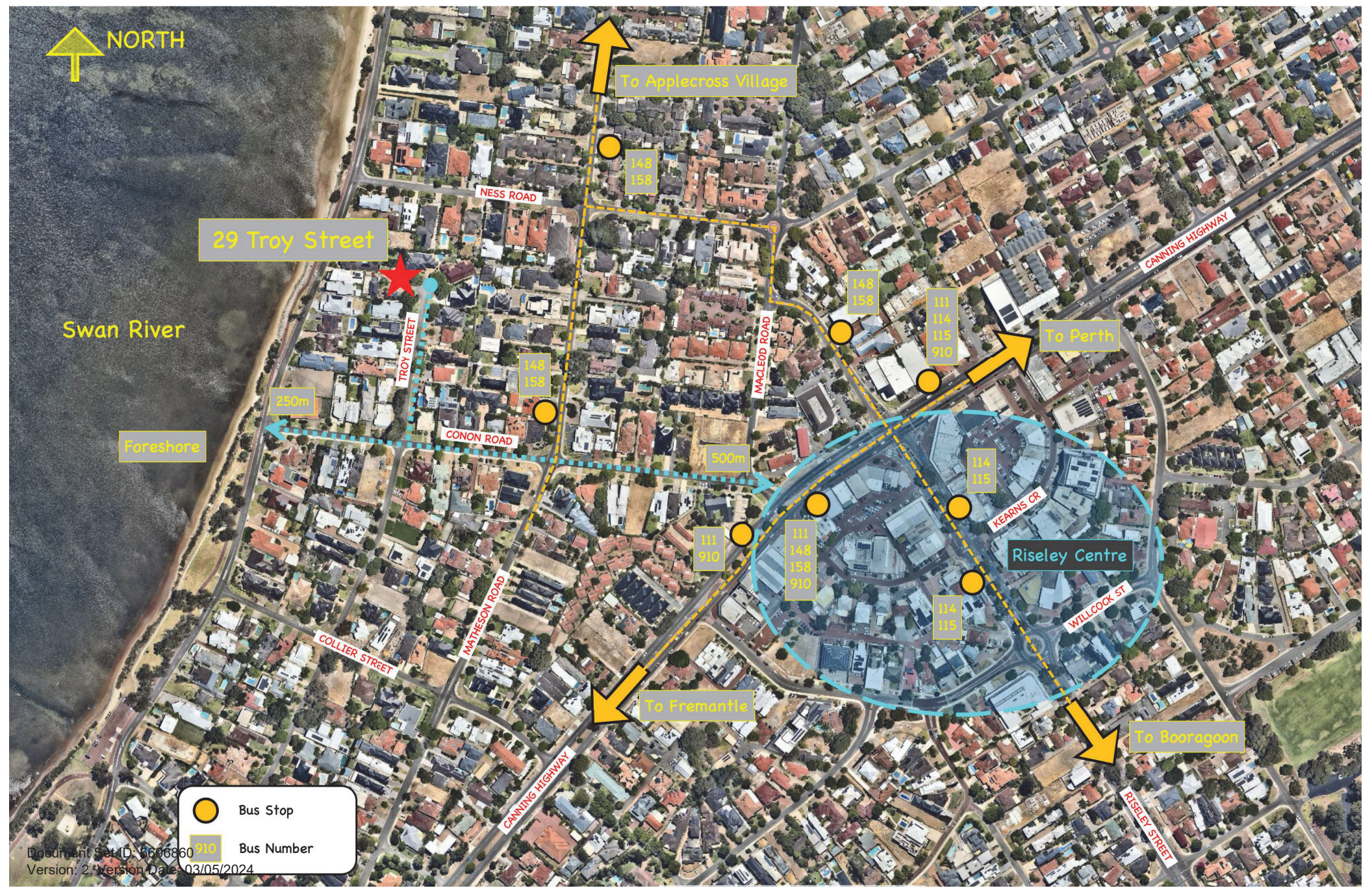
To Perth

To Fremantle

To Booragoon

Riseley Centre

● Bus Stop  
■ Bus Number



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<b>Jurisdiction:</b>	<i>Planning and Development Act 2005</i>
<b>Application:</b>	Review of a decision to refuse or conditionally grant an application under a planning scheme
<b>Parties:</b>	<b>P P B SANTOSO 1st Applicant</b> <b>Y K SISWANTO 2nd Applicant</b> <b>CITY OF MELVILLE (Respondent)</b>
<b>Matter Number:</b>	DR 181/2023
<b>Application Lodged:</b>	7 December 2023
<b>Date of Decision:</b>	27 February 2024
<b>Decision of:</b>	Member Ross Povey

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The Tribunal orders:

1. For the purpose of reconsideration, the applicant is to provide an amended application as discussed at the mediation to the respondent on or before 15 March 2024.
2. Pursuant to s 31(1) of the State Administrative Tribunal Act 2004 (WA) the respondent is invited to reconsider its decision on or before 22 April 2024.
3. The matter is listed to directions hearing, commencing at 9.30 am on 26 April 2024 at 565 Hay Street, Perth and the parties may attend by teleconference..



# FEATURE SURVEY

STREET NAME : The Esplanade	LOT # : 101	HOUSE # : 41	SUBURB : Mount Pleasant	LOCAL AUTHORITY : City of Melville	LOT AREA : 728m <sup>2</sup>	R CODE : R12.5	SURVEY DATE : 28/10/2022	SCALE AT A3 SIZE: 1:200
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### CLIENTS DETAILS :

Sevens Rookwood Pty Ltd

LEVEL DATUM: AHD (Approx.)	DWG REF: The Esplanade 41 F - v1.0
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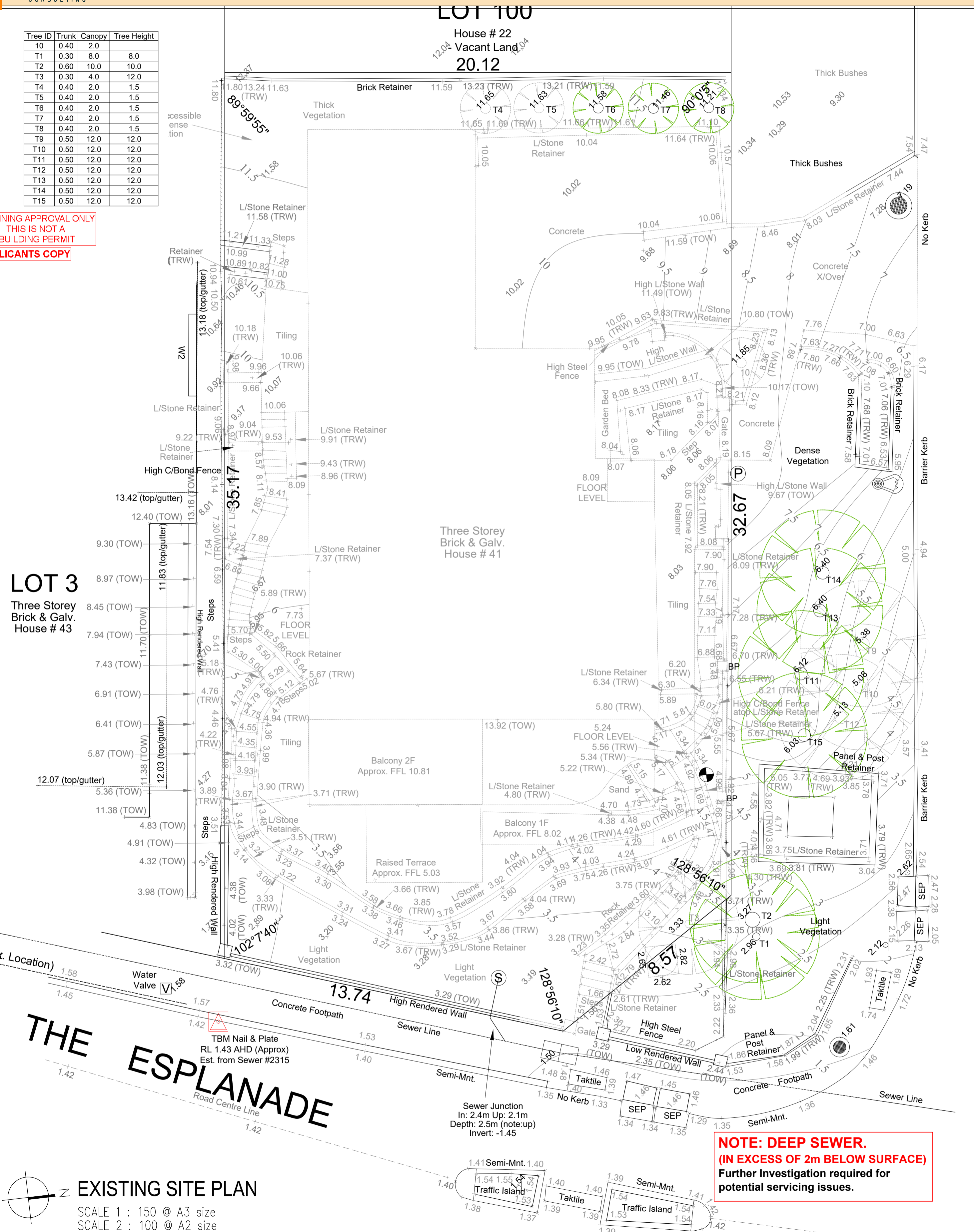
### LEGEND

- WATER METER
- SEWER AC
- POWER DOME
- TREE (TO SCALE)
- TEMP. BENCHMARK
- DRAINAGE AC
- WATER BORE
- SEWER CONN. (TRW)
- TOP OF RETAINING WALL (TOW)
- TOP OF WALL
- VALVE
- SIGN POLE
- SEP SIDE ENTRY PIT
- LIGHT POLE

Tree ID	Trunk	Canopy	Tree Height
T10	0.40	2.0	
T11	0.30	8.0	8.0
T12	0.60	10.0	10.0
T13	0.30	4.0	12.0
T14	0.40	2.0	1.5
T15	0.40	2.0	1.5
T16	0.40	2.0	1.5
T17	0.40	2.0	1.5
T18	0.40	2.0	1.5
T19	0.50	12.0	12.0
T20	0.50	12.0	12.0
T21	0.50	12.0	12.0
T22	0.50	12.0	12.0
T23	0.50	12.0	12.0
T24	0.50	12.0	12.0
T25	0.50	12.0	12.0

VISION SURVEYS CONSULTING VERIFY THAT AN ALIGNMENT SURVEY HAS BEEN CONDUCTED ON 28/10/2022 TO ESTABLISH THE BOUNDARY POSITIONS OF LOT 101 ON D 61233. THE POSITION OF ALL STRUCTURAL FEATURES REPRESENTED ON THIS PLAN ARE TO BE ASSUMED ACCURATE IN RELATION TO THE BOUNDARY. VISION SURVEYS CONSULTING IS NOT LIABLE FOR ANY CHANGES MADE TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING PARCEL THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

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**NOTE: DEEP SEWER.**  
**(IN EXCESS OF 2m BELOW SURFACE)**  
Further Investigation required for potential servicing issues.

**EXISTING SITE PLAN**  
SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

## PROPOSED THREE-STOREY DWELLING ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

# FEATURE SURVEY

STREET NAME : The Esplanade	LOT # : 101	HOUSE # : 41	SUBURB : Mount Pleasant	LOCAL AUTHORITY : City of Melville	LOT AREA : 728m <sup>2</sup>	R CODE : R12.5	SURVEY DATE : 28/10/2022	SCALE AT A3 SIZE: 1:200
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## CLIENTS DETAILS :

Sevens Rookwood Pty Ltd

LEVEL DATUM: DWG REF:  
AHD (Approx.) The Esplanade 41 F - v1.0

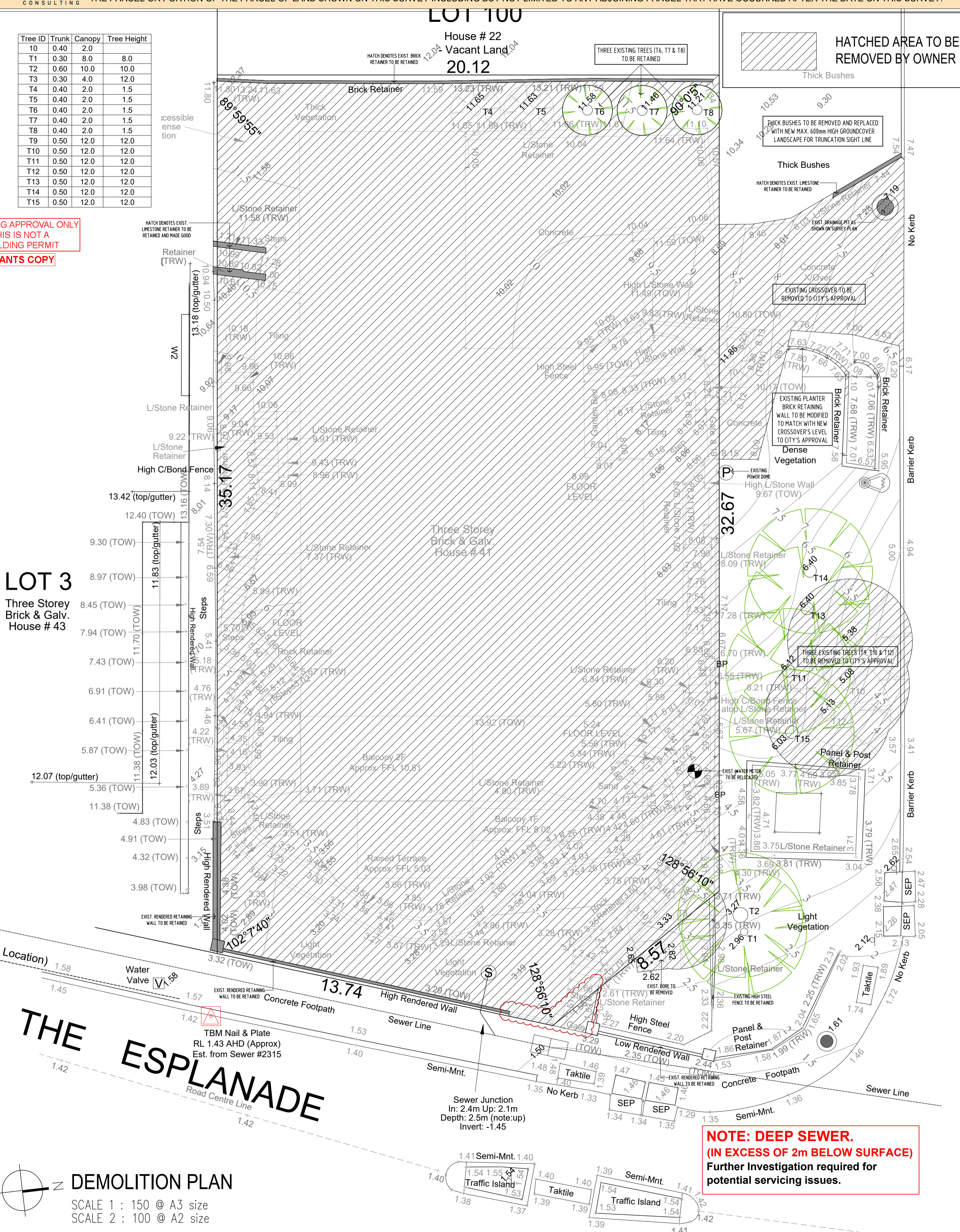
## LEGEND

- WATER METER
- SEWER AC
- POWER DOME
- TREE (TO SCALE)
- TEMP. BENCHMARK
- DRAINAGE AC
- WATER BORE
- SEWER CONN. (TRW)
- TOP OF RETAINING WALL (TOW)
- TOP OF WALL
- VALVE
- SIGN POLE
- SEP SIDE ENTRY PIT
- LIGHT POLE

VISION SURVEYS CONSULTING VERIFY THAT AN ALIGNMENT SURVEY HAS BEEN CONDUCTED ON 28/10/2022 TO ESTABLISH THE BOUNDARY POSITIONS OF LOT 101 ON D 61233. THE POSITION OF ALL STRUCTURAL FEATURES REPRESENTED ON THIS PLAN ARE TO BE ASSUMED ACCURATE IN RELATION TO THE BOUNDARY. VISION SURVEYS CONSULTING IS NOT LIABLE FOR ANY CHANGES MADE TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING PARCEL THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

Tree ID	Trunk	Canopy	Tree Height
T10	0.40	2.0	
T1	0.30	8.0	8.0
T2	0.60	10.0	10.0
T3	0.30	4.0	12.0
T4	0.40	2.0	1.5
T5	0.40	2.0	1.5
T6	0.40	2.0	1.5
T7	0.40	2.0	1.5
T8	0.40	2.0	1.5
T9	0.50	12.0	12.0
T10	0.50	12.0	12.0
T11	0.50	12.0	12.0
T12	0.50	12.0	12.0
T13	0.50	12.0	12.0
T14	0.50	12.0	12.0
T15	0.50	12.0	12.0

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DEMOLITION PLAN  
SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

## PROPOSED THREE-STOREY DWELLING ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

**NOTE: DEEP SEWER. (IN EXCESS OF 2m BELOW SURFACE)**  
Further Investigation required for potential servicing issues.

# FEATURE SURVEY

STREET NAME : The Esplanade	LOT # : 101	HOUSE # : 41	SUBURB : Mount Pleasant	LOCAL AUTHORITY : City of Melville	LOT AREA : 728m <sup>2</sup>	R CODE : R12.5	SURVEY DATE : 28/10/2022	SCALE AT A3 SIZE: 1:200
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### CLIENTS DETAILS :

Sevens Rookwood Pty Ltd

LEVEL DATUM: AHD (Approx.)	DWG REF: The Esplanade 41 F - v1.0
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### LEGEND

- WATER METER
- SEWER AC
- POWER DOME
- TREE (TO SCALE)
- TEMP. BENCHMARK
- DRAINAGE AC
- WATER BORE
- SEWER CONN. (TRW)
- TOP OF RETAINING WALL (TOW)
- TOP OF WALL (TOW)
- VALVE
- SIGN POLE
- SEP SIDE ENTRY PIT
- LIGHT POLE



VISION SURVEYS CONSULTING VERIFY THAT AN ALIGNMENT SURVEY HAS BEEN CONDUCTED ON 28/10/2022 TO ESTABLISH THE BOUNDARY POSITIONS OF LOT 101 ON D 61233. THE POSITION OF ALL STRUCTURAL FEATURES REPRESENTED ON THIS PLAN ARE TO BE ASSUMED ACCURATE IN RELATION TO THE BOUNDARY. VISION SURVEYS CONSULTING IS NOT LIABLE FOR ANY CHANGES MADE TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING PARCEL THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

Tree ID	Trunk	Canopy	Tree Height
T0	0.40	2.0	
T1	0.30	8.0	8.0
T2	0.60	10.0	10.0
T3	0.30	4.0	12.0
T4	0.40	2.0	1.5
T5	0.40	2.0	1.5
T6	0.40	2.0	1.5
T7	0.40	2.0	1.5
T8	0.40	2.0	1.5
T9	0.50	12.0	12.0
T10	0.50	12.0	12.0
T11	0.50	12.0	12.0
T12	0.50	12.0	12.0
T13	0.50	12.0	12.0
T14	0.50	12.0	12.0
T15	0.50	12.0	12.0

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**NOTE: DEEP SEWER.  
(IN EXCESS OF 2m BELOW SURFACE)  
Further Investigation required for  
potential servicing issues.**

## SITE PLAN

SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

# PROPOSED THREE-STOREY DWELLING ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

UNIT 1, 98 TERRACE ROAD, EAST PERTH  
WESTERN AUSTRALIA 6004  
114B MODILLION AVENUE SOUTH, RIVERTON  
WESTERN AUSTRALIA 6148  
TEL: 08 6460 1382 MOB: 0423 676 608  
WEB: www.abellingarchitect.com EMAIL: ailing@abellingarchitect.com

# FEATURE SURVEY

STREET NAME : The Esplanade	LOT # : 101	HOUSE # : 41	SUBURB : Mount Pleasant	LOCAL AUTHORITY : City of Melville	LOT AREA : 728m <sup>2</sup>	R CODE : R12.5	SURVEY DATE : 28/10/2022	SCALE AT A3 SIZE : 1:200
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CLIENTS DETAILS :	
Sevens Rookwood Pty Ltd	
LEVEL DATUM: AHD (Approx.)	DWG REF: The Esplanade 41 F - v1.0

LEGEND						
WATER METER	SEWER AC	POWER DOME	TREE (TO SCALE)	TEMP. BENCHMARK	DRAINAGE AC	WATER BORE
SEWER CONN. (TRW)	TOP OF RETAINING WALL (TOW)	TOP OF WALL	VALVE	SIGN POLE	SEP SIDE ENTRY PIT	LIGHT POLE



VISION SURVEYS CONSULTING VERIFY THAT AN ALIGNMENT SURVEY HAS BEEN CONDUCTED ON 28/10/2022 TO ESTABLISH THE BOUNDARY POSITIONS OF LOT 101 ON D 61233. THE POSITION OF ALL STRUCTURAL FEATURES REPRESENTED ON THIS PLAN ARE TO BE ASSUMED ACCURATE IN RELATION TO THE BOUNDARY. VISION SURVEYS CONSULTING IS NOT LIABLE FOR ANY CHANGES MADE TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING PARCEL THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

Tree ID	Trunk	Canopy	Tree Height
T10	0.40	2.0	
T11	0.30	8.0	8.0
T12	0.60	10.0	10.0
T13	0.30	4.0	12.0
T14	0.40	2.0	1.5
T15	0.40	2.0	1.5
T16	0.40	2.0	1.5
T17	0.40	2.0	1.5
T18	0.40	2.0	1.5
T19	0.50	12.0	12.0
T20	0.50	12.0	12.0
T21	0.50	12.0	12.0
T22	0.50	12.0	12.0
T23	0.50	12.0	12.0
T24	0.50	12.0	12.0
T25	0.50	12.0	12.0

**STORMWATER NOTES:**  
STORMWATER CALCULATIONS TO HYDRAULIC ENGINEER DETAIL.

SOAKWELLS LOCATION AND SIZE SHOWN AS A GUIDE ONLY & TO BE CONFIRMED BY CONTRACTOR PRIOR TO PURCHASE AND INSTALLATION. REFER TO HYDRAULIC DRAWINGS FOR DRAINAGE DESIGN AND SOAKWELL DETAIL.

**SOAKWELL LEGEND**  
RL - PAVEMENT LEVEL  
GL - GRATE LEVEL

**STORMWATER CALCULATIONS**

REQUIRED SOAKWELL CAPACITY:  
= 1M<sup>3</sup> OF STORAGE PER 65M<sup>2</sup> OF ROOF/PAVING AREA

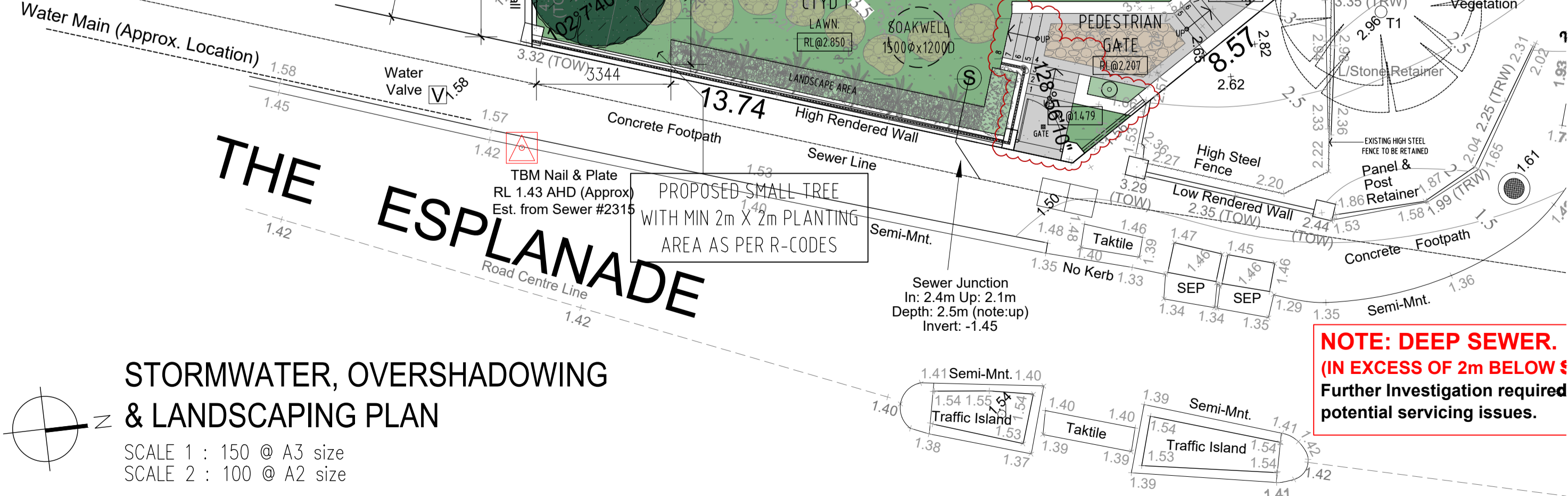
REQUIRED MINIMUM TOTAL CAPACITY  
= ROOF/EXP. AGGREG. AREA OF (514M<sup>2</sup>) x 0.015 (1 in 20 YEARS STORM EVENT) = 7.71M<sup>3</sup>

SELECTED SOAKWELLS  
1 x 1800φ x 1500D (3.82M<sup>3</sup>) = 3.82M<sup>3</sup>  
2 x 1500φ x 1200D (2.12M<sup>3</sup>) = 4.24M<sup>3</sup>

TOTAL SOAKWELL CAPACITY = 8.06M<sup>3</sup>

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OVERSHADOWING AREA ON ADJOINING BLOCK (LOT 3 SIZE = 802 SQM) AT 12 NOON ON 21 JUNE = 148.41 SQM (18.5%)



## PROPOSED THREE-STOREY DWELLING ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

**NOTE: DEEP SEWER. (IN EXCESS OF 2m BELOW)**  
Further Investigation required potential servicing issues.

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
<b>First Floor</b>			
	HOUSE	259.68	88.87
	BALCONY 1	61.28	60.22
	BALCONY 2	13.20	15.57
	ENTRY PORCH	13.98	20.00
	ROOF TERRACE	70.91	36.68
		<b>419.05 M<sup>2</sup></b>	<b>221.34 M</b>
<b>Ground Floor</b>			
	HOUSE	229.28	68.99
	BALCONY 3	36.51	46.49
	ENTRY GATE	12.96	14.62
	GARAGE	109.70	49.62
	STORE 1 + 2	27.15	45.24
		<b>415.60 M<sup>2</sup></b>	<b>224.96 M</b>
<b>Undercroft</b>			
	HOUSE	162.12	65.92
	OUTDOOR TERRACE	39.22	38.96
	POOL AREA/ SUNKEN PATIO	110.78	46.86
		<b>312.12 M<sup>2</sup></b>	<b>151.74 M</b>
		<b>1146.77 M<sup>2</sup></b>	<b>598.04 M</b>

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
<b>First Floor</b>			
	1°	355.57	355.62
		<b>355.57 M<sup>2</sup></b>	<b>355.62 M<sup>2</sup></b>
		<b>355.57 M<sup>2</sup></b>	<b>355.62 M<sup>2</sup></b>

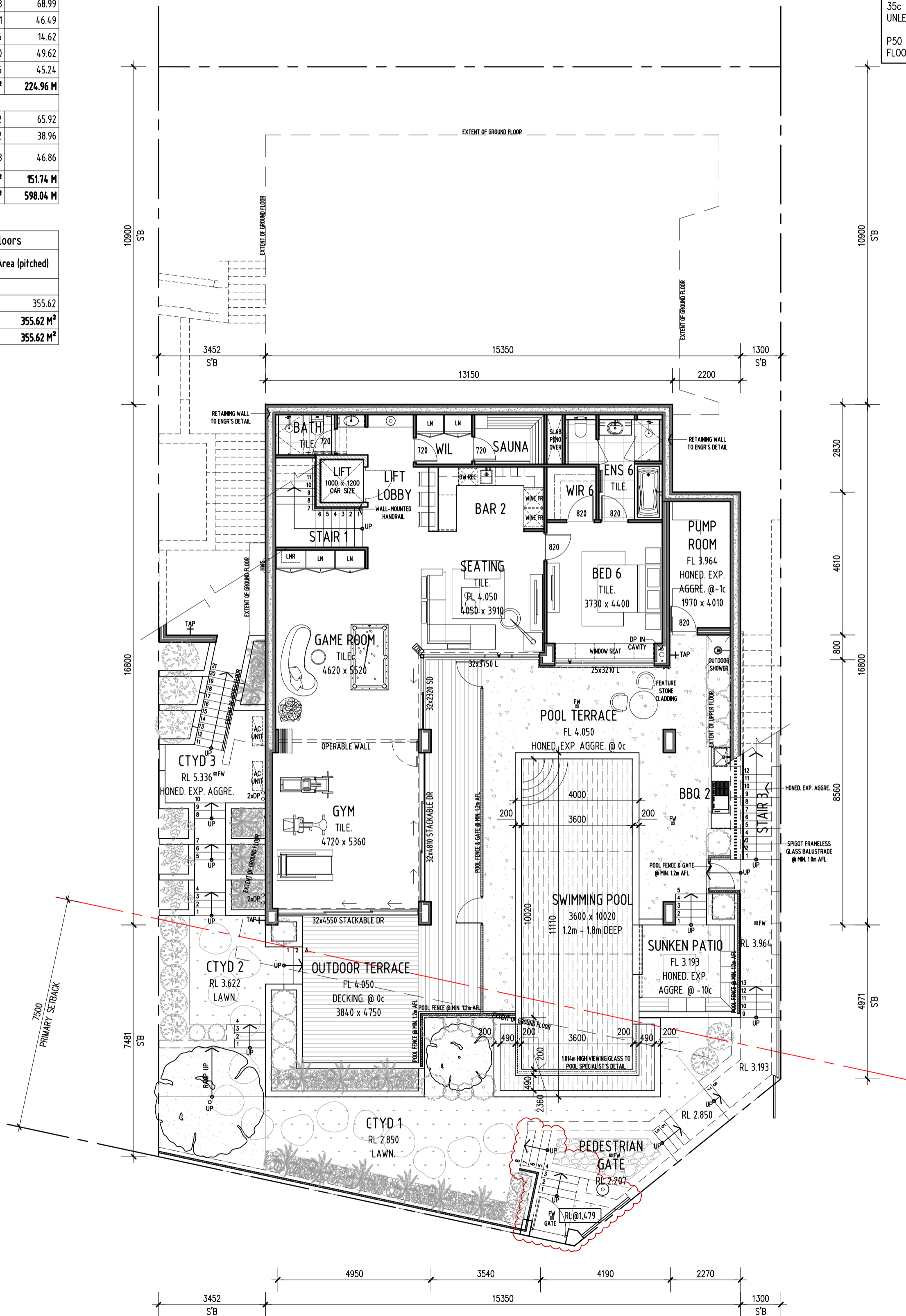
UPDATED ON 26/03/2024

SD DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

WIND CLASSIFICATION AS PER A.S. 4055:  
T.B.A. - WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:  
35c CEILING TO UNDERCROFT FLOOR UNLESS NOTED OTHERWISE  
P50 SHADOWLINE TO UNDERCROFT FLOOR CEILING

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UNDERCROFT FLOOR PLAN

SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

PROPOSED THREE-STOREY DWELLING  
ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

date: 17 MAY 2024 drawn: CP scale: 1:150 @ A3 project no: 23004 drawing/rev no: P005/D PLANNING

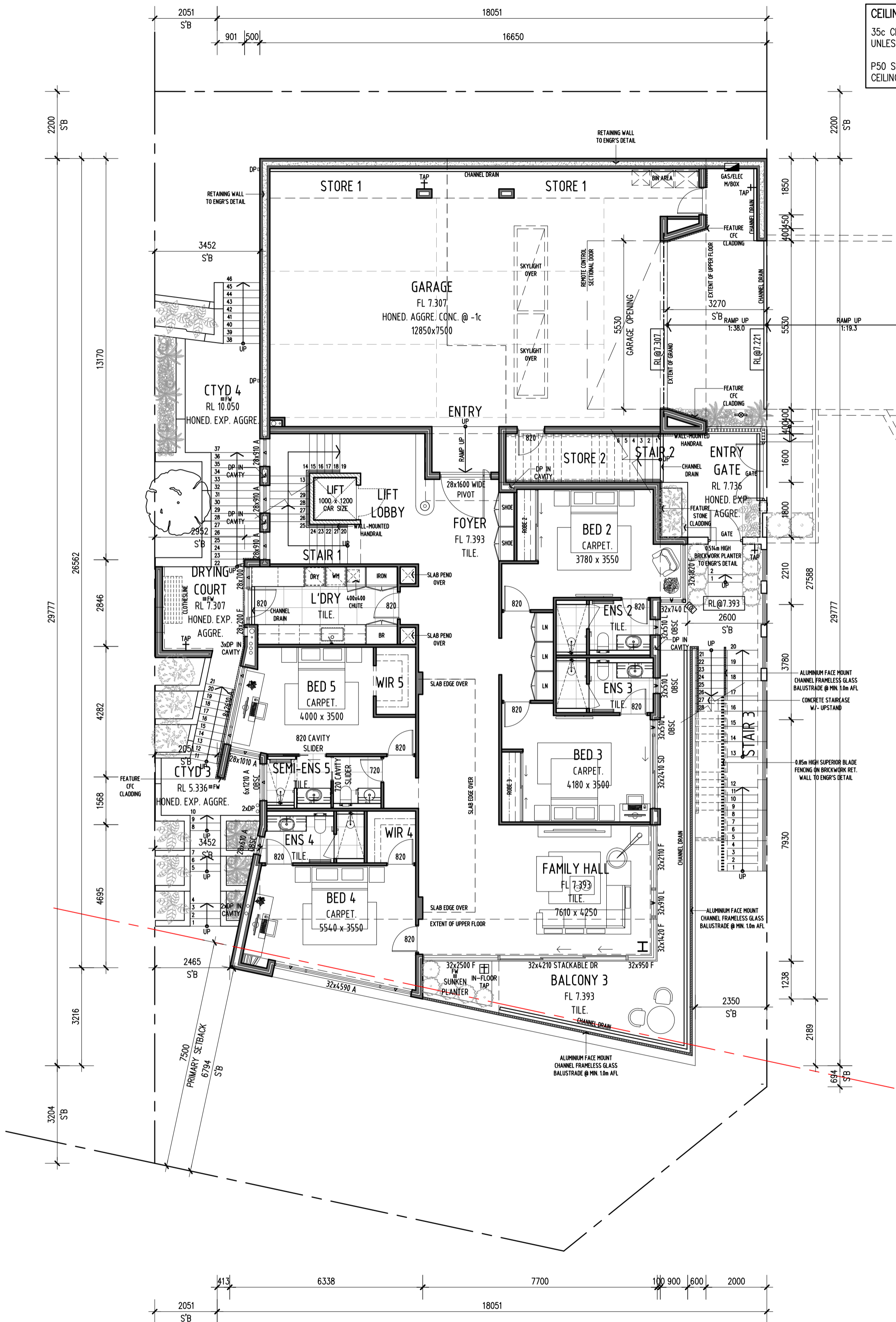
CLIENT: SEVENS GROUP AUSTRALIA  
UNIT 1, 98 TERRACE ROAD, EAST PERTH  
WESTERN AUSTRALIA 6004

ARCHITECT: ABEL LING ARCHITECT  
114B MODILLION AVENUE SOUTH, RIVERTON  
WESTERN AUSTRALIA 6148  
TEL: 08 6460 1382 MOB: 0423 676 608  
WEB: www.abellingarchitect.com EMAIL: ailing@abellingarchitect.com

SD DENOTES HARD-WIRED  
INTERCONNECTED  
SMOKE DETECTOR

WIND CLASSIFICATION  
AS PER A.S. 4055:  
T.B.A. - WHEN ENGINEERS SITE  
INSPECTION REPORT IS AVAILABLE

CEILING NOTE:  
35c CEILING TO GROUND FLOOR  
UNLESS NOTED OTHERWISE  
P50 SHADOWLINE TO GROUND FLOOR  
CEILING



GROUND FLOOR PLAN  
SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

PROPOSED THREE-STOREY DWELLING  
ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

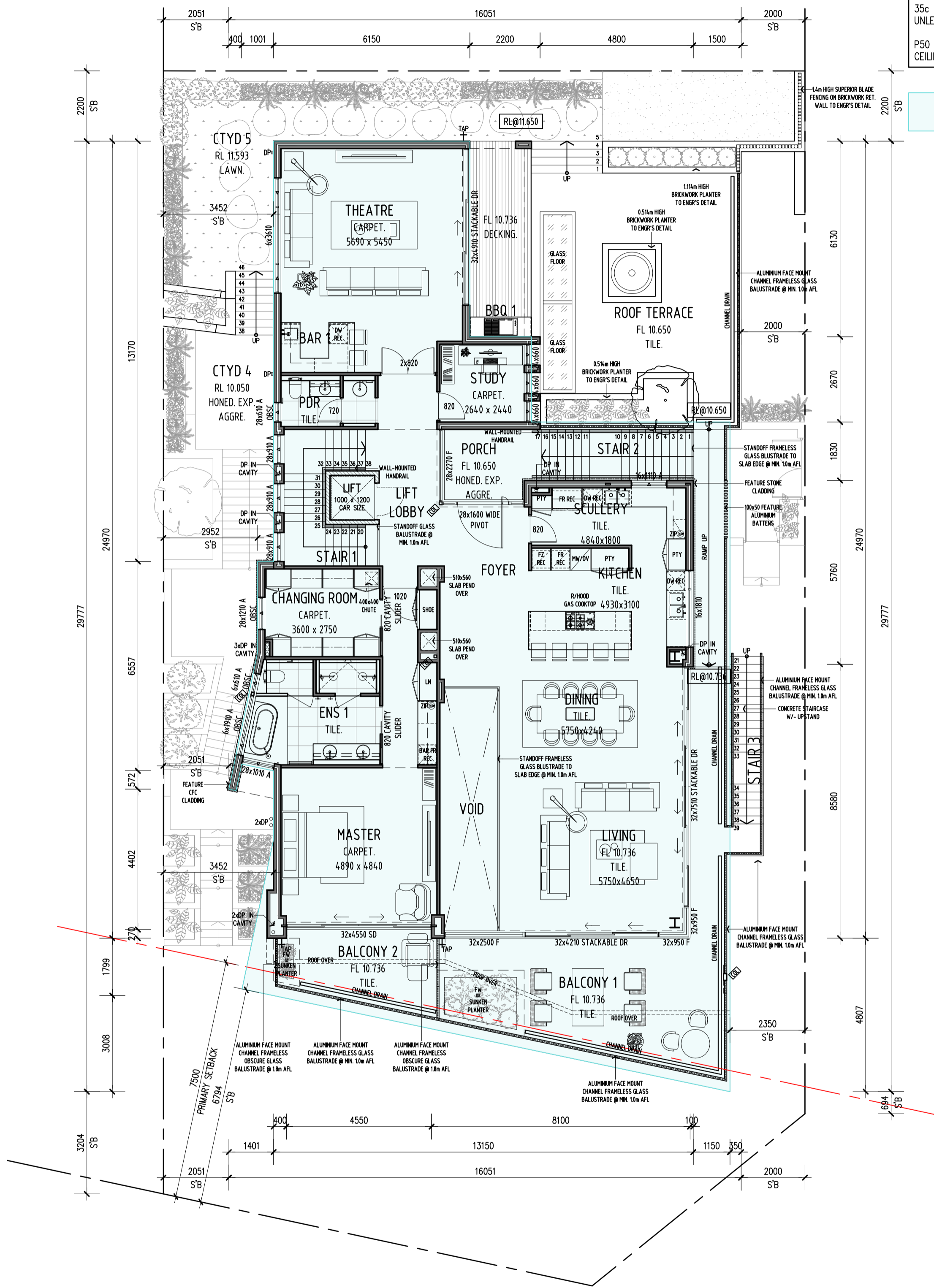
CLIENT: SEVENS GROUP AUSTRALIA ARCHITECT: ABEL LING ARCHITECT  
UNIT 1, 98 TERRACE ROAD, EAST PERTH WESTERN AUSTRALIA 6148  
WESTERN AUSTRALIA 6004  
TEL: 08 6460 1382 MOB: 0423 676 608  
WEB: www.abellingarchitect.com EMAIL: ailing@abellingarchitect.com

SD DENOTES HARD-WIRED  
INTERCONNECTED  
SMOKE DETECTOR

WIND CLASSIFICATION  
AS PER A.S. 4055:  
T.B.A. - WHEN ENGINEERS SITE  
INSPECTION REPORT IS AVAILABLE

CEILING NOTE:  
35c CEILING TO FIRST FLOOR  
UNLESS NOTED OTHERWISE  
P50 SHADOWLINE TO FIRST FLOOR  
CEILING

SITE AREA = 728 M<sup>2</sup>  
SITE COVERAGE =  
344.92 M<sup>2</sup> (47.38%)



UPPER FLOOR PLAN  
SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

PROPOSED THREE-STOREY DWELLING  
ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153

date: 17 MAY 2024 drawn: CP scale: 1 : 150 @ A3 project no: 23004 drawing rev no: P007/D

PLANNING

CLIENT: SEVENS GROUP AUSTRALIA  
UNIT 1, 98 TERRACE ROAD, EAST PERTH  
WESTERN AUSTRALIA 6004

ARCHITECT:

ABEL LING ARCHITECT  
114B MODILLION AVENUE SOUTH, RIVERTON  
WESTERN AUSTRALIA 6148  
TEL: 08 6460 1382 MOB: 0423 676 608  
WEB: www.abellingarchitect.com EMAIL: ailing@abellingarchitect.com

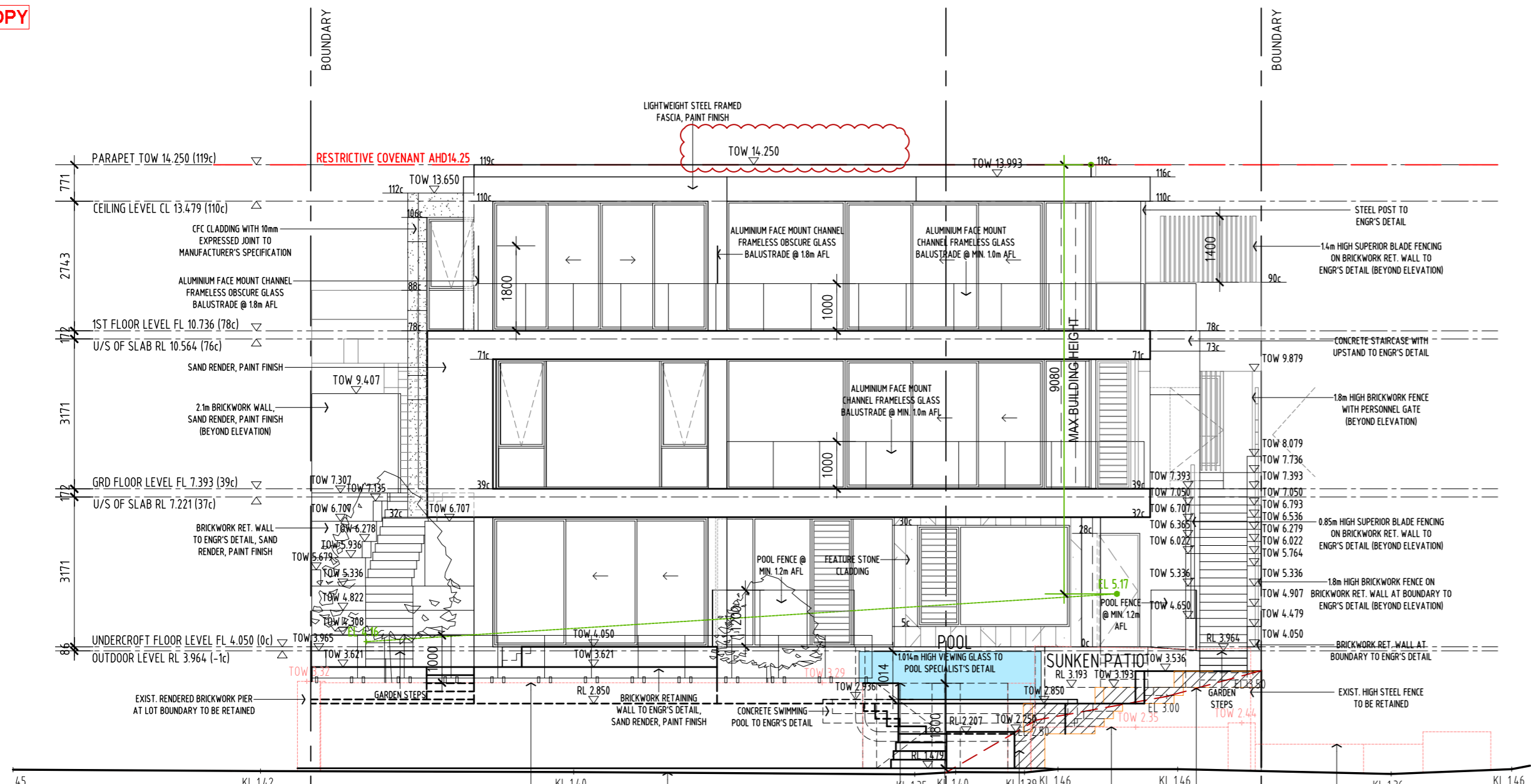
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ABELLING ARCHITECT  
1148 MODILLON AVENUE SOUTH RIVERTON  
WESTERN AUSTRALIA 6148  
TEL: 08 6460 1382 MOB: 0423 676 608  
WEB: www.ablingarchitect.com EMAIL: a.ning@ablingarchitect.com

SEVENS GROUP AUSTRALIA ARCHITECT:  
UNIT 1, 98 TERRACE ROAD, EAST PERTH  
WESTERN AUSTRALIA 6004

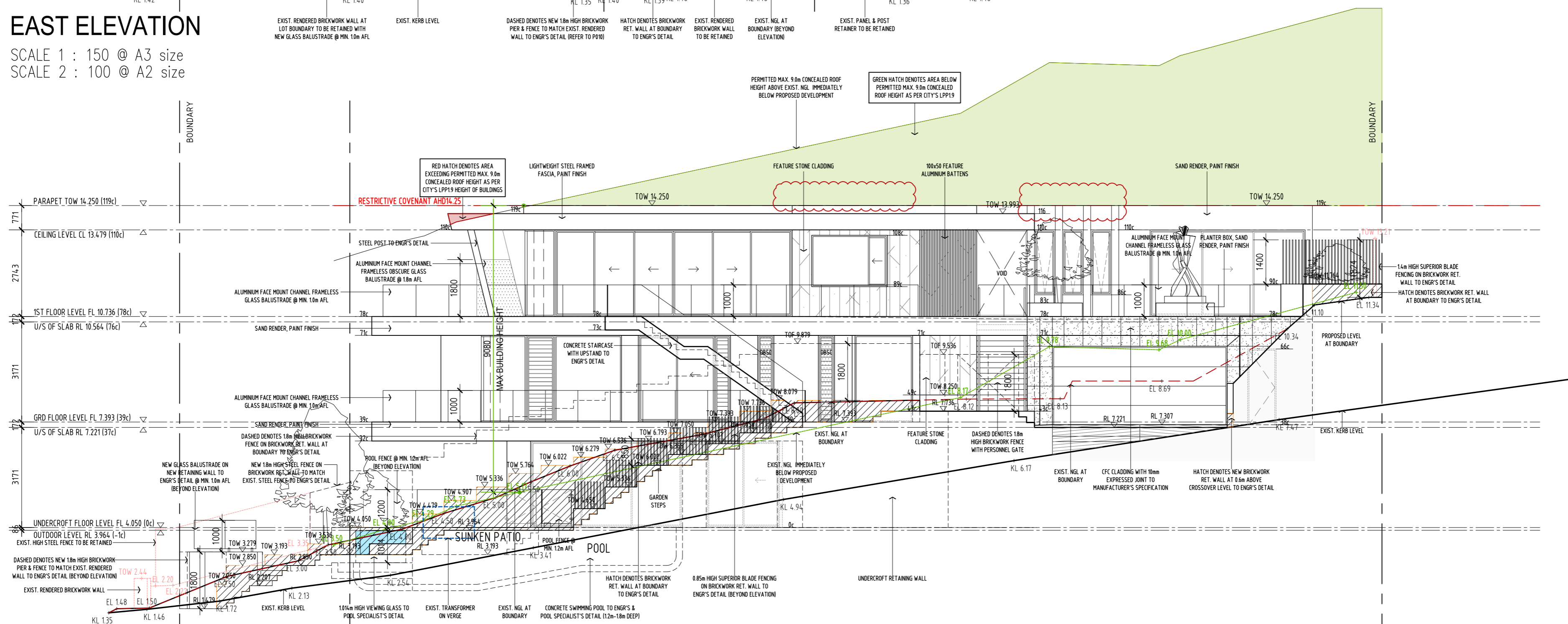
CLIENT:

PROPOSED THREE-STOREY DWELLING  
ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153  
drawing no: P10810  
project no: 23004  
scale: 1:150 @ A3  
date: 17 MAY 2024



### EAST ELEVATION

SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size



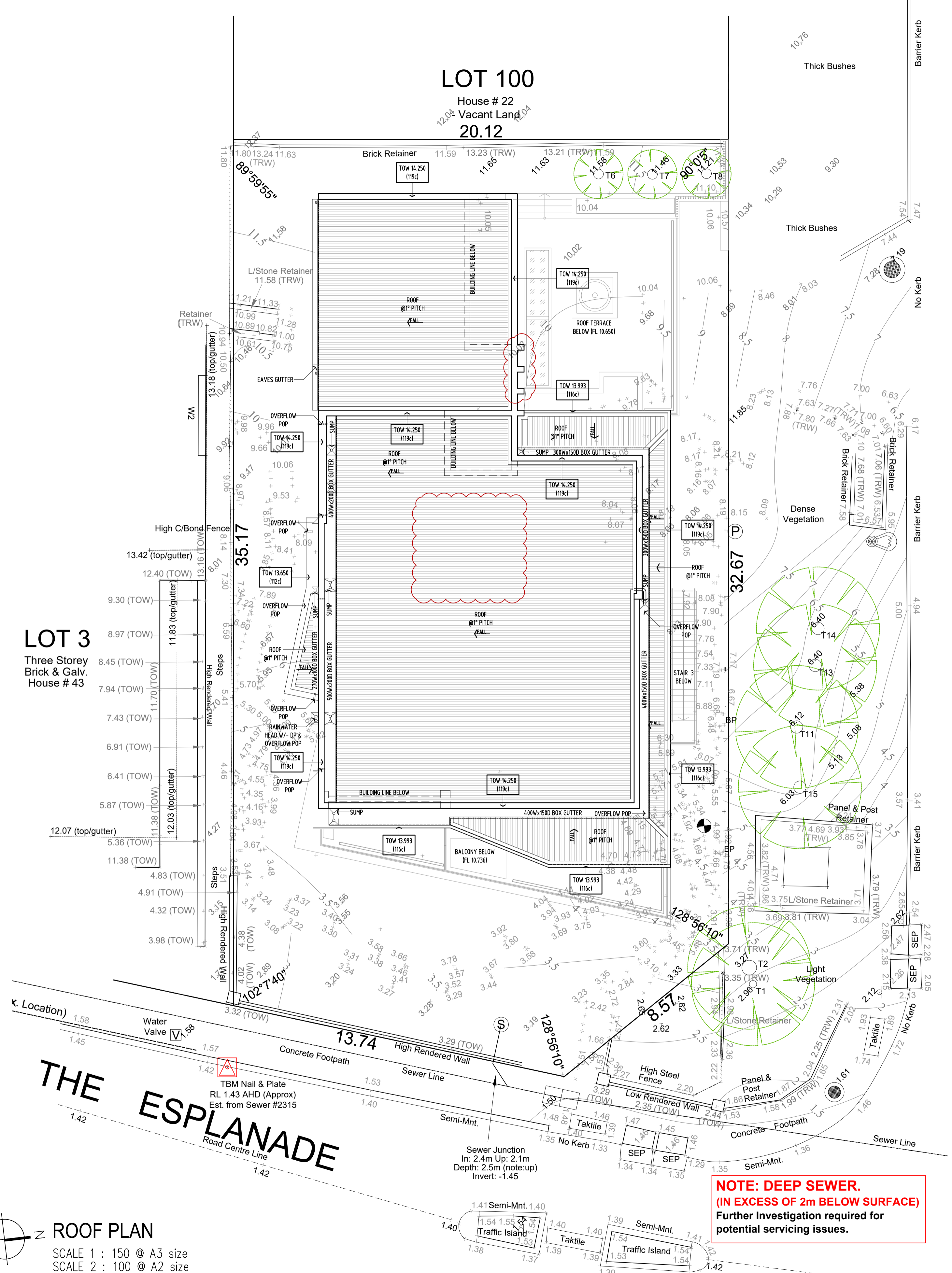
### NORTH ELEVATION

SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size





**LOT 100**  
House # 22  
Vacant Land  
20.12



**NOTE: DEEP SEWER.  
(IN EXCESS OF 2m BELOW SURFACE)  
Further Investigation required for  
potential servicing issues.**

ROOF PLAN  
SCALE 1 : 150 @ A3 size  
SCALE 2 : 100 @ A2 size

**PROPOSED THREE-STOREY DWELLING  
ON LOT 101 (HN 41) THE ESPLANADE, MOUNT PLEASANT, WA 6153**

CLIENT: SEVENS GROUP AUSTRALIA ARCHITECT: ABEL LING ARCHITECT  
UNIT 1, 98 TERRACE ROAD, EAST PERTH WESTERN AUSTRALIA 6148  
114B MODILLION AVENUE SOUTH, RIVERTON  
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