

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

TUESDAY, 4 JULY 2023

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 Peter Prendergast, Manager Statutory Planning. 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: peter.prendergast@melville.wa.gov.au or Tel 9364 0626.
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, 7 JULY 2023



**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, 4 JULY 2023.**

PRESENT

M Scarfone
T Geddes
T Cappellucci
J Caracciolo
A Brooksbank

A/Manager Statutory Planning
A/Planning Services Coordinator
Senior Planning Officer
A/Senior Planning Officer
Planning Officer

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 as an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

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

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

Meeting to be informed of disclosures

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

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

Disclosing members not to participate in meetings

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

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

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

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

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

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U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE, BOORAGOON WA 6154 (REC) (ATTACHMENT)

Ward : Central Ward
 Category : Operational
 Application Number : DA-2022-945
 Property : Lot 625 (No. 11) Duff Place, Booragoon WA 6154
 Proposal : Home Business - Wellness Space
 Applicant : Mrs Maire Elizabeth Ashforth
 Owner : Adam Michael Ashforth & Maire Elizabeth Ashforth
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Mark Scarfone
 Previous Items : Acting Manager Statutory Planning

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 & 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>

U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE, BOORAGOON WA 6154 (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- Development approval is sought for a Home Business – Wellness Space at Lot 625 (No. 11) Duff Place, Booragoon WA 6154. Further details are provided in the ‘details’ section below.
- The proposed development has been assessed against Local Planning Scheme No. 6 (LPS6).
- The proposed development requires a performance assessment in relation to LPS6 Residential Zone Objectives.
- The application was advertised in accordance with the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and Local Planning Policy 1.1 Planning Process and Decision Making (LPP1.1).
- The application was advertised again following changes made which reduced the operating times, session capacity and session frequency.
- In response, eleven total submissions were received objecting to the proposal.
- Following the second advertising period, in response to concerns from the City and the submitters, the applicant amended the proposal again to further reduce its intensity.
- Notwithstanding the objections received, it is considered that the Home Business as amended is acceptable when assessed against the relevant objectives of LPS6.
- It is recommended that approval be granted subject to conditions.



Figure 1: Aerial photography of subject site.

**U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE,
BOORAGOON WA 6154 (REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R20
Use Type	: Home Business
Use Class	: 'A' Use

Site Details

Lot Area	: 741m ²
Retention of Existing Vegetation	: Yes
Street Tree(s)	: No
Street Furniture (drainage pits etc)	: No
Site Details	: Refer to Figure 1 above

A copy of the plans forms part of the attachments to the agenda which were distributed to Elected Members on Friday, 7 July 2023.

DETAIL

As detailed in the original cover letter, the Home Business proposed is a Wellness Space which utilises an installed EES (Energy Enhancement System) to promote relaxation, deep meditation, and rejuvenation for participants. The accompanying background music will be soft and low intensity to suit the use and will be contained entirely within the dwelling. The sessions are two hours long.

The Home Business operation, as amended, comprises the following:

- No employee that does not reside at the property;
- A maximum of 4 customers per wellness session;
- A maximum of 1 session per day;
- Days and hours of operation being from Monday to Sunday 8am to 5pm; and
- A maximum 4 additional vehicles on site per session.

The application has been assessed against the provisions of LPS6. As identified in the Table below a Home Business is an 'A' use in the residential zone meaning it is not permitted unless the decision makers has exercised its discretion following community consultation

**U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE,
BOORAGOON WA 6154 (REC) (ATTACHMENT)**

Local Planning Scheme No 6:

Design Element	Deemed to Comply standard	Proposed	Comments	Delegation to approve variation
Table 3 of LPS 6	Preferred land uses are outlined within LPS6.	Home Business - 'A' land use.	Requires a performance assessment against the relevant Zone Objectives of LPS 6.	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: Eleven (11) submissions objected to the proposal.

A summary of the content of the objections received and an officer's response is provided in the table below. Note there were additional concerns related to construction which are unrelated and not considered here.

Summary of Issues Raised	Officer's Comments
Land Use and Amenity Loss Use is inappropriate for the density of the area and would be more suited to a higher zoning or different zone type.	A Home Business can be considered in the Residential zone. For the reasons outlined below, the proposed use is considered consistent with the objectives of the zone and is supported. The proposed home business was reduced in intensity in response to concerns raised in response to consultation, and the amended proposal is considered to be acceptable.
Parking Availability and Traffic Concerns of increased traffic in cul-de-sac and insufficient parking on site.	An assessment of parking considerations has been undertaken and the proposal is supported. See comment section in report below.

U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE, BOORAGOON WA 6154 (REC) (ATTACHMENT)

Summary of Issues Raised (Continued)	Officer's Comments
<p>Noise and Amenity Concerns regarding noise from customers and their vehicles manoeuvring in and out of the cul-de-sac.</p>	<p>The number of vehicles accessing the property is consistent with a residential area and the use type, being a meditation space, will not provide a high level of noise.</p> <p>See comment section in report below.</p>
<p>Safety and Security Concerns regarding vehicle movements on safety for children and other residents walking along the road.</p>	<p>An assessment of parking considerations has been undertaken and the proposal is supported.</p> <p>See comment section in report below.</p>

II. OTHER AGENCIES / CONSULTANTS

No consultation with other agencies/consultants is required.

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 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

Land Use and Amenity Loss

In accordance with the provisions of Table 3 – Zoning Table of the City of Melville's *Local Planning Scheme No. 6* (LPS6), a 'Home Business' is an 'A' use which is not permitted unless the decision maker exercises its discretion by granting approval. In considering the discretionary nature of the development proposed, it is necessary to take into consideration not just the land use table in LPS6, but also the relevant zone objectives table of LPS6.

**U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE,
BOORAGOON WA 6154 (REC) (ATTACHMENT)**

The objective of the residential zone relevant to this development are as follows:

- To provide for a range of non-residential uses, which are compatible with and complementary to residential development to promote sustainable residential development.

LPS6 therefore allows for home businesses to be considered and to operate on this basis. The proposed home business is compatible with and complimentary to residential development as the scale of the home business does not result in undue residential amenity impacts regarding noise or parking as shown in further detail below. As such in land use terms the proposed home business is supported in principle.

Parking Availability and Traffic

The definition of a 'Home Business' land use within LPS6, shown below, prescribes general parking and traffic considerations to be adhered to;

- Does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood.

There are no specific parking requirements for home businesses within Local Planning Policy 1.6 Car parking and access or any other state or local planning documentation. The car parking requirements are therefore assessed within the context of the individual home business and operational requirements. In this regard the following is relevant in determining sufficient parking for the home business.

1. The intensity of the business, having 1 session per day and not more than 4 participants per session (in addition to the dwelling occupants), does not exceed what can reasonably be expected and contained within the residential zone.
2. All participant vehicles can be contained within the lot as shown in figure 2, therefore having minimal amenity impact on the surrounding residential lots or streetscape. As all bays can be provided for on site, there is no need for offsite parking for the business.

**U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE,
BOORAGOON WA 6154 (REC) (ATTACHMENT)**



Figure 2: partial aerial image and vehicle overlay shows sufficient area within the lot to contain all customer vehicles.

Noise and Amenity

The submissions received during the public consultation period raised concerns regarding potential noise impacts of the home business onto adjoining residential properties. The concerns predominantly refer to vehicle and customer movement, but also general noise impact. Regarding these concerns, the following details are provided:

1. The sessions will generate an additional 8 trips per day (4 in and 4 out for the session) which is the equivalent to what can be anticipated for one dwelling
2. The music associated with the wellness session use will be played at a low level.

The vehicle/customer movements and music levels are considered to be in an acceptable range for a residential area and to therefore not have an adverse impact on the surrounding area.

**U23/0611 – HOME BUSINESS (WELLNESS SPACE) AT LOT 625 (NO. 11) DUFF PLACE,
BOORAGOON WA 6154 (REC) (ATTACHMENT)****ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

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.

CONCLUSION

The application is considered to satisfy the provisions of LPS6 and Council Policy. It is recommended that the proposal be approved subject to conditions.

OFFICER RECOMMENDATION**APPROVAL****Subject to the following conditions:**

- 1. The development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City.**
- 2. Development approval is granted exclusively to the applicant and is not transferable to another person or property.**
- 3. No retail sale, display or hire of goods of any nature is to occur.**
- 4. No signage shall be displayed at the premises that exceeds 0.2m².**
- 5. The Home Business shall operate as outlined below unless otherwise approved in writing by the City:**
 - a. The wellness session shall be operated by residents of the dwelling only. No external employees are permitted.**
 - b. Maximum of four (4) customers per wellness session.**
 - c. Maximum of one (1) wellness session per day.**
 - d. Days and hours of operation being from Monday to Sunday between 8am and 5pm.**

U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2 (NO. 109) HARRIS STREET, BICTON WA 6157 (REC) (ATTACHMENT)

Ward : Bicton - Attadale - Alfred Cove
 Category : Operational
 Application Number : DA-2023-309
 Property : Lot 2 (No. 109) Harris Street, Bicton WA 6157
 Proposal : Two Storey Single House with Underground Cellar
 Applicant : Ekam Architecture
 Owner : Courtney Whitford-Smith and Matthew Whitford-Smith
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Mark Scarfone
 Previous Items : Acting Manager Statutory Planning

AUTHORITY / DISCRETION

DEFINITION

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<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & 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>

**U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2
(NO. 109) HARRIS STREET, BICTON WA 6157 (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for a Two Storey Single House with Underground Cellar at Lot 2 (No. 109) Harris Street, Bicton WA 6157.
- The proposed development has been assessed against Local Planning Scheme No. 6 (LPS6), State Planning Policy 7.3 (SPP 7.3) - Residential Design Codes Volume 1 (R-Codes) and relevant local planning policies including Local Planning Policy 3.1 – Residential Development.
- The proposed development requires a performance assessment in relation to a boundary wall to the southern site boundary.
- The application was advertised in accordance with the provisions of the R-Codes, Planning and Development (Local Planning Scheme) Regulations 2015 and Local Planning Policy 1.1 Planning Process and Decision Making (LPP1.1). One submission was received in response, objecting to the proposal.
- Notwithstanding the objection received, it is considered that the boundary wall is acceptable when assessed against the relevant design principles of State Planning Policy 7.3 (SPP 7.3) - Residential Design Codes Volume 1 (R-Codes).
- The remainder of the development satisfies the deemed-to-comply criteria applicable to the site with the exception of a portion of front fence which satisfies the relevant design principles.
- It is recommended that approval be granted subject to conditions.



Figure 1: Aerial photography of subject site.

**U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2
(NO. 109) HARRIS STREET, BICTON WA 6157 (REC) (ATTACHMENT)**

BACKGROUND

Scheme Provisions

MRS Zoning : Urban
 LPS Zoning : Residential
 R-Code : R17.5
 Use Type : Two Storey Single House
 Use Class : 'P' Use

Site Details

Lot Area : 500m²
 Retention of Existing Vegetation : No
 Street Tree(s) : No
 Street Furniture (drainage pits etc) : Footpath
 Site Details : Refer to Figure 1 above

A copy of the plans forms part of the attachments to the agenda which were distributed to Elected Members on Friday, 7 July 2023.

DETAIL

The application has been assessed against the provisions of LPS6, the R-Codes and relevant Local Planning Policies. A performance assessment is required in respect of the matters listed below.

State Planning Policy 7.3 - Residential Design Codes Volume 1

Design Element	Deemed to Comply standard	Proposed	Comments	Delegation to approve variation
Clause 5.1.3 Boundary wall primary street setback	Maximum height – 3m Maximum length – 9m Minimum street setback – 6m	Height – 3m Length – 9m Street setback – 4.5m (garage)	Requires a performance assessment against the Design Principles of the R-Codes.	Development Advisory Unit (DAU)
Clause 5.2.4 fences and street walls	Solid to 1.8m high and 1m wide to accommodate services	1.7m high and 1m wide (facing east) 1.8m high and 1.4m wide (facing south)	Requires a performance assessment against the Design Principles of the R-Codes	Manager Statutory Planning (MSP)

**U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2
(NO. 109) HARRIS STREET, BICTON WA 6157 (REC) (ATTACHMENT)**

The officer comment below is limited to south side boundary wall variation as this issue was the subject of objection from the submitter. In response to concerns from the City, revised plans were submitted which reduced the height and length of the boundary wall to meet the relevant Deemed-to-Comply standards of Local Planning Policy 3.1 – Residential Development. On the basis of these changes the reduced street setback is the only aspect of the proposal which requires a performance assessment. The proposed boundary wall is considered to meet the relevant design principles and is supported on that basis. The remaining elements which seek variation from the deemed-to-comply requirements of the R-Codes have been assessed against the relevant design principles and found to be satisfactory.

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 (1) submission objected to the proposal.

A summary of the content of the objection received and an officer's response is provided in the table below.

Summary of Issues Raised	Officer's Comments	Action (Condition/ Uphold/ Not Uphold)
Bulk impact Concerns regarding the boundary wall reducing visual amenity with excessive building bulk and creating a sense of confinement	The proposed boundary wall meets the relevant design principles as outlined in the comments in the report below.	Not Uphold
Overshadowing Concerns that the development will block natural light to the outdoor living area and north facing major openings.	The proposed boundary wall meets the relevant design principles as outlined in the comments in the report below.	Not Uphold

II. OTHER AGENCIES / CONSULTANTS

No consultation with other agencies/consultants is required.

**U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2
(NO. 109) HARRIS STREET, BICTON WA 6157 (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 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.

COMMENTLot Boundary Setbacks

The proposed development is seeking a performance assessment for the boundary wall to the southern boundary as outlined above in the detail section of this report. The design principles contained in Clause 5.1.3 Boundary Walls of the R-Codes seek to reduce the impact of building bulk on adjoining properties, maintain visual privacy and access to natural light, maintain amenity and effective use of space for outdoor living areas, and contribute to the streetscape and general area. The proposed boundary wall street setback is considered to meet these design principles as discussed below.

- In response to a request for amended plans, the boundary wall has been amended to meet the deemed-to-comply criteria with respect to length and height. The remaining variation to the deemed-to-comply criteria is the street setback which is 4.5m in lieu of the required 6m.
- The development minimises the impact of building bulk by providing a wall which meets the relevant height and length requirements. Most of the wall aligns with the neighbouring garage wall to the south, further minimising this impact. The remainder of the development is compliant with the lot boundary setback provisions from the southern boundary, leading to an effective use of indoor and outdoor space.
- Adequate direct natural light is permitted into the subject lot, and to major openings and the north facing outdoor living area of the south adjoining lot. This is achieved through the compliant height and length of the boundary wall and the proposed setback to the laundry and powder room.
- Locating the boundary wall on the south side enables better use of space for the subject site and better access to natural light for ground floor and upper floor major openings as the development can be set back from the northern portion of the site.

**U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2
(NO. 109) HARRIS STREET, BICTON WA 6157 (REC) (ATTACHMENT)**

- The development will not unduly impose upon the existing streetscape as an appropriate average setback will be provided, taking into account the proposed setback of the front yard. The boundary wall street setback on the subject site also aligns with the garage setback on the south adjoining lot, integrating with the streetscape.
- This development presents a positive precedent for high amenity, low impact developments in accordance with residential zone objectives of LPS6.



Figure 2: Overlay of ground floor plan and aerial image showing in yellow the proposed (109 Harris) and existing (107 Harris) boundary walls, also showing the existing outdoor living area of 107 Harris Street.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

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.

CONCLUSION

The application is considered to satisfy the provisions of LPS6, SPP 7.3 and Council Policy. It is recommended that the proposal be approved subject to conditions.

**U23/0612 - TWO STOREY SINGLE HOUSE WITH UNDERGROUND CELLAR AT LOT 2
(NO. 109) HARRIS STREET, BICTON WA 6157 (REC) (ATTACHMENT)**

OFFICER RECOMMENDATION

APPROVAL

Subject to the following conditions:

- 1. The development the subject of this approval must 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. 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. a maximum width of 6;**
 - b. located a minimum of 2m away from the outside of the trunk of any street tree; and**
 - c. a minimum of 1m from any existing street infrastructure.**
- 4. 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 State Planning Policy 7.3 Residential Design Codes Volume 1, to the satisfaction of the City.**
- 6. Prior to the initial occupation of the development, the boundary wall/s shall, as a minimum, be finished to a clean face brick standard, to the satisfaction of the City.**
- 7. Prior to the initial occupation of the development, the on-site tree (as marked in RED on the approved plans) shall be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.**
- 8. 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.**

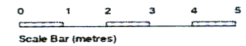
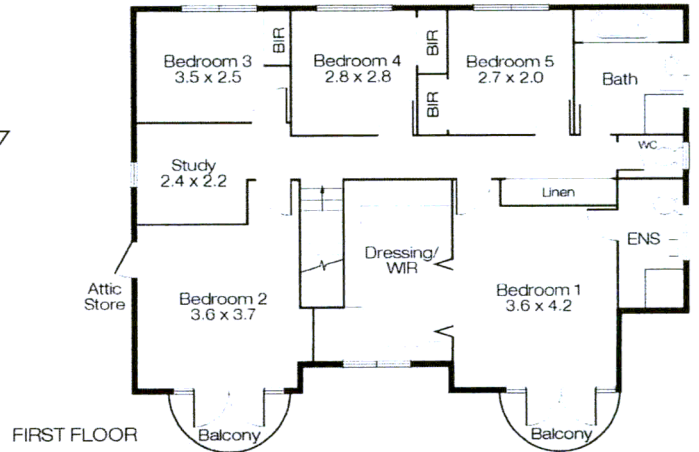
**ATTACHMENTS
OF THE
DEVELOPMENT ADVISORY UNIT
MEETING
HELD ON
TUESDAY, 4 JULY 2023
U23/0611
U23/0612**

Distributed: Friday, 7 July 2023

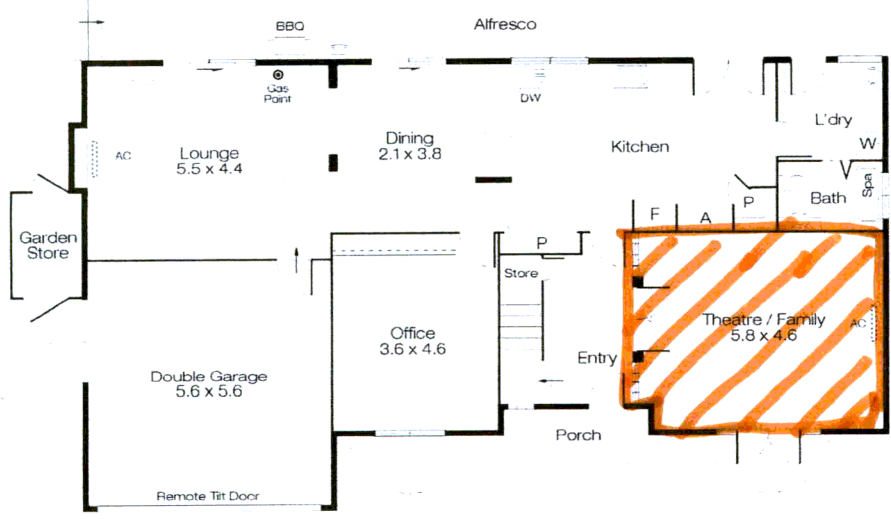
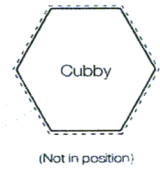
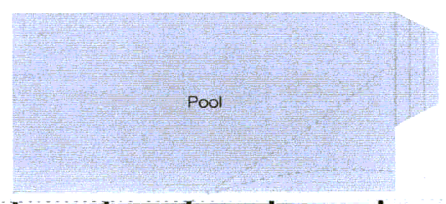
PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT

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.

Approximate Areas:	
Ground Floor	127.1m ²
First Floor & Balc.	103.0m ²
Garage	31.4m ²
Alfresco	35.3m ²
Shed & Store	17.8m ²
TOTAL	314.6m ²



signage of post
of entrance gate
approx. A4 size



~~Carpenter Mark line~~

* highlighted in orange is the
proposed room in which intend
to run the business from *



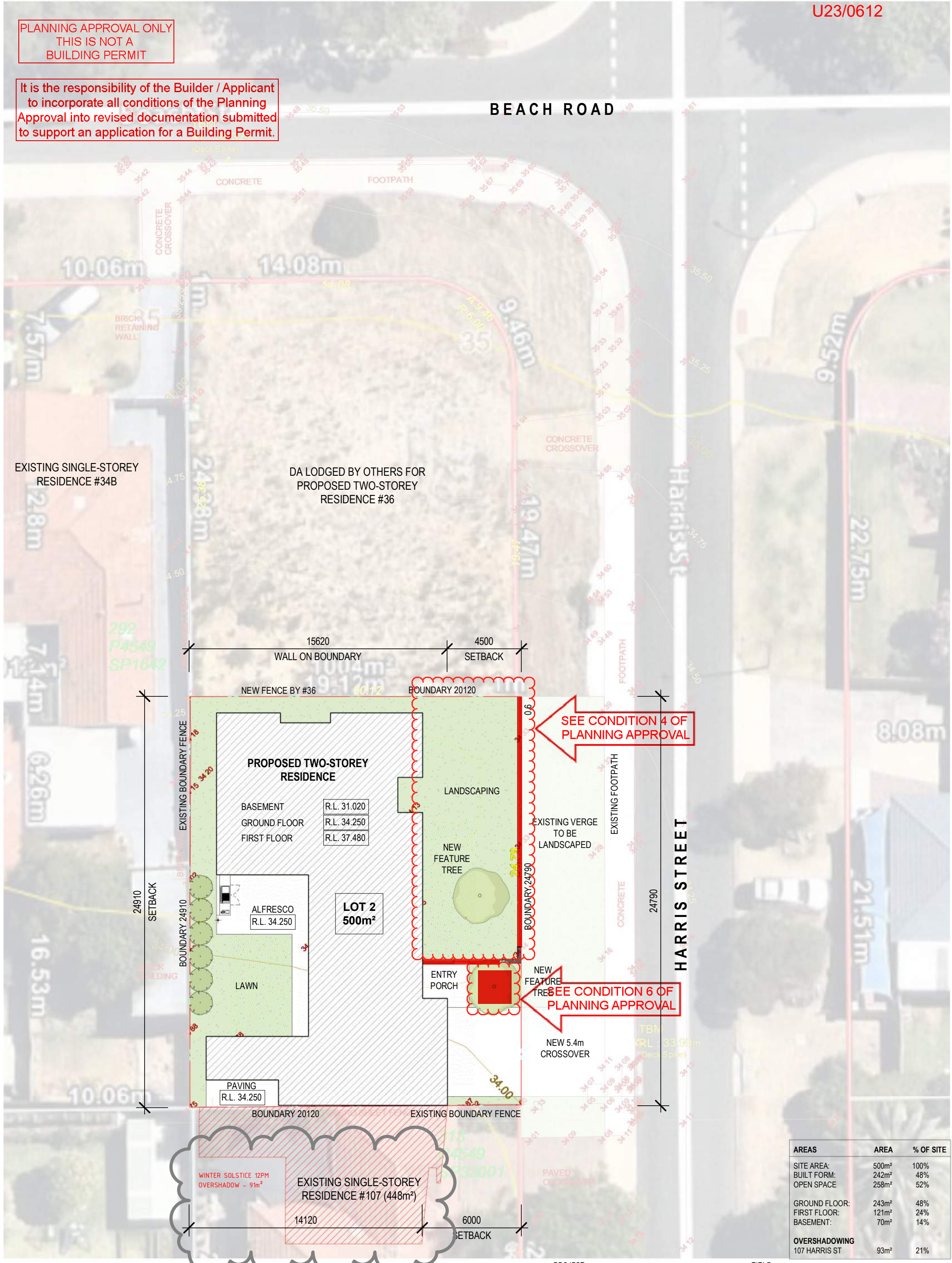
Not to scale • All measurements are approximate • Drawn for presentation purposes only • info@openpad.com.au • ©open pad



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AREAS	AREA	% OF SITE
SITE AREA:	500m²	100%
BUILT FORM:	242m²	48%
OPEN SPACE:	258m²	52%
GROUND FLOOR:	243m²	48%
FIRST FLOOR:	121m²	24%
BASEMENT:	70m²	14%
OVERSHADOWING 107 HARRIS ST	93m²	21%

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PROJECT
WHITFORD-SMITH RESIDENCE
109 HARRIS STREET, BICTON

CLIENT
WHITFORD-SMITH, M+C

TITLE
SITE PLAN
PROJECT NO 1039-SK011
SCALE 1 : 200 @A3
DATE MAY 2023
DRAWING NO

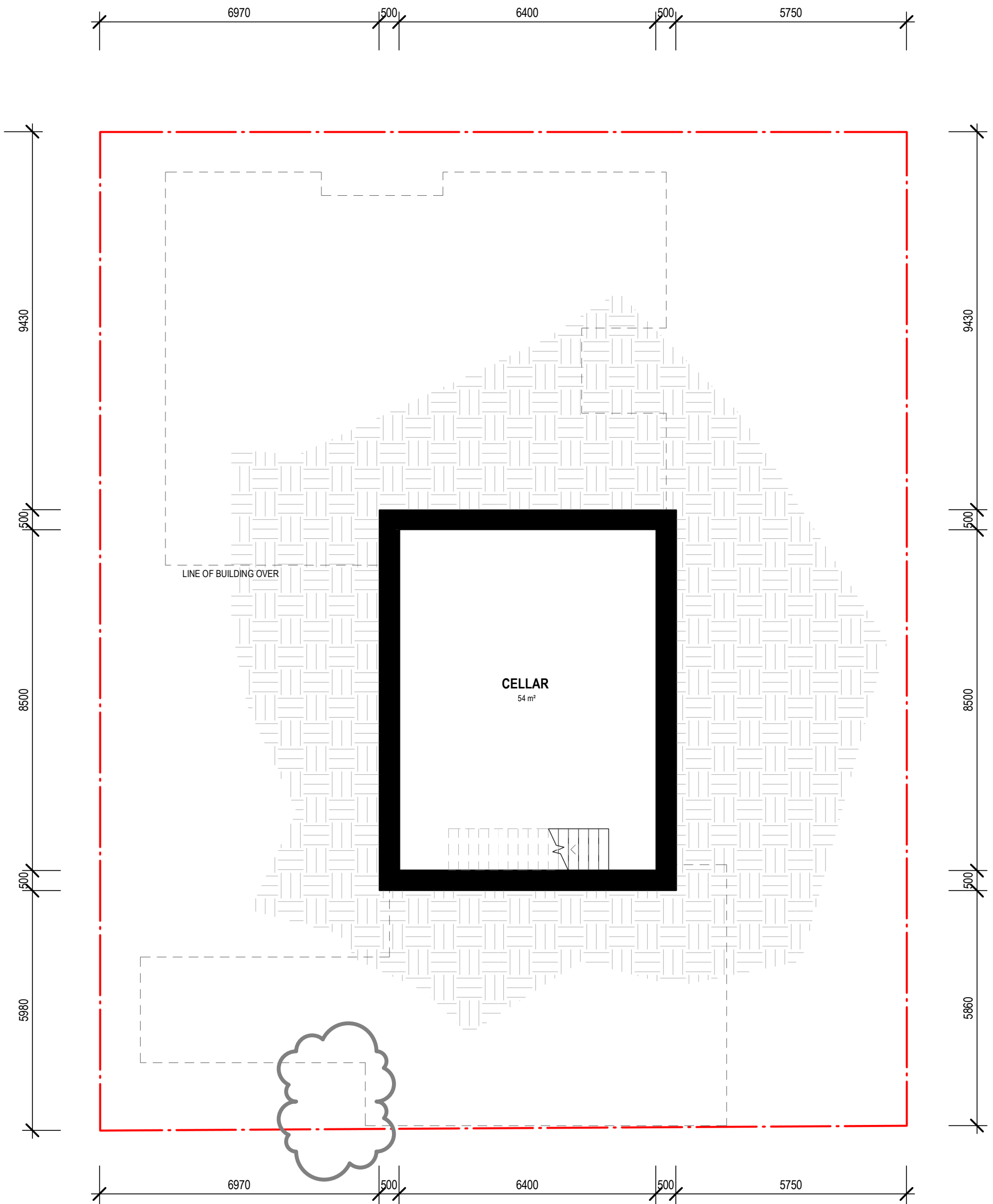
A102



REV	DATE	ISSUE
3	10.06.2023	DA RFI
2	18.05.2023	REISSUED FOR DA
1	24.04.2023	ISSUED FOR DA

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BUILDING AREAS	
BASEMENT:	70m ²
GROUND FLOOR:	192m ²
GARAGE + STORE:	50m ²
FIRST FLOOR:	121m ²
TOTAL:	432m²

REV	DATE	ISSUE
3	10.06.2023	DA RFI
2	18.05.2023	REISSUED FOR DA
1	24.04.2023	ISSUED FOR DA

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PROJECT
WHITFORD-SMITH RESIDENCE
109 HARRIS STREET, BICTON

CLIENT
WHITFORD-SMITH, M+C

TITLE
BASEMENT PLAN
PROJECT NO 1039-SK011
SCALE 1 : 100 @A3
DATE APRIL 2023
DRAWING NO

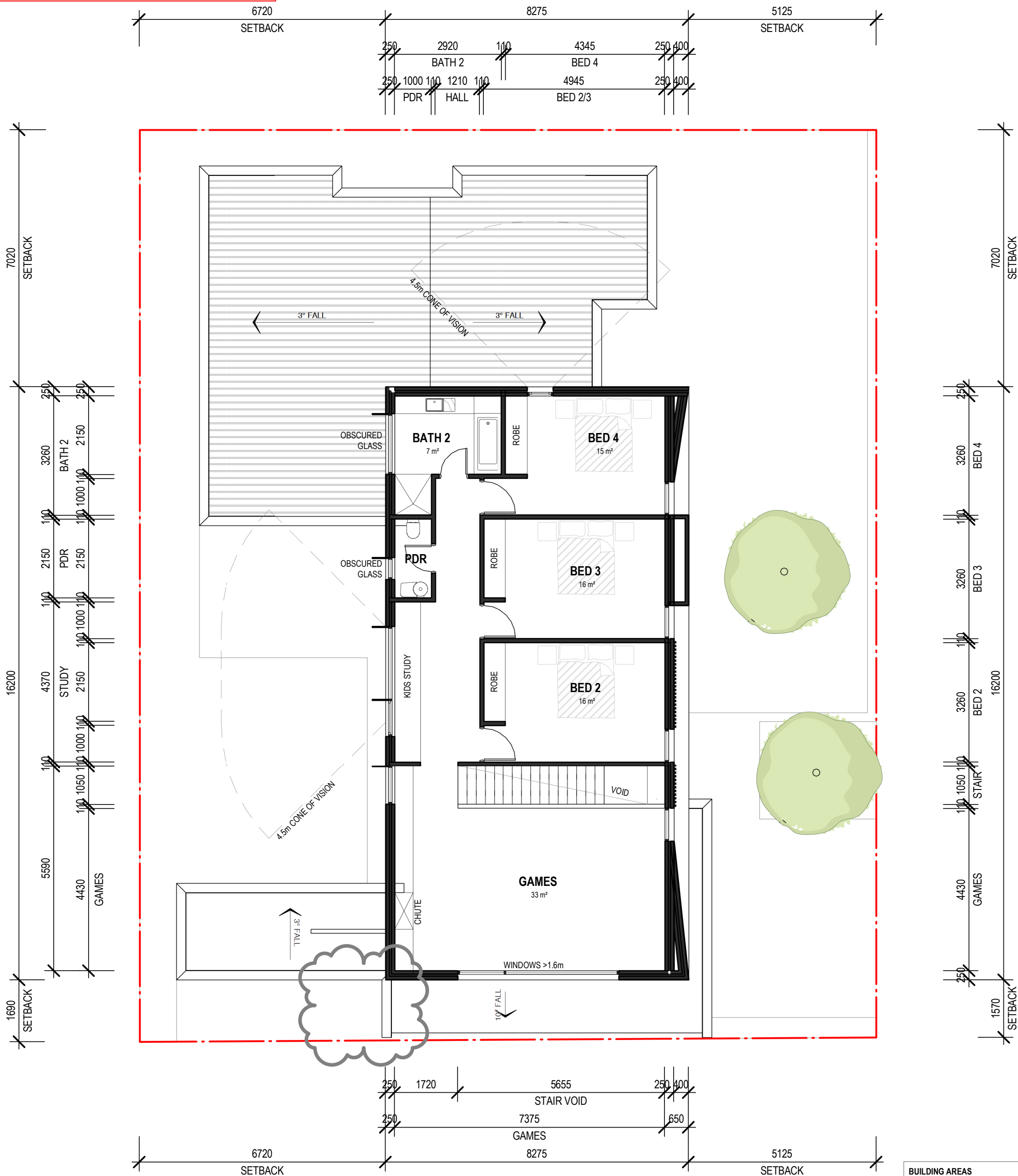
A201



REV
3

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BUILDING AREAS	
BASEMENT:	70m ²
GROUND FLOOR:	192m ²
GARAGE + STORE:	50m ²
FIRST FLOOR:	121m ²
TOTAL:	432m²

REV	DATE	ISSUE
3	10.06.2023	DA RFI
2	18.05.2023	REISSUED FOR DA
1	24.04.2023	ISSUED FOR DA

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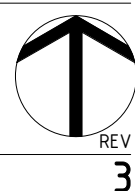
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PROJECT
WHITFORD-SMITH RESIDENCE
109 HARRIS STREET, BICTON

CLIENT
WHITFORD-SMITH, M+C

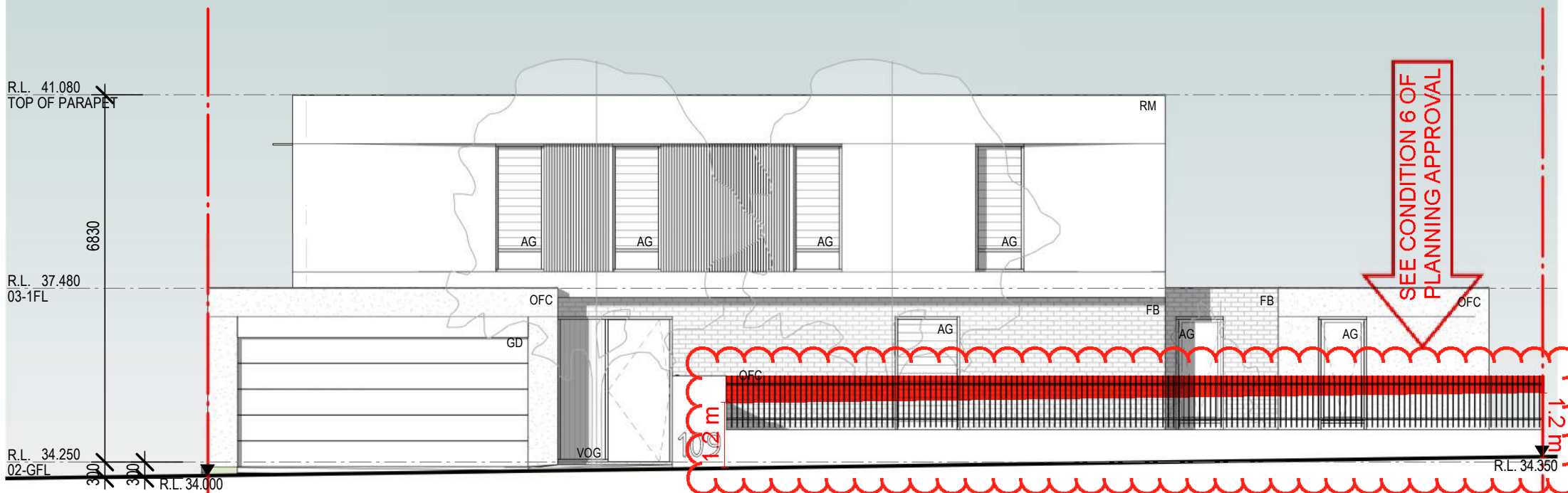
TITLE
FIRST FLOOR PLAN

PROJECT NO 1039-SK011
SCALE 1 : 100 @A3
DATE MAY 2023
DRAWING NO **A203**



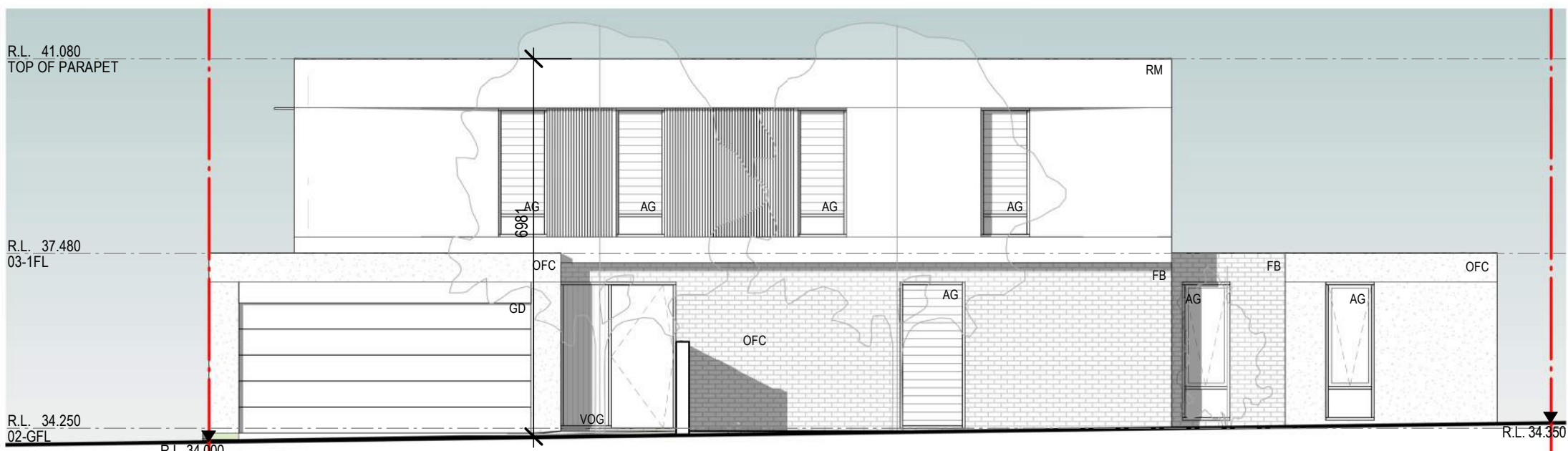
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EAST ELEVATION - HARRIS STREET

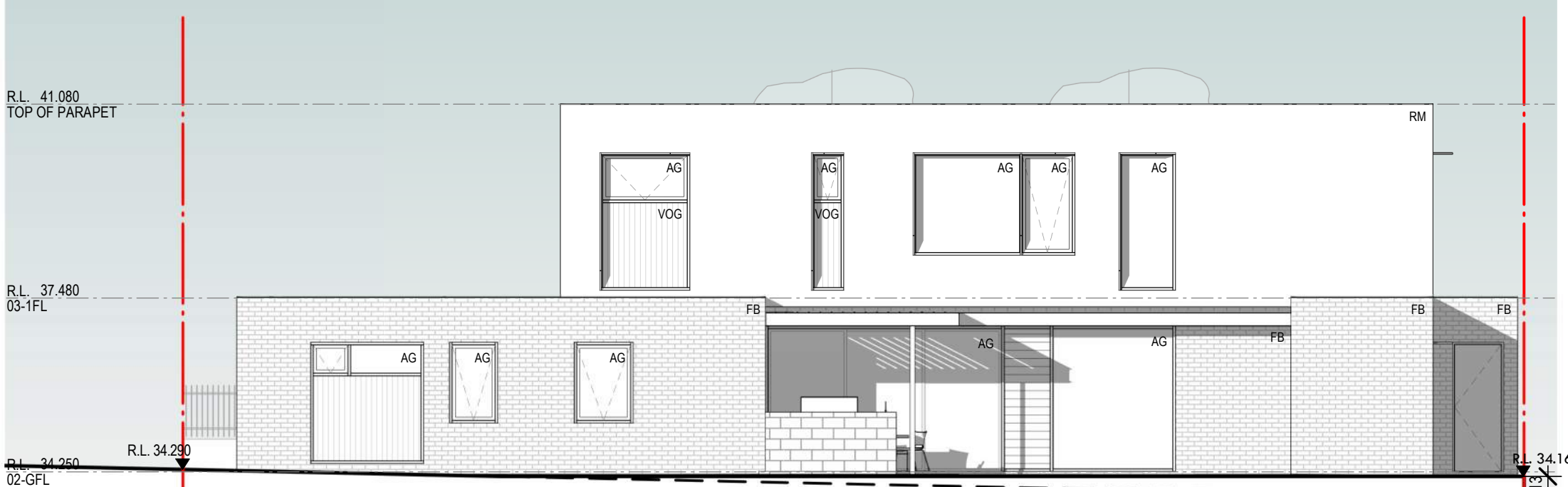
SCALE: 1 : 100



EAST ELEVATION - FENCE REMOVED

SCALE: 1 : 100

MATERIAL SCHEDULE	
FB:	FACE BRICK
RM:	RENDERED MASONRY
OFC:	OFF-FORM CONCRETE
AG:	ALUMINIUM FRAMED GLAZING
VOG:	VISUALLY OBSCURED GLASS
GD:	GARAGE DOOR



WEST ELEVATION

SCALE: 1 : 100

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PROJECT
WHITFORD-SMITH RESIDENCE
109 HARRIS STREET, BICTON

CLIENT
WHITFORD-SMITH, M+C

TITLE
ELEVATIONS

PROJECT NO 1039-SK011
SCALE 1 : 100 @A3
DATE MAY 2023

DRAWING NO
A301

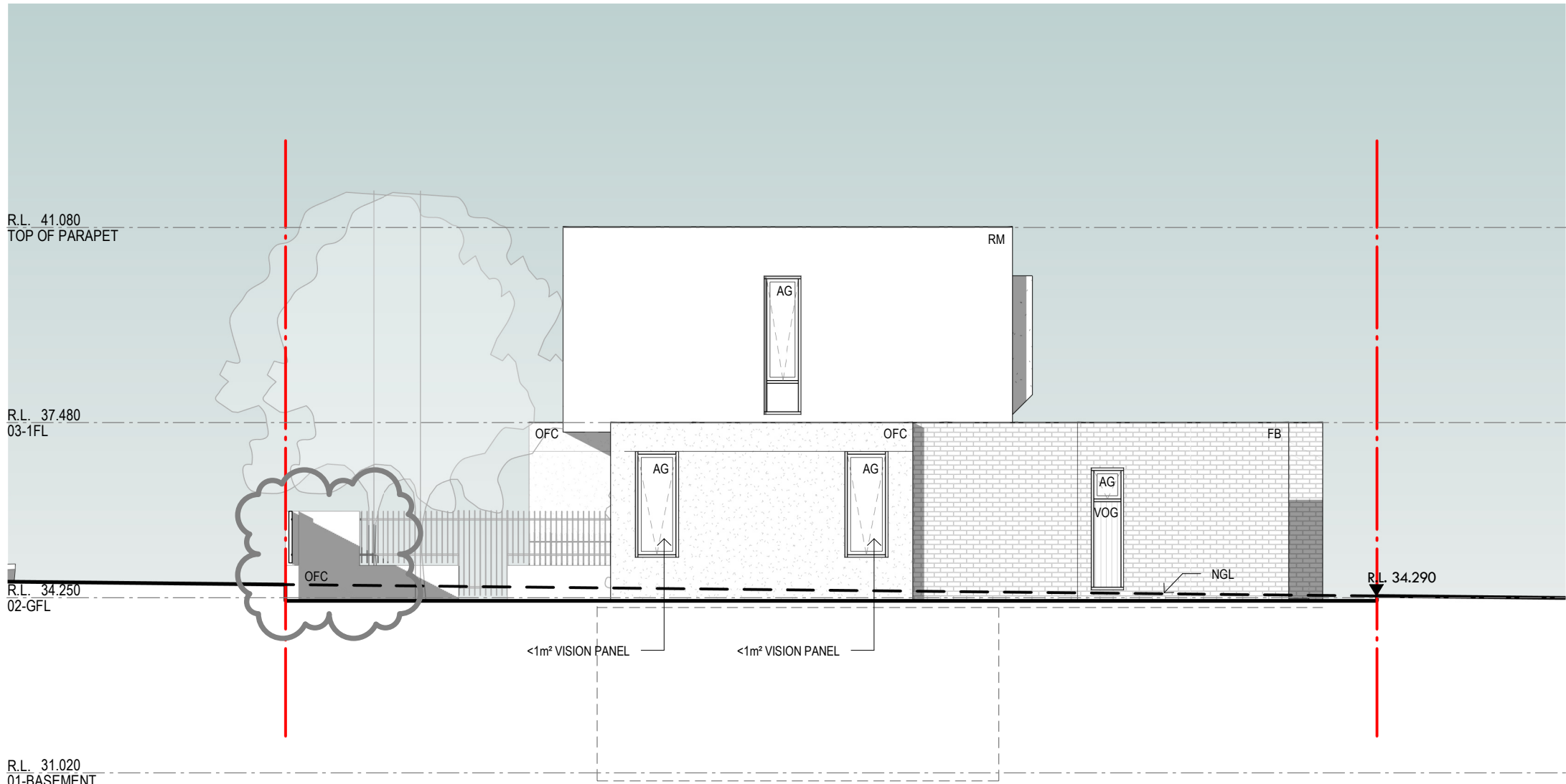
2 18.05.2023 REISSUED FOR DA
1 24.04.2023 ISSUED FOR DA

REV DATE ISSUE

REV
2

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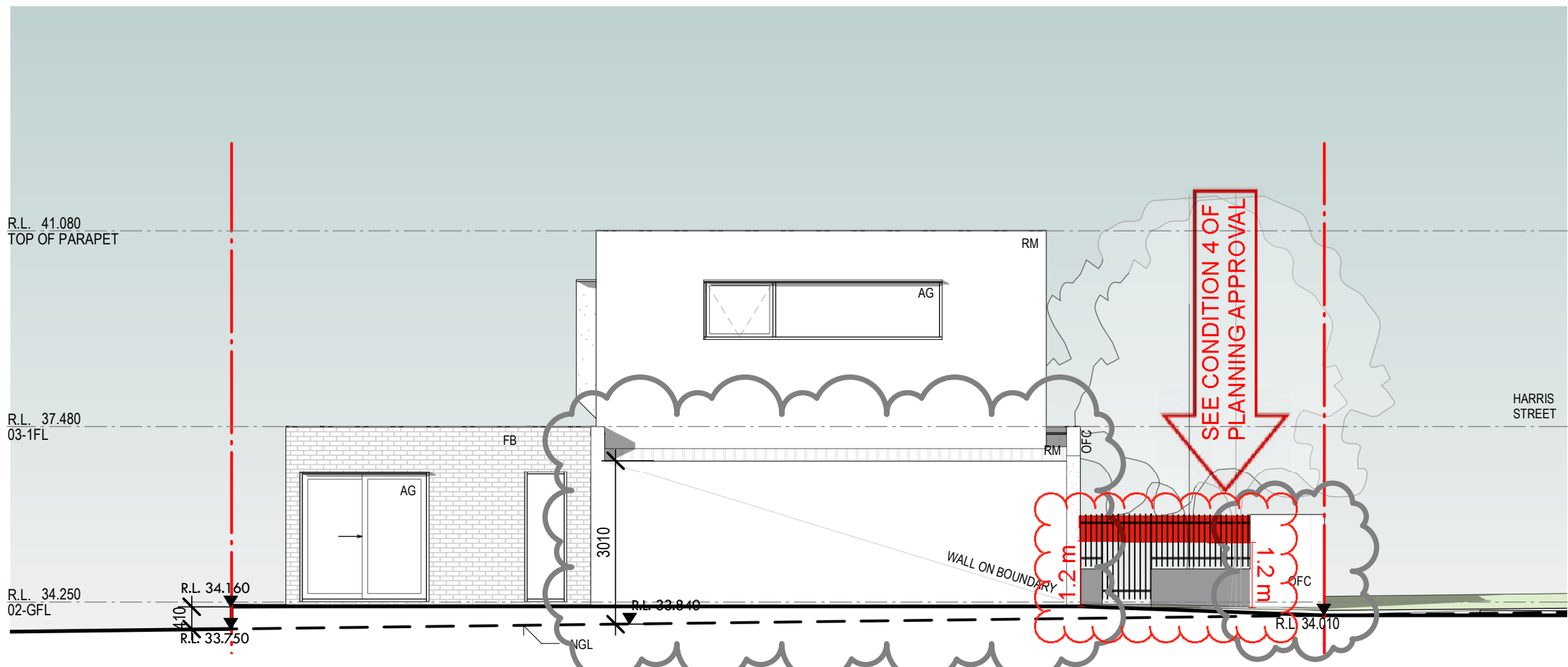
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NORTH ELEVATION

SCALE: 1 : 100

MATERIAL SCHEDULE	
FB:	FACE BRICK
RM:	RENDERED MASONRY
OFC:	OFF-FORM CONCRETE
AG:	ALUMINIUM FRAMED GLAZING
VOG:	VISUALLY OBSCURED GLASS
GD:	GARAGE DOOR



SOUTH ELEVATION

SCALE: 1 : 100

<p>3 10.06.2023 DA RFI</p> <p>2 18.05.2023 REISSUED FOR DA</p> <p>1 24.04.2023 ISSUED FOR DA</p>	<p>EKAM Architecture</p> <p>+61 412 380 128 info@ekamarchitecture.com.au</p>	<p>PROJECT</p> <p>WHITFORD-SMITH RESIDENCE</p> <p>109 HARRIS STREET, BICTON</p>	<p>TITLE</p> <p>ELEVATIONS</p>
		<p>CLIENT</p> <p>WHITFORD-SMITH, M+C</p>	<p>PROJECT NO 1039-SK011</p> <p>SCALE 1 : 100 @A3</p> <p>DATE MAY 2023</p> <p>DRAWING NO</p> <p>A302</p>
<p>REV DATE ISSUE</p>			<p>REV</p> <p>3</p>

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PROJECT
WHITFORD-SMITH RESIDENCE
109 HARRIS STREET, BICTON

CLIENT
WHITFORD-SMITH, M+C

TITLE
PERSPECTIVES
PROJECT NO 1039-SK011
SCALE @A3
DATE MAY 2023
DRAWING NO

A303

REV
2

2 18.05.2023 REISSUED FOR DA
1 24.04.2023 ISSUED FOR DA

REV DATE ISSUE

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PROJECT
WHITFORD-SMITH RESIDENCE
109 HARRIS STREET, BICTON

CLIENT
WHITFORD-SMITH, M+C

TITLE
PERSPECTIVES
PROJECT NO 1039-SK011
SCALE @A3
DATE MAY 2023

DRAWING NO
A304

2 18.05.2023 REISSUED FOR DA
1 24.04.2023 ISSUED FOR DA

REV
2