



City of
Melville

AGENDA

DEVELOPMENT ADVISORY UNIT MEETING

NOTICE OF MEETING

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the Melville Civic Centre, 10 Almondbury Road, Booragoon on Monday, 7 July 2025 commencing at 9:30AM.

Troy Cappellucci
A/Manager Development Approvals

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners and custodians of the lands on which the City stands today and pays its respect to the Whadjuk people, and Elders both past, present and emerging.

Use this link to access the [City of Melville Council Meetings YouTube channel](#) to watch the live stream or access the recordings of public Council meetings.



Development Advisory Unit

1. **The DAU is not a decision making forum – it is an operational meeting to inform the recommendation to the Manager Statutory Planning on Development Applications and other planning proposals.**
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 and 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 DAU Terms of Reference contained within 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 DAU Terms of Reference contained within 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 and Building, after midday on the second Monday after the Friday publication of the minutes to the City’s website. In the event that the DAU Agenda is 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: 7 AUGUST 2025

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1 ATTENDANCE AND APOLOGIES

In Attendance

<u>Officer</u>	<u>Role</u>
Gail Bowman	Chief Executive Officer
Kate Bainbridge	Manager Development Approvals
Liam Johnson	Senior Statutory Planner
Josh Caracciolo	Senior Statutory Planner
Ciaran McCormack	Senior Building Surveyor
Dion Hinge	Statutory Planner
Cameron Sturges	Statutory Planner - Guest

Apologies

2 BUSINESS

	Matters for consideration	Notes from meeting
UP25/82	Two Grouped Dwellings at Lot 30 (No.50) Blackwall Reach Parade, Bicton	

3 OUTCOMES

The following items are to have recommendations created and included in the next agenda:

- N/A

The following items are to be deferred to the next DAU and represented with more information:

- N/A

4 ITEMS

UP25/82 Two Grouped Dwellings at Lot 30 (No. 50) Blackwall Reach Parade, Bicton

Ward	Bicton - Attadale - Alfred Cove
Category	Operational
File Number:	
Responsible Officer:	Principal Statutory Planner

Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Application Number:	DA-2025-8
Applicant:	Stian Stutlien
Owner:	David James Gaunt
Proposal:	Two Grouped Dwellings
Attachments:	1. Development Plans

COUNCIL'S ROLE

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

SUMMARY

- Development approval is sought for the construction of two grouped dwellings at Lot 30 (No. 50) Blackwall Reach Parade, Bicton.
- The subject site is currently vacant.
- The application has been assessed against Local Planning Scheme No.6 (LPS6), the Residential Design Codes Volume 1 Part B (R-Codes) and relevant local planning policies including Local Planning Policy 1.9 '*Height of Buildings*' (LPP1.9) and 3.1 '*Residential Development*' (LPP3.1).
- The subject site is zoned residential and afforded an R17.5 density code under LPS6.
- The proposed development requires a performance assessment in relation to side lot boundary setbacks, open space, building height, vehicular access, site works and visual privacy.
- An initial further information request was sent to the applicant on 12 February 2025, prior to advertising giving the applicant an opportunity to provide clarification and/or amend the proposal in relation to the above matters. A response was provided to this further information request on 14 March 2025.
- 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 Processes and Decision Making from 21 March 2025 until 11 April 2025.
- Six submissions were received during the advertising period that either raised concerns and/or objected to the proposal. This has triggered the need for the application to be referred through the Development Advisory Unit (DAU) process prior to being determined.
- A subsequent further information request was sent to the applicant on 6 May 2025 once advertising was complete for them to consider addressing the submissions received. A fully resolved response was provided to this further information request on 17 June 2025 after final amended plans and vehicle swept paths were provided.
- The amended plans provided were circulated to submitters for review and comment. No objections or concerns were withdrawn.
- The amended plans have been reviewed by other departments within the City including the City's Technical Services Department and deemed acceptable.

- Notwithstanding the objections received, it was considered that the development was now acceptable when assessed against the relevant design principles of the R-Codes.
- Accordingly, this application was discussed in accordance with Local Planning Policy 1.1 – Planning Processes and Decision Making (LPP 1.1) at the DAU meeting held on 7 July 2025.
- At the above DAU Meeting, the non-compliances with height and site works proposed for Lot 2 were discussed and a further information request was sent after that DAU Meeting to the applicant for them to consider reducing these non-complying aspects in order to align with the applicable design principles of the R-Codes. Therefore, this subsequent report was not prepared until after the applicant addressed these matters by reducing the extent of the site works and wall heights proposed for Lot 2 to the satisfaction of the DAU.
- The City recommends that approval be granted subject to conditions.

OFFICER RECOMMENDATION

That the Development Advisory Unit recommend approval of the Two Grouped Dwellings, subject to the following conditions and advice notes:

Conditions:

1. This Development Approval requires the development to be undertaken in accordance with the approved plans (Attachment 1) at all times unless otherwise approved in writing by the City. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.
2. All stormwater generated on site is to be retained on site in accordance with a plan approved in writing by the City. Prior to the commencement of development, a stormwater design plan is to be submitted (an ARI of 1 in 100 year for a 24 hour storm duration is recommended) for the approval of the City. Prior to initial occupation of the development a Certificate of Compliance certifying that the development has been constructed in accordance with the approved plan is to be submitted to the City.
3. Prior to the occupation of the development hereby approved, the subject site is to be served by a vehicle crossover.
4. Prior to the initial occupation of the development, Unit 2 Terrace on the northern elevation (as marked in RED on the approved plans) shall have installed, fixed obscure screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with C1.1 or C1.2 of Clause 5.4.1 of *Residential Design Codes Volume 1*. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.
5. The privacy screening/obscure glazing to the Unit 2 Bed 1 on the southern elevation (as marked in RED on the approved plans) shall have installed, fixed obscure glazing or screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with C1.1 or C1.2 of Clause 5.4.1 of *Residential Design Codes Volume 1*. The privacy screening/obscure glazing shall be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.
6. The privacy screening/obscure glazing to the Unit 2 Office on the eastern elevation (as marked in RED on the approved plans) shall have installed, fixed obscure glazing or screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with C1.1 or C1.2 of Clause 5.4.1 of *Residential Design Codes Volume 1*. The privacy screening/obscure glazing shall be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.

7. 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 dwelling walls or at a minimum, be finished to a clean face brick standard, to the satisfaction of the City.
8. Prior to the initial occupation of the development, the external surface of the retaining wall/s 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.
9. Prior to commencement of development, a detailed landscaping plan for the subject 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 treatmentsThe approved landscaping 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.
10. Any fence, wall or structure shall be truncated or reduced to 0.75m height within 1.5m of vehicle access points and street corners in order to provide adequate sight lines or otherwise comply contained under clause 5 of Local Planning Policy LPP3.1 Residential Development, and thereafter maintained to the satisfaction of the City.
11. Any street walls and fences (including the height of any retaining walls) constructed within the primary street setback area shall meet the requirements contained under clause 3 of Local Planning Policy LPP3.1 Residential Development to the satisfaction of the City.
12. A minimum of 30 days prior to the lodgement of a Building application/commencement of demolition, the applicant shall submit a Demolition and Construction Management Plan (CMP) to the City of Melville for approval. The CMP shall be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans. The CMP will require approval by the City prior to the issue of the associated Building Permit or Demolition Permit. Once approved in writing by the City, the development is to be carried out in accordance with the CMP to the satisfaction of the City. Any modifications to the CMP are to be approved by the City in writing.

Department of Biodiversity, Conservation and Attractions Conditions

13. All works are to be undertaken in accordance with a Sediment and Erosion Control Plan prepared to the requirements and specifications of the City of Melville.
14. Any fill and/or topsoil brought onto the site is to be certified clean, uncontaminated and free from rubble, weeds and disease, and suitable for the proposed works.

Advice notes:

- i. This planning decision is confined to the authority of the *Planning and Development Act 2005* and the City of Melville Community Planning Scheme No. 6. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required approvals are first obtained, applicable State and Federal legislation is complied with, and any restrictions, easements or encumbrances are adhered to.
- ii. This planning decision relates to the development as specified on the planning application form. This approval does not infer approval of any other unauthorised development or development which has been constructed contrary to its planning approval which may be depicted on the approved plans.

- iii. This approval is based on the plans and information provided by the Applicant and issued in reliance on the accuracy of that information. If the information provided by the Applicant is inaccurate, you may be liable to prosecution if the development is undertaken.
- iv. 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.
- v. In regard to Condition 2, please refer to the City of Melville drainage information and guidance, located here <https://www.melvillecity.com.au/planning-and-building/building-or-renovating/building-or-renovating-a-house>.
- vi. In relation to Condition 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 maximum width of as specified in the City's Crossover Guidelines and Specifications;
 - 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.
- vii. In relation to Condition 4, the Residential Design Codes define screening as:
 - Permanently fixed external perforated panels or trellises composed of solid or obscured translucent panels.
- viii. The applicant is advised that a 1.8-metre high fence on top of the retaining walls may suffice in this regard. In accordance with the Dividing Fences Act you are required to reach agreement with adjoining landowners as to the height, appearance and location of the dividing fence. Further information is available at <https://www.commerce.wa.gov.au/building-and-energy/dividing-fence-matters-overview>.
- ix. In relation to Condition 12, a Dilapidation Report prepared on behalf of the developer by a specialist person(s) is required to be submitted detailing:
 - The current condition of adjacent land and/or buildings prior to the commencement of construction. These properties should be identified on a map or in writing. After the report has been agreed in writing by the associated property owners a copy of this report(s) shall be provided to the associated property owners and written confirmation of this shall be provided to the City.
- x. It is recommended barriers are constructed to prevent vehicles and people from falling over the edge of walkways, car parking, access and manoeuvring areas in accordance with AS 2890.1:2004, the National Construction Code and any other relevant legislation.
- xi. Portions of the building (i.e. non-fire rated dwelling external walls and roofed terraces) within 900mm of the lot boundaries will need to meet the relevant requirements for fire separation under the National Construction Code Volume 2 2022.

Department of Biodiversity, Conservation and Attractions Advice Notes

- xii. Regarding Condition 13, the Sediment and Erosion Control Plan shall describe how the authorised works will be appropriately managed and implemented to minimise the risk of damage, erosion and sedimentation on nearby water bodies and/or 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; and
- 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/>

- xiii. Regarding Condition 14, refer to the Department of Water and Environmental Regulations fact sheet for the requirements of clean fill: https://www.der.wa.gov.au/images/documents/our-work/licences-and-works-approvals/fact-sheet/Factsheet_Amendments_EP_Regulations_Nov20.pdf

PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed development, outline where discretion is required to be exercised and alignment against the relevant performance criteria and outline the DAU reasoning for support.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3 3.1	Sustainable and Connected Development Facilitate enhanced and sustainable urban development and amenity.

BACKGROUND

In January 2025 a development application was lodged for two grouped dwellings at Lot 30 (No. 50) Blackwall Reach Parade, Bicton. Under the provisions of LPS6 the subject site is zoned 'Residential' with a density coding of R17.5. In considering the merits of the application, the development has been assessed in accordance with LPS6, the R-Codes, and the City's Local Planning Policies, including LPP1.9 and LPP3.1.

The proposal sought performance assessment in relation to the lot boundary setbacks/boundary walls, open space, building height, vehicular access, site works and visual privacy requirements. Advertising to the adjacent properties was undertaken for a period of 14 days, resulting in six (6) submissions objecting and/or raising concerns in relation to the proposed development. Consequently, the City worked with the applicant to reduce the impacts of the proposal on adjacent properties. This was achieved through:

- Proposed Unit 1 terrace setback to western boundary increased by 0.6m;
- Proposed Unit 1 bed 1 to Walk in Robe (WIR) wall setback to southern boundary increased by 0.3m;
- Proposed Unit 1 terrace reconfigured to include a secondary terrace at a level 0.6m lower;
- Proposed Unit 2 stair access reconfigured away from southern boundary;
- Proposed Unit 2 lower garden area levels reduced;
- Proposed Unit 2 ground floor level reduced by 0.6m;
- Proposed Unit 2 roof heights reduced by 0.6m;
- Proposed Unit 2 terrace reconfigured to include a secondary terrace at a level 0.6m lower;
- Proposed Unit 2 Bed 1 window provided with fixed angle screening device;

- Proposed Unit 2 study window provided with screening to 1.6m in height above floor level;
- Removal of guest carparking for proposed Unit 1 and 2 and amendments to hard landscaping to improve vehicle manoeuvring; and
- Revised designs of retaining walls generally across the site.

Following receipt of the revised plans, notwithstanding the proposal still did not meet the applicable deemed to comply requirements of LPP 1.9 'Height of Buildings' and R-Codes Volume 1 Part B under Clauses 5.1.3, 5.1.4, 5.3.5, 5.3.7 and 5.4.1, the application has progressed through the DAU process.



Figure 1. Aerial Photograph of Subject Site

Scheme Provisions

MRS Zoning	Urban
LPS Zoning	Residential
R-Code	R17.5
Use Type	Residential – Grouped Dwelling
Use Class	P

Site Details

Lot Area	1,257m ²
Retention of Existing Vegetation	N/A
Street Tree(s)	N/A
Street Furniture (drainage pits etc.)	N/A
Site Details	Vacant lot.

CONSIDERATION

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 RequirementsCity of Melville Local Planning Policy LPP1.9 'Height of Buildings'

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to Approve
Clause 2.1.1 - General Residential and Mixed Use zone	9.0m concealed roof height 10.5m overall height	11.5m maximum height – Unit 2	Requires assessment using Performance Criteria. Refer to discussion below.	Development Advisory Unit (DAU)

Residential Design Codes Volume 1 Part B

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to approve
5.1.3 – Lot Boundary Setbacks	Unit 1: <u>West</u> Bed 1 to bed 2 - 6.3m. Terrace roof - 3.8m. <u>North</u> Terrace roof - 2m. Unit 2: <u>East</u> Rumpus to stairs -1.5m. <u>North</u> Terrace roof - 1.5m. Living - 1.5m.	Unit 1: <u>West</u> Bed 1 to bed 2 - 4.1m. Terrace roof - 1.8m. <u>North</u> Terrace roof - setback 0.7m. Unit 2: <u>East</u> Rumpus to stairs - 0.8m. <u>North</u> Terrace roof - 0.8m. Living - 1.3m.	Requires assessment using Performance Criteria. Refer to discussion below.	DAU
5.1.4 – Open Space	50% open space – overall	49.51% - Overall	Through the assessment against the design principles, the City has deemed this element as being acceptable.	A/Manager Development Approvals
5.3.5 – Vehicular Access	Driveway 0.5m setback from lot boundary.	Driveway serving both proposed dwellings setback	Requires assessment using	DAU

		0m to southern boundary.	Performance Criteria. Refer to discussion below.															
5.3.7 – Site Works	<table border="1"> <thead> <tr> <th>Heights of Site Works/ Retaining</th> <th>Required minimum setback</th> </tr> </thead> <tbody> <tr> <td>≤0.5m</td> <td>0m</td> </tr> <tr> <td>1m</td> <td>1m</td> </tr> <tr> <td>1.5m</td> <td>1.5m</td> </tr> <tr> <td>2m</td> <td>2m</td> </tr> <tr> <td>2.5m</td> <td>2.5m</td> </tr> <tr> <td>3m</td> <td>3m</td> </tr> </tbody> </table>	Heights of Site Works/ Retaining	Required minimum setback	≤0.5m	0m	1m	1m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m	3m	<p><u>Southern Boundary</u></p> <p>4.7m high combined retaining and masonry wall along southern boundary.</p> <p><u>Southwest Boundary</u></p> <p>2m high retaining wall along southwestern boundary.</p> <p><u>Western Boundary</u></p> <p>3.7m-4.4m high terrace retaining wall on western elevation setback <3m from boundary.</p> <p><u>Eastern Boundary</u></p> <p>0.7m high retaining wall along eastern boundary.</p>	Requires assessment using Performance Criteria. Refer to discussion below.	DAU
Heights of Site Works/ Retaining	Required minimum setback																	
≤0.5m	0m																	
1m	1m																	
1.5m	1.5m																	
2m	2m																	
2.5m	2.5m																	
3m	3m																	
5.4.1 – Visual Privacy	<p>Major openings to bedrooms and studies: 4.5m setback</p> <p>Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level): 7.5m setback</p>	<p>Unit 1 Bed 1 overlooking 50A and 52 Blackwall Reach Parade within 4.5m cone of vision.</p> <p>Unit 2 Terrace overlooking 2 Lindsay Place within 7.5m cone of vision.</p>	Requires assessment using Performance Criteria. Refer to discussion below.	DAU														

Comment

Building Height

Concerns were raised by the submitters in relation to the building height of proposed Unit 2. As noted above, the proposed development does not meet the deemed to comply provisions within LPP1.9 in and requires a R-Codes design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	Assessment:
<p><i>P6: Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:</i></p> <ul style="list-style-type: none"> • <i>adequate access to sunlight into buildings and appurtenant open spaces;</i> • <i>adequate daylight to major openings into habitable rooms; and</i> • <i>access to views of significance.</i> 	<p>P6:</p> <ul style="list-style-type: none"> • Overall, the subject site has a fall of approximately 11m from both east to west and north to south which creates a significant design challenge for the proposed development especially regarding building height. While the entirety of Unit 1 and the majority of Unit 2 meet the deemed-to-comply height criteria, a steep drop in ground level of approximately 6.5m below proposed Unit 2’s bed 1 (figure 2) results in the roof exceeding 9m in height above NGL in this location. The applicant has provided figures 3 and 4 below which show the portion of the Unit 2 bed 1 that exceeds 9m in height in blue. • The proposal complies with Clause 5.4.2 ‘Solar access to adjoining sites’ which ensures there will be adequate sunlight available for adjoining properties despite the height of proposed Unit 2. • When considering the subject sites topography, it is considered the impact on No.4 Lindsay Place’s views of significance will be minimal for the following reasons: <ul style="list-style-type: none"> ○ Figure 3 below shows in yellow the rear portion of Unit 2 could be constructed higher as of right while still meeting the 9m maximum deemed-to-comply height criteria. This portion shown in yellow would cause more disruption to the views of No.4 Lindsay Place than the portion of the Unit 2 bed 1 roof for which discretion is sought. ○ Views from No.4 Lindsay Places first floor are depicted in figures 5 and 6 below where impacts on views of significance will be minimal. Specifically, there is only one bedroom on the first floor of No.4 Lindsay Place directly facing the portion of the proposed dwelling over 9m in height. In addition, the proposed bed 1 roof (reduced level (RL) 28.50m) will be approximately 0.8m higher than the finished floor level (FFL) of No.4 Lindsay Places first floor (RL 27.70m) which will still allow for views of the river from No.4 Lindsay Places first floor. ○ The second floor of No.4 Lindsay Place has an FFL above the roof level of the proposed dwelling and therefore will be unaffected as depicted in figures 7 and 8 below. • No other surrounding properties will have a loss of significant views because of proposed Unit 2’s bed 1 roof height.



Figure 2. Shows Topography and steep Drop in Ground Level Below proposed Unit 2 Bed 1.

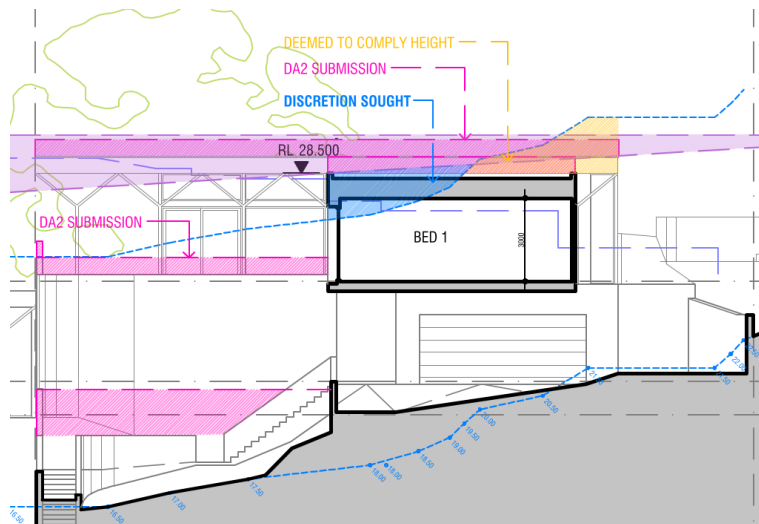


Figure 3. Unit 2 Northern Elevation with Blue Area Showing Bed 1 Roof Over 9m.

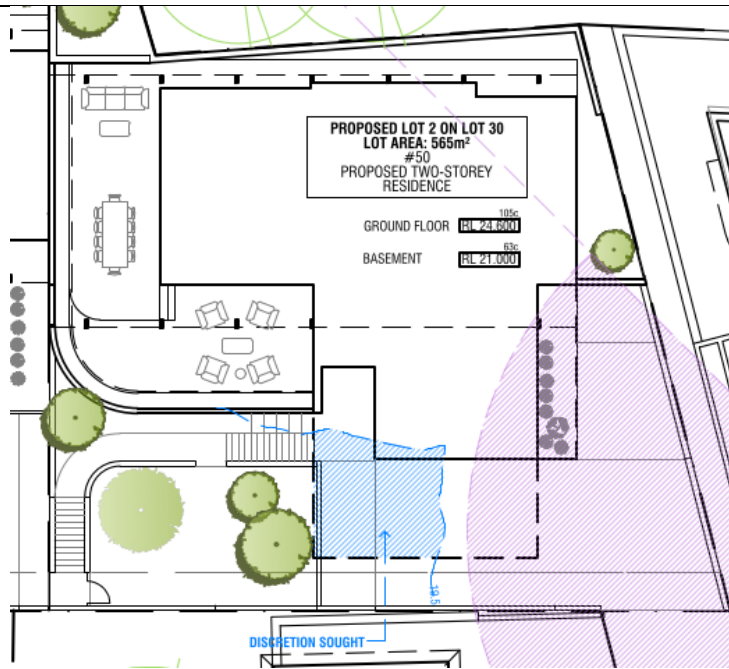


Figure 4. Unit 2 Floor Plan with Blue Area Showing Bed 1 Roof Over 9m.

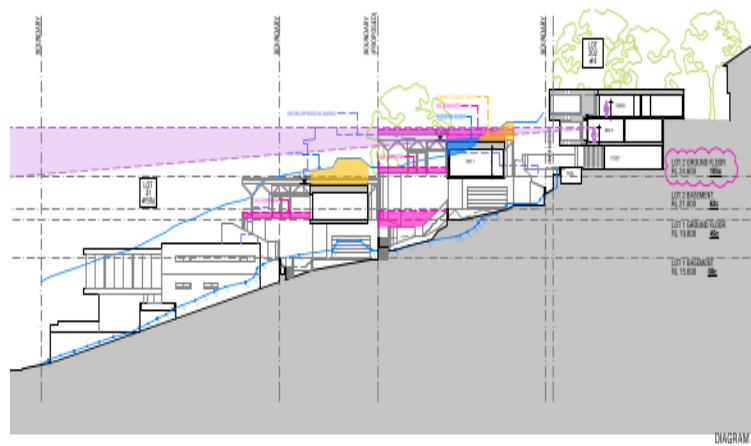


Figure 5. Facing North Elevation Showing No.4 Lindsay Place First Floor View.

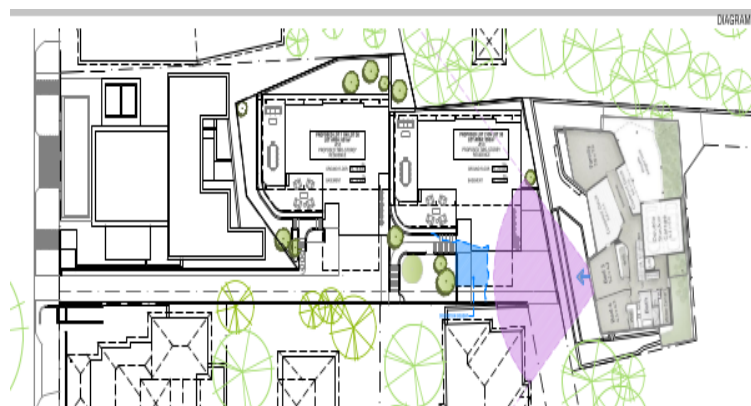


Figure 6. Floor Plan of Development Showing No.4 Lindsay Place First Floor View.

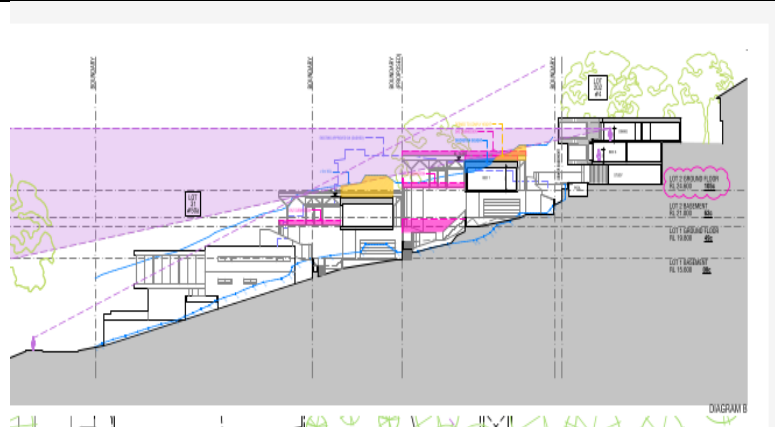


Figure 7. Facing North Elevation Showing No.4 Lindsay Place Second Floor View.

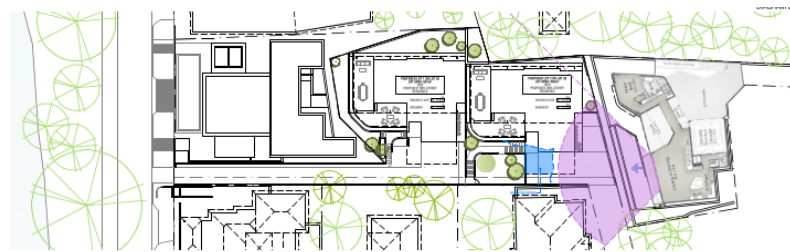


Figure 8. Floor Plan of Development Showing No.4 Lindsay Place Second Floor View.

Lot Boundary Setbacks

Concerns were raised by the submitters in relation to the side lot boundary setback non-compliances proposed. As noted above in the requirements section, various side lot boundary setbacks for proposed Unit 1 and 2 do not meet the deemed to comply provisions of the R-Codes and requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	Assessment:
<p>P3.1: Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</p> <ul style="list-style-type: none"> • reduce impacts of building bulk on adjoining properties; • provide adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties; and • minimise the extent of overlooking and resultant loss of privacy on adjoining properties. 	<p>P3.1:</p> <ul style="list-style-type: none"> • When considering the lot boundary setbacks, it is important to note that the subject site has a steep topography which creates a significant challenge for the proposed dwellings design. • When considering the sites topography, it is considered the bulk impacts of the proposed lot boundary setbacks will be minimal on adjoining properties for the following reasons: <ul style="list-style-type: none"> <u>No.50A Blackwall Reach Parade</u> <ul style="list-style-type: none"> ○ As per figure 9, a section of approximately 2.3m in length and 2.6m² in area of the Unit 1 bed 1 to bed 2 wall will be within 4.1m-6.3m of the lot boundary. This portion of wall is not considered to be excessive in size therefore minimising bulk impacts. ○ The Unit 1 bed 1 to bed 2 wall will be setback approximately 9.3m from No. 50A Blackwall Reach Parade’s master bedroom courtyard. As such, this

	<p>wall, is sufficiently setback from the dwelling at No. 50A Blackwall Reach Parade to avoid unacceptable bulk impacts.</p> <ul style="list-style-type: none"> ○ Proposed Unit 1's terrace is an open structure. ○ There are no habitable rooms with major openings at No. 50A Blackwall Reach Parade facing the subject site. The proposed Unit 1 terrace roof will be adjacent to a drying court, lightwell and mechanical plant at No. 50A Blackwall Reach Parade. Given there are no habitable rooms at 50A Blackwall Reach Parade with major openings facing the proposed terrace and the terrace will not directly abut any sensitive spaces, the bulk impacts are deemed acceptable. <p><u>No.4 Lindsay Place</u></p> <ul style="list-style-type: none"> ○ A section of approximately 2.5m in length and 0.9m² in area of the Unit 2 rumpus to stairs wall will be within 1.5m of the lot boundary with No.4 Lindsay Place as per figure 12. The height of this portion of the wall is between 3.7m to 4.5m above NGL at the boundary noting that this portion of the building complies with LPP 1.9 'Height of Buildings'. This portion of the wall is not considered to be excessive in size therefore minimising bulk impacts. ○ The majority of No.4 Lindsay Place's outdoor living area will be unaffected by the proposed Unit 2 rumpus to stairs. No.4 Lindsay Places ground floor family room is adjacent to this portion of wall and is setback approximately 5.9m which is considered sufficient to ensure minimal bulk impacts. The first floor of No.4 Lindsay Place has an FFL higher than the roof level of proposed Unit 2 and will not be impacted. <p><u>No.2 Lindsay Place</u></p> <ul style="list-style-type: none"> ○ Proposed Unit 2's terrace and living will not abut any sensitive spaces at No.2 Lindsay Place. <ul style="list-style-type: none"> ● In terms of solar access, the proposal meets the deemed-to-comply criteria under Clause 5.4.2 'Solar Access for Adjoining Sites'. ● The proposed overlooking of adjacent properties is considered to result in minimal loss of privacy as justified below under the design principles assessment for Clause 5.4.1 'Visual Privacy'.
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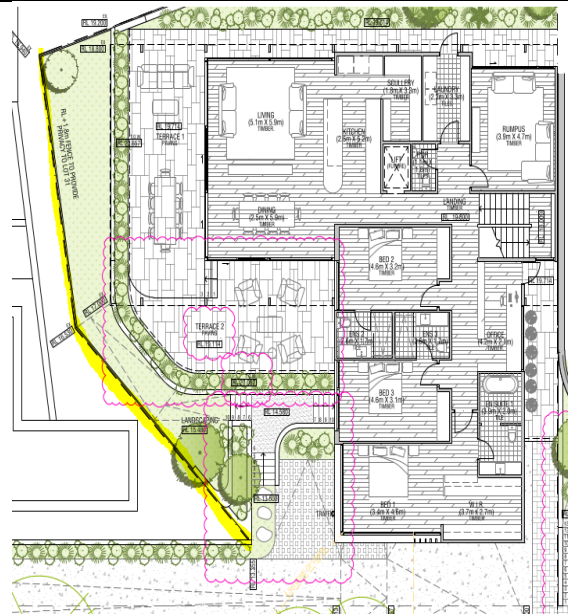


Figure 9. Unit 1 Western Bed 1 to Bed 2 Wall Setback from No.50A Blackwall Reach Parade Boundary Marked in Yellow.

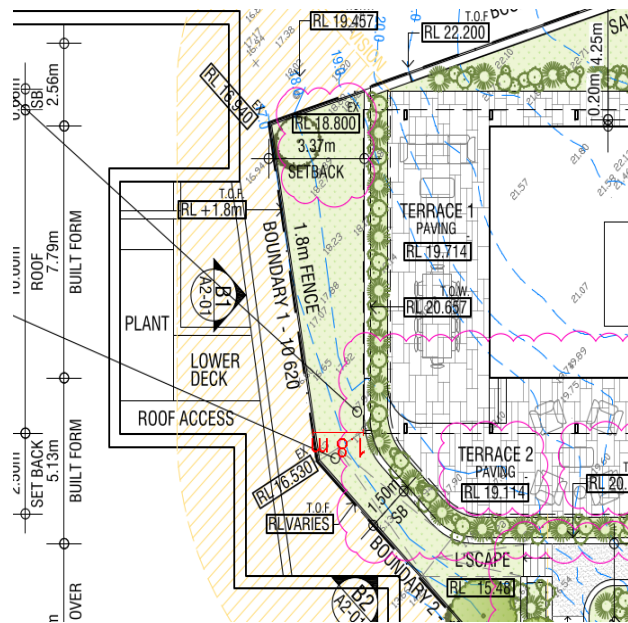


Figure 10. Unit 1 Western Terrace Setback from No.50A Blackwall Reach Parade.

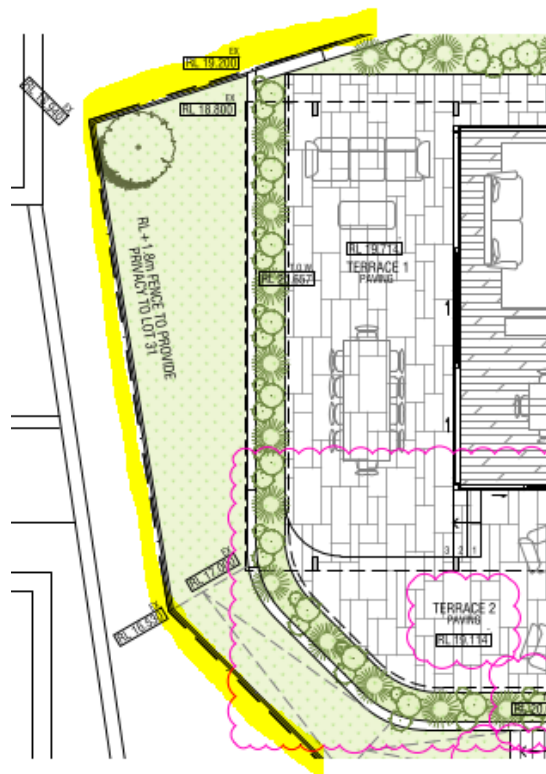


Figure 11. Unit 1 Northern Terrace Setback from No.50A Blackwall Reach Parade Marked in Yellow.

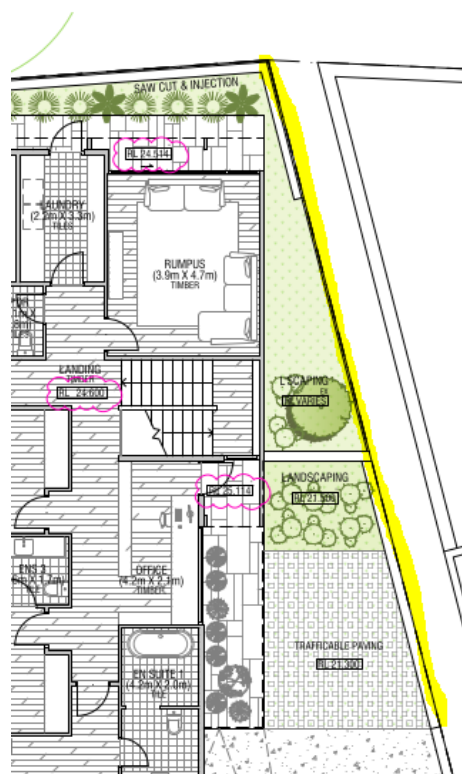
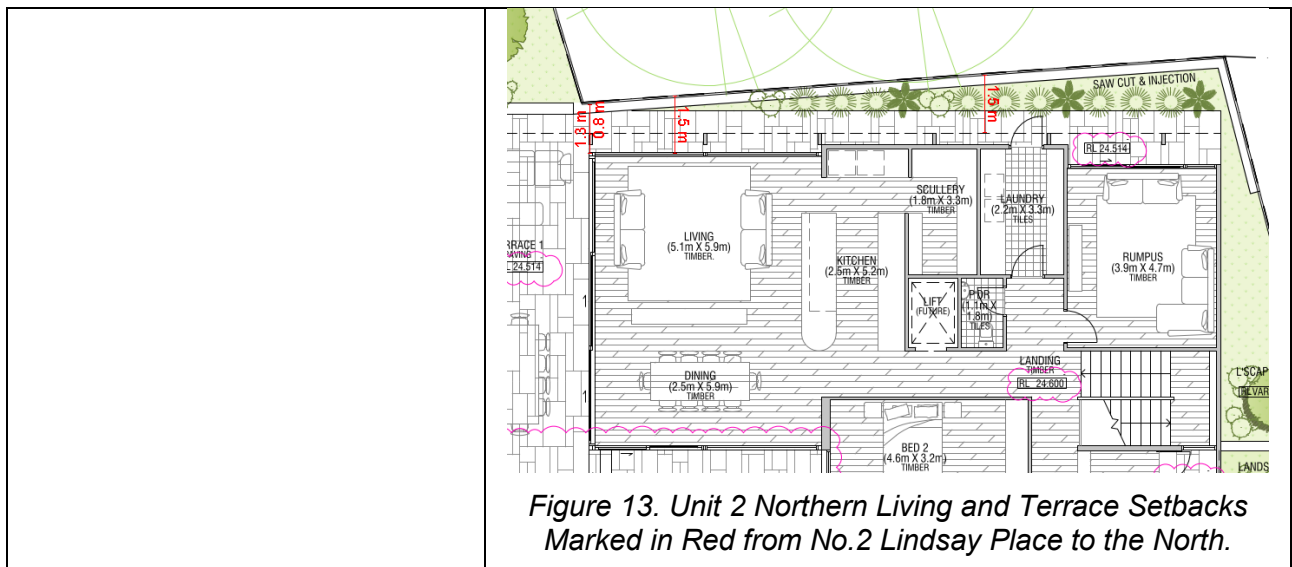


Figure 12. Unit 2 Eastern Rumpus to Stairs Setback from No.4 Lindsay Place Marked in Yellow.

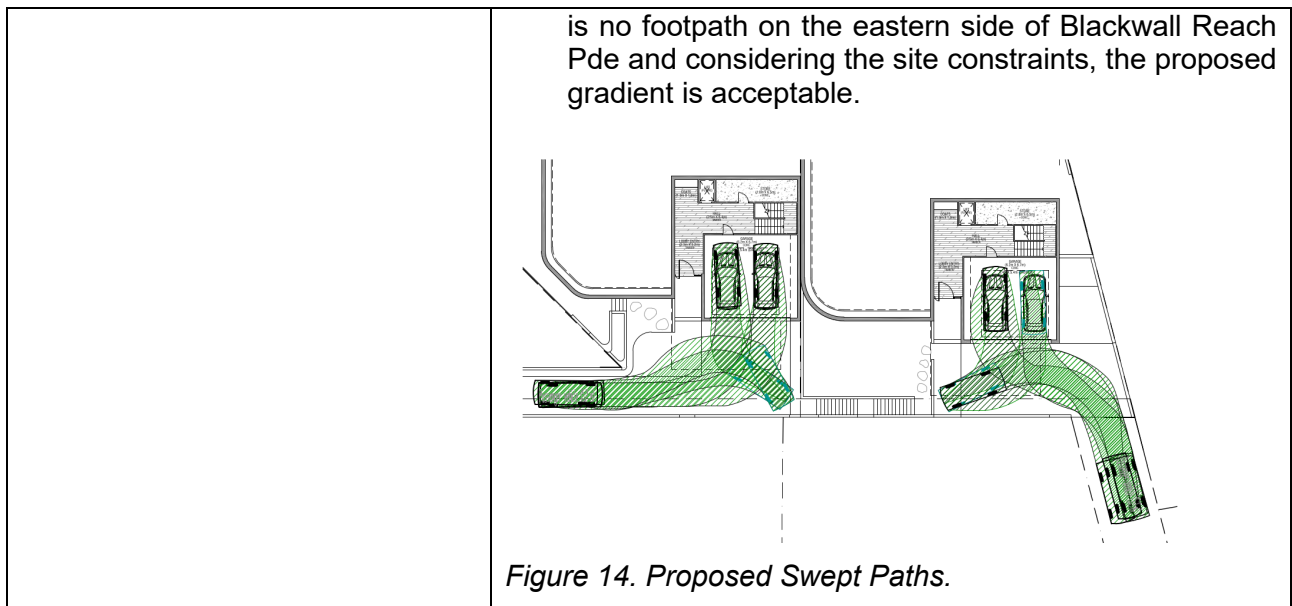


Vehicular Access

Concerns were raised by some objectors regarding access and manoeuvring of the subject development.

As noted above, the proposed development does not meet the deemed to comply provisions in Volume 1 Part B of the R-Codes and requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	Assessment:
<p>P5.1: Vehicular access provided for each development site to provide:</p> <ul style="list-style-type: none"> • <i>vehicle access safety;</i> • <i>Reduced impact of access points on the streetscape;</i> • <i>legible access;</i> • <i>pedestrian safety;</i> • <i>minimal crossovers; and</i> • <i>high quality landscaping features.</i> 	<p>P5.1:</p> <ul style="list-style-type: none"> • A landscaping strip is proposed along the northern portion of the driveway. While no landscaping is proposed along the southern boundary of the driveway, it is considered that the northern landscaping strip is adequate to positively contribute to the streetscape. Further landscaping is also proposed elsewhere on the site that will enhance the amenity of the proposed development. ▪ The applicant has provided swept paths as per figure 14 that demonstrate vehicles will be able to enter and exit the site in a forward gear ensuring the safe ingress and egress of vehicles. The swept paths provided have been reviewed by the City’s Traffic and Road Safety Consultant who did not raise any concerns. Specifically, the advice received confirmed that the design vehicle used by the designer in the swept paths is a 5.2 m passenger vehicle which aligns with the relevant standards, including for four wheel drives. ▪ The applicant has confirmed there will be a safety barrier along either side of the driveway from Blackwall Reach Parade that will contribute to ensuring vehicular safety. An advice note is recommended in relation to this matter (Advice Note x). • The proposal involves cut along the existing driveway to create a more useable gradient. The proposed gradient has been reviewed by the City’s Traffic and Road Safety Consultant who has advised that as there



Site Works

Concerns were raised by some objectors regarding the extent of retaining walls proposed abutting adjoining sites. As noted above, the proposed development does not meet the deemed to comply provisions in Volume 1 Part B of the R-Codes and requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	Assessment:
<p>P7.1: Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P7.2: Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.</p> <p>P7.3: Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clause 5.4.1.</p>	<p>P7.1:</p> <ul style="list-style-type: none"> The site has a challenging topography with a fall of approximately 11m from both east to west and north to south. The design of the dwellings and the proposed retaining walls are considered to appropriately respond to the site’s natural topography. <p>P7.2:</p> <ul style="list-style-type: none"> Due to the majority of the siteworks along the driveway being cut, the impacts on the streetscape will be minimal. <p>P7.3:</p> <ul style="list-style-type: none"> The proposed retaining walls will result in land which can be effectively used for the benefit of residents and will not detrimentally affect adjoining properties for the following reasons: <p><u>Western Boundary:</u></p> <ul style="list-style-type: none"> Figure 15 below shows the two separate retaining walls along the western boundary in red and blue that do not meet the deemed-to-comply site work criteria. The red terrace retaining wall ranges in height from 3.7m to 4.4m as per figures 16 and 17 and is within 3m of the boundary with No. 50A Blackwall Reach Parade as per figure 18. The blue retaining wall is 2m high and is located on the boundary as per figures 16-18.

- Regarding the spaces at No.50A Blackwall Reach Parade that the proposed retaining walls will be adjacent to, figure 18 shows these include a drying court, lightwell, mechanical plant and the master suite courtyard. No habitable rooms with major openings at 50A Blackwall Reach Parade face the proposed retaining walls. In addition, No.50A Blackwall Reach Parade’s primary living space and outdoor living area are located on the western and north-western portions of their dwelling away from the proposed retaining walls. As such, it is considered the proposed retaining walls will not detrimentally affect No.50A Blackwall Reach Parade as they will not directly abut any sensitive spaces.
- A construction management plan condition will be included in the decision which will require the applicant to contact adjoining properties and obtain a dilapidation report should one be desired by the adjoining property.

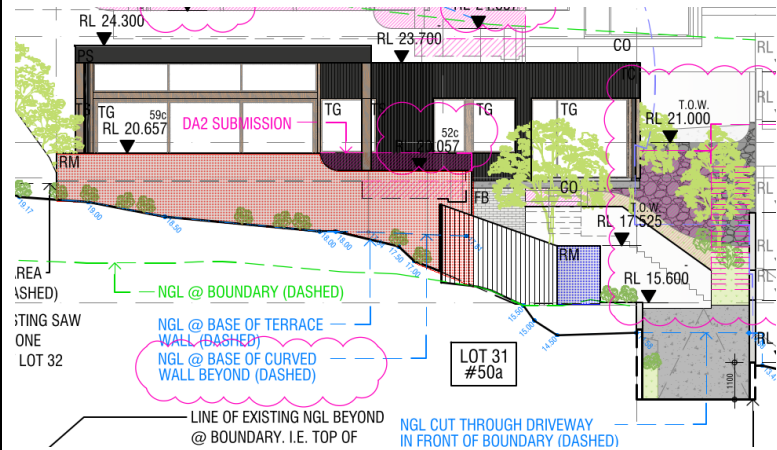


Figure 15. Western Boundary Retaining Walls Marked in Brown and Blue.

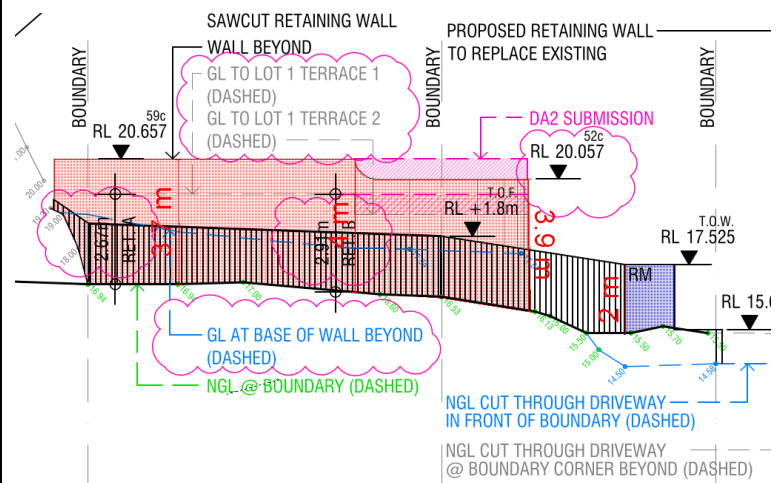


Figure 16. Western Boundary Elevation 1 and Heights of Retaining Walls Marked in Brown and Blue.

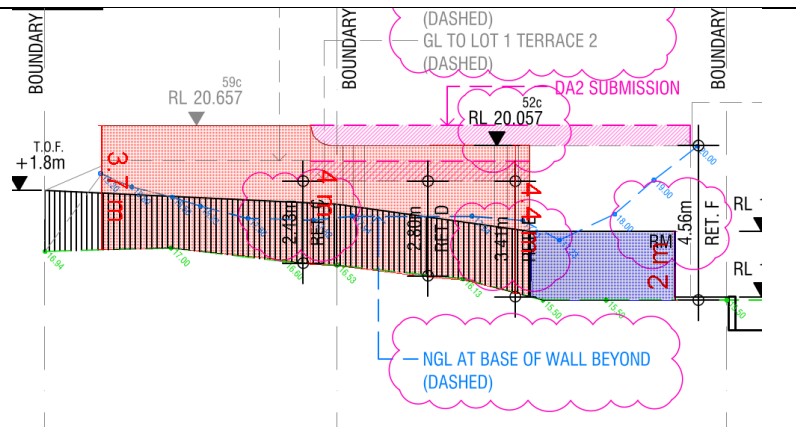


Figure 17. Western Boundary Elevation 2 and Heights of Retaining Walls Marked in Brown and Blue.

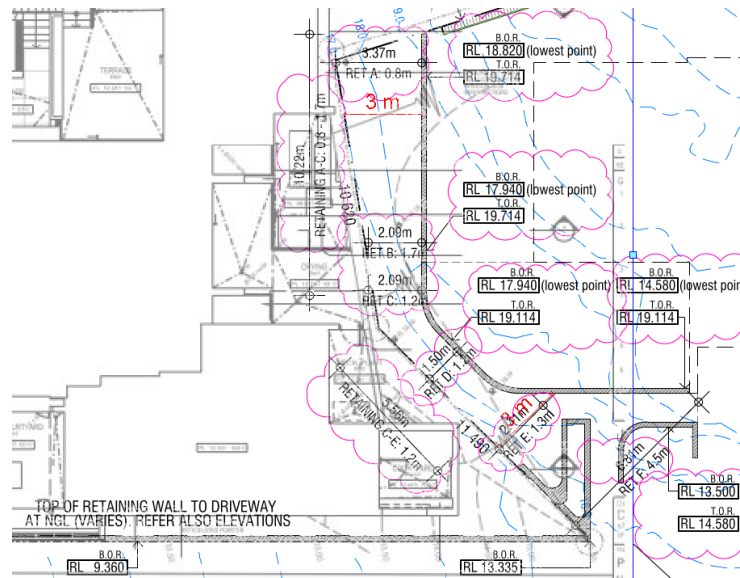


Figure 18. Proposed Western Retaining Walls Compared to 50A Blackwall Reach Parade.

Southern Boundary:

- The 4.7m high combined retaining and masonry wall along the southern boundary shown in figure 19 below is necessary to provide both vehicular and pedestrian access. The proposal involves mostly cut along the western portion of the access which is then balanced with retaining above NGL further up the site. A small portion of the masonry wall exceeds 0.5m in height where it abuts No.52 Blackwall Reach Parade with the majority of the combined retaining and masonry wall abutting 11 Barker Pl. The small portion of the masonry wall over 0.5m above NGL abutting No.52 Blackwall Reach Parade will have minimal impacts as it does not directly abut any sensitive spaces. Figure 20 below shows the highest portion of the southern retaining and masonry wall in relation to 11 Barker Place where it can be seen that the FFL of their dwelling is a similar height to the top of the retaining wall. Figure 21 also shows No.11 Barker Place only contains one window facing the subject site. It is therefore considered the

impacts on No.52 Blackwall Reach Pde and No.11 Barker Place from the proposed site works are acceptable.

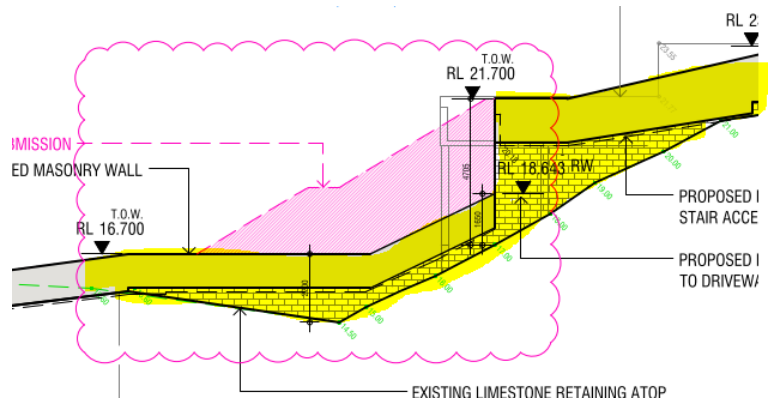


Figure 19. Height of Southern Boundary Retaining Wall with Wall in Pink Being Originally Proposed and Wall in Yellow Being Currently Proposed.

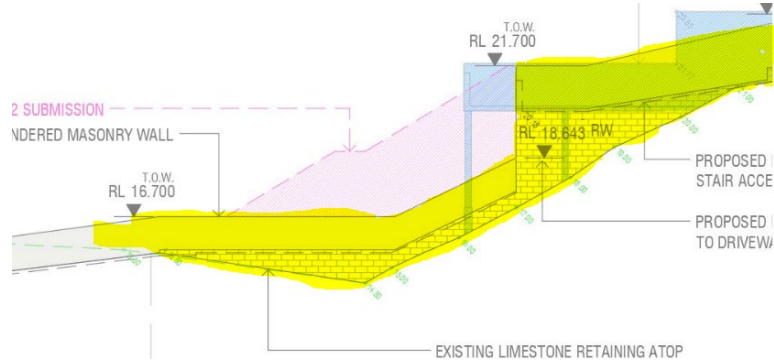
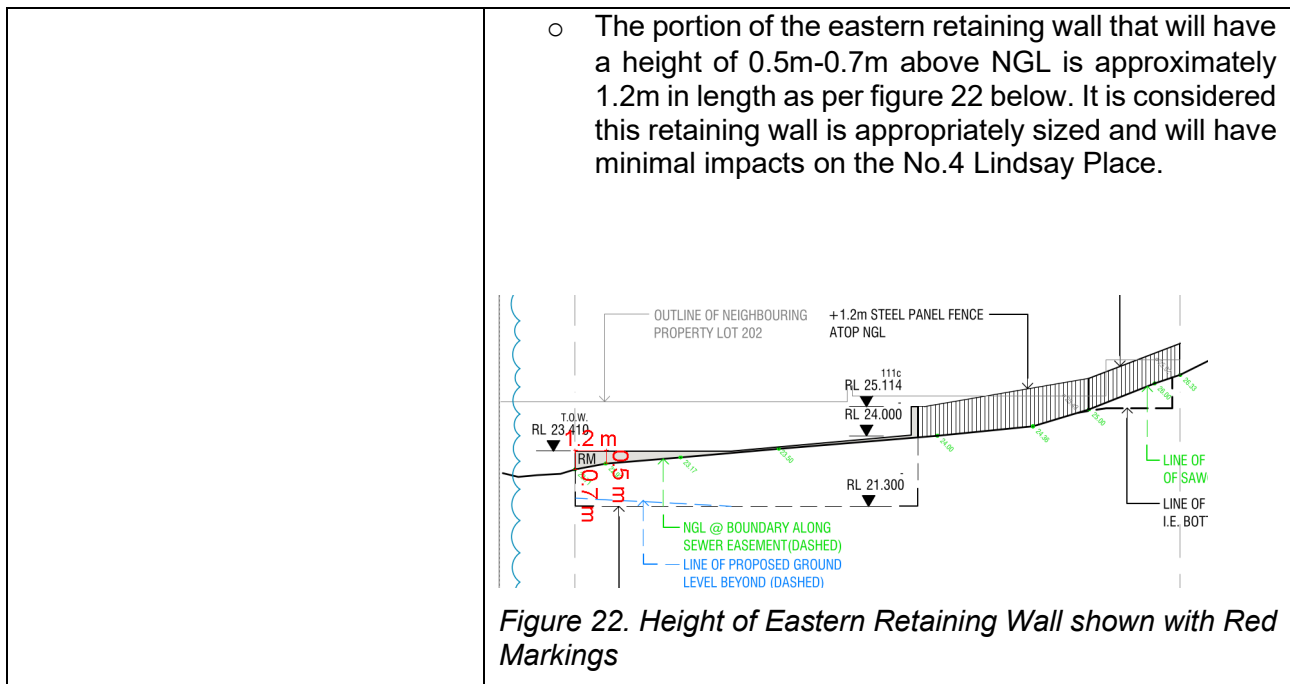


Figure 20. Height of Southern Retaining Wall with Pink Being Originally Proposed and Wall in Yellow Being Currently Proposed in Relation to No.11 Barker Place.



Figure 21. View Towards No. 11 Barker Place and its orientation towards southern boundary of subject site.

Eastern Boundary:



Visual Privacy

Concerns were raised by some objectors regarding the extent of overlooking into adjoining sites. As noted above, aspects of the proposed development do not meet the deemed to comply provisions in Volume 1 Part B of the R-Codes and requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	Assessment:
<p>P1.1: Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none"> • building layout and location; • design of major openings; • landscape screening of outdoor active habitable spaces; and/or • location of screening devices. <p>P1.2: Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> • offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; • building to the boundary where appropriate; • setting back the first floor from the side boundary; • providing higher or opaque and fixed windows; and/or 	<p>P1.1 and P1.2:</p> <ul style="list-style-type: none"> • Figure 23 below shows the overlooking from Unit 1 Bed 1’s major opening of Nos. 50A and 52 Blackwall Reach Parade will be minimal. Specifically, the cone of vision overlooking of No.52 Blackwall Reach Parade will extend approximately 0.3m over the boundary and not impact any active habitable spaces. Therefore, the Unit 1 bed 1 overlooking is considered to have minimal privacy impacts. • Figure 24 shows the cone of vision overlooking from the Unit 1 Terrace towards No.50A Blackwall Reach Parade. This overlooking does not capture any major openings at No.50A Blackwall Reach Parade and the outdoor areas it captures include a drying court, lightwell, mechanical plant and master courtyard with a louvered roof. The overlooking therefore will not have any privacy effects on No. 50A Blackwall Reach Parade’s primary living space or primary outdoor living area. Figures 24 and 25 below highlight the sites steep topography with the primary outlook towards the river over top of No.50A Blackwall Reach Parade. A 1.8m fence is also proposed along this boundary which as can be seen in figure 26 below which will prevent a direct line of sight down towards No.50A Blackwall Reach Parade from a person standing on the terrace.

- screen devices (including landscaping, fencing, obscure glazing, timber screens,

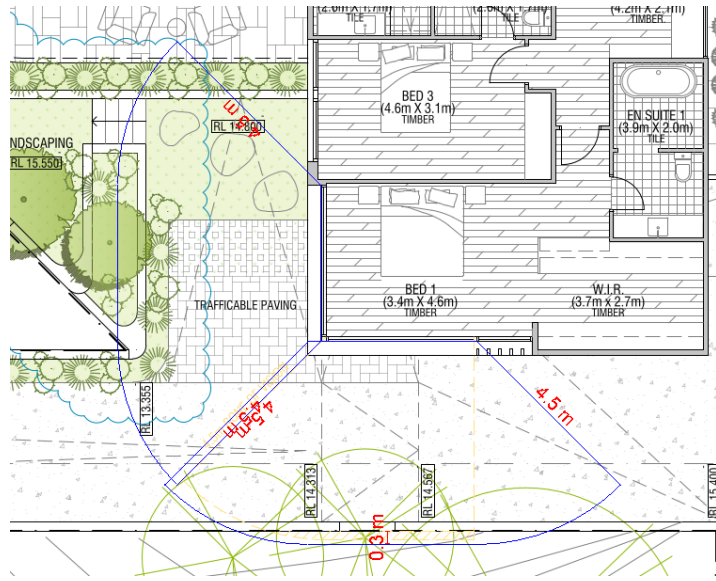


Figure 23. Unit 1 Bed 1 overlooking into Nos. 50A and 52 Blackwall Reach Parade to the west and south.

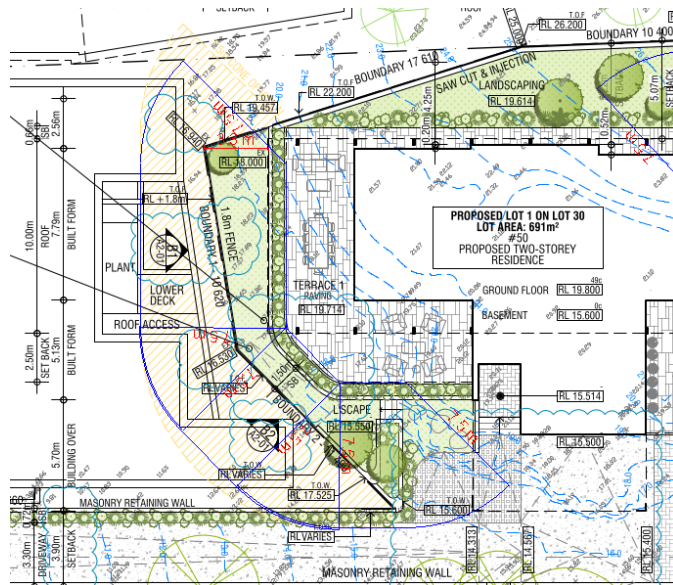


Figure 24. Unit 1 Terrace overlooking into No.50A Blackwall Reach Parade to the west.



Figure 25. View West Over No.50 Blackwall Reach Parade.



Figure 26. Additional View West Over No.50 Blackwall Reach Parade.

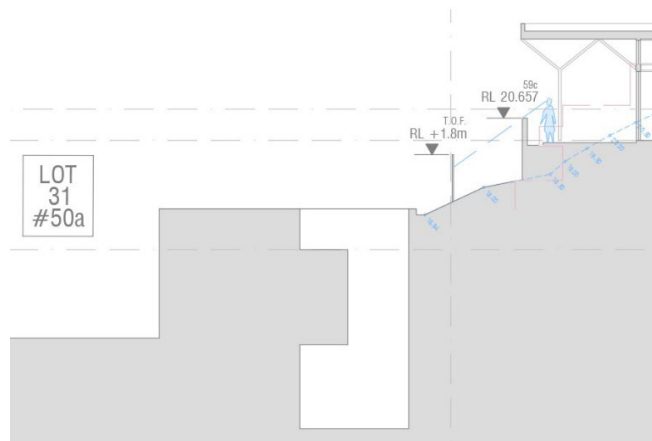


Figure 27. Cross Section from Person Standing on Unit 1 Terrace Looking Down at No.50A Blackwall Reach Parade to the west.

ENGAGEMENT

Advertising Required	Yes
Neighbour’s Comment Supplied	Yes

Reason	Required pursuant to LPP1.1 Planning Process and Decision Making Clause 1.7.6
Support/Object	Object

A summary of the content of the objections 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	<ul style="list-style-type: none"> • Visual privacy concerns. • Lot boundary setback concerns. • Site works concerns. • Bulk and visual impacts. • Overshadowing concerns. • Noise, dust and vibration concerns. 	Objection	<ul style="list-style-type: none"> • The proposal is considered to meet the design principles under Clauses 5.1.3, 5.1.6, 5.3.7 and 5.4.1 of the R-Codes as addressed above under the headings of Lot Boundary Setbacks, Building Height, Site Works and Visual Privacy. • The proposal meets the deemed to comply overshadowing requirements of the R-Codes. • A Construction management plan condition has been recommended. 	Not Uphold
2	<ul style="list-style-type: none"> • Visual privacy concerns. • Site works concerns. • Construction vehicle concerns. • Concerns regarding height of new masonry dividing wall. • Vehicle manoeuvring concerns. 	Objection	<ul style="list-style-type: none"> • The proposal is considered to meet the design principles under Clauses 5.3.7 and 5.4.1 of the R-Codes as addressed above under the headings of Site Works and Visual Privacy. • A construction management plan condition 	Not Uphold

			<p>has been recommended.</p> <ul style="list-style-type: none"> • An advice note has been recommended relating to safety barriers for vehicles and pedestrians. • Compliant vehicle swept paths have been provided. 	
3	<ul style="list-style-type: none"> • Site works concerns. • Construction vehicle concerns. • Concerns regarding height of new masonry dividing wall. • Vehicle manoeuvring concerns. 	Objection	<ul style="list-style-type: none"> • The proposal is considered to meet the design principles under Clause 5.3.7 of the R-Codes as addressed above under the heading of Site Works. • A construction management plan condition has been recommended. • An advice note has been recommended relating to safety barriers for vehicles and pedestrians. • Compliant vehicle swept paths have been provided. 	Not Uphold
4	<ul style="list-style-type: none"> • Construction vehicle concerns. • Noise and dust concerns. 	Objection	<ul style="list-style-type: none"> • A construction management plan condition has been recommended. 	Not Uphold
5	<ul style="list-style-type: none"> • Construction vehicle concerns. • Noise, dust and vibration concerns. • Overshadowing concerns. 	Objection	<ul style="list-style-type: none"> • A Construction management plan condition has been recommended. • The proposal meets the deemed to 	Not Uphold

	<ul style="list-style-type: none"> • Visual privacy concerns. 		<p>comply overshadowing requirements of the R-Codes.</p> <ul style="list-style-type: none"> • The proposal is considered to meet the design principles under Clause 5.4.1 of the R-Codes as addressed above under the heading of Visual Privacy. 	
6	<ul style="list-style-type: none"> • Setback concerns. • Overshadowing concerns. • Impacts on river views. • Glare from roof. 	Object	<ul style="list-style-type: none"> • The proposal is considered to meet the design principles under Clauses 5.1.3 and 5.1.6 of the R-Codes as addressed above under the headings of Lot Boundary Setbacks and Building Height. • The proposal meets the deemed to comply overshadowing requirements. • Roof glare does not require consideration under the design principles of the R-Codes. Private covenant also addresses this matter. 	Not Uphold

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

This application is recommended to be approved and if it's not called up through the Development Advisory Unit (DAU) Process, will be determined under delegation. However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

5 OUTCOMES FOLLOWING CALL UP PERIOD

This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

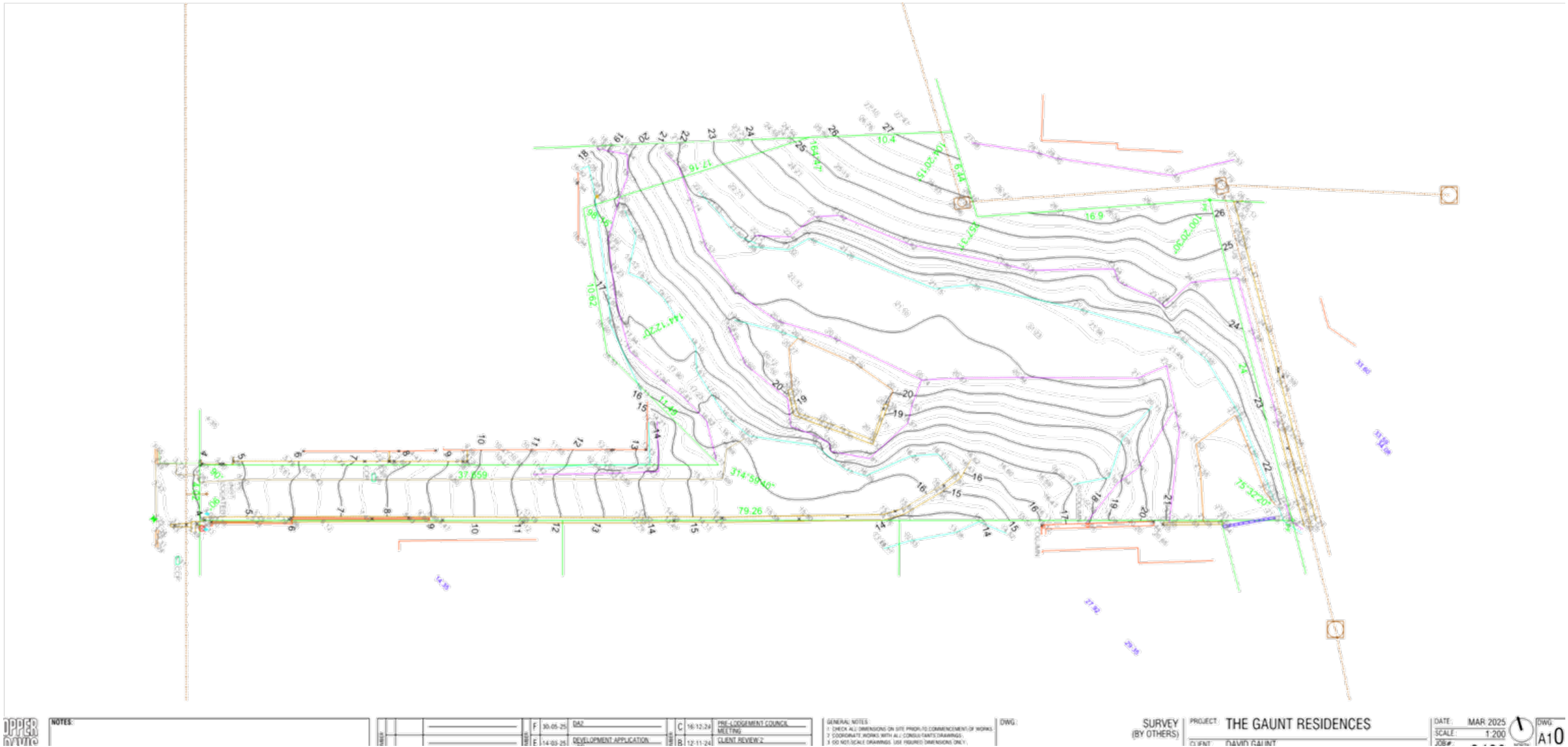
6 CLOSURE

10.30am

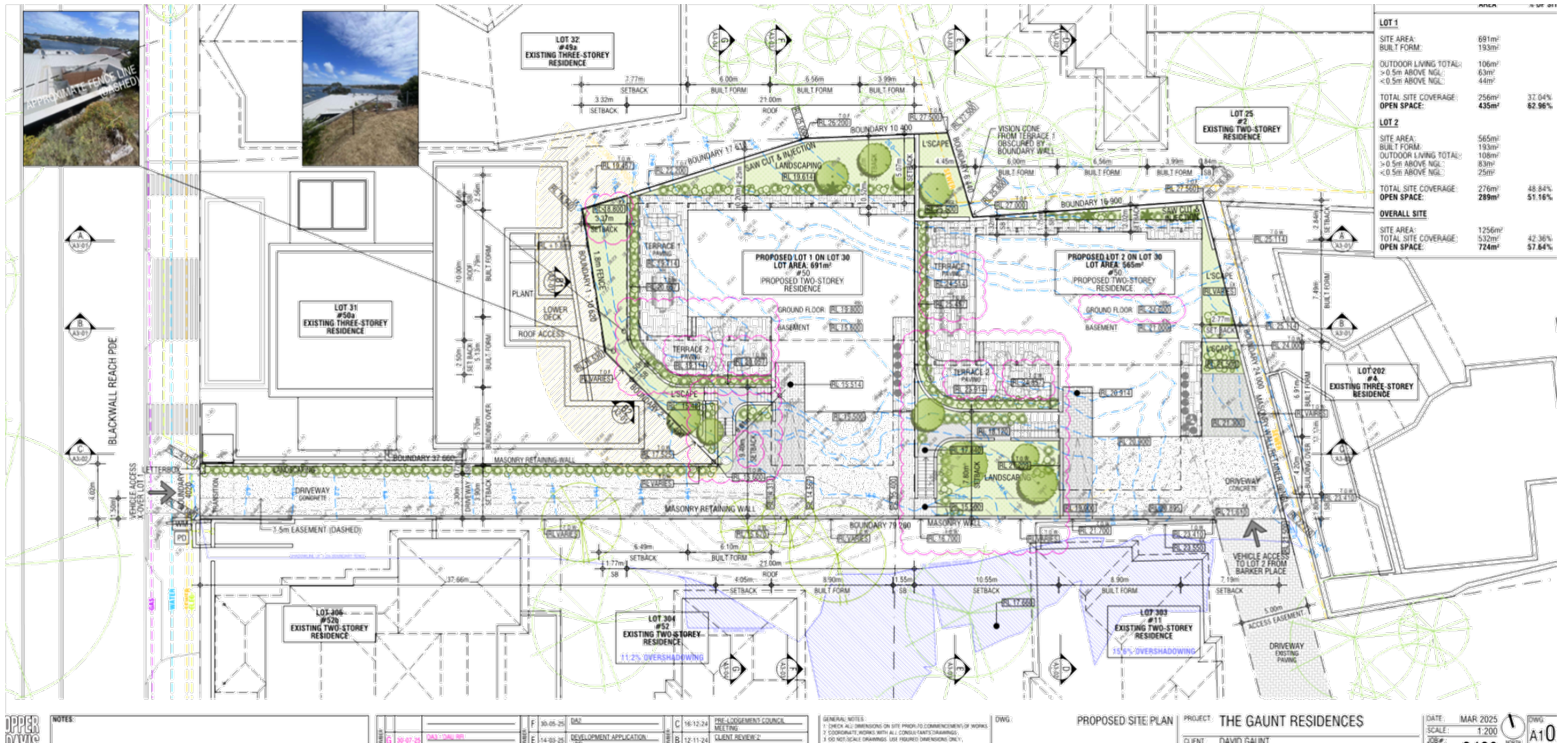


THE GAUNT RESIDENCES | 50 BLACKWALL REACH PDE, BICTON
DEVELOPMENT APPLICATION (DA3) - DAU RFI RESPONSE
JULY 2025

**KLOPPER
& DAVIS**
ARCHITECTS



	NOTES:					GENERAL NOTES: 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.	DWG:	SURVEY (BY OTHERS)	PROJECT: THE GAUNT RESIDENCES	DATE: MAR 2025		DWG: A10



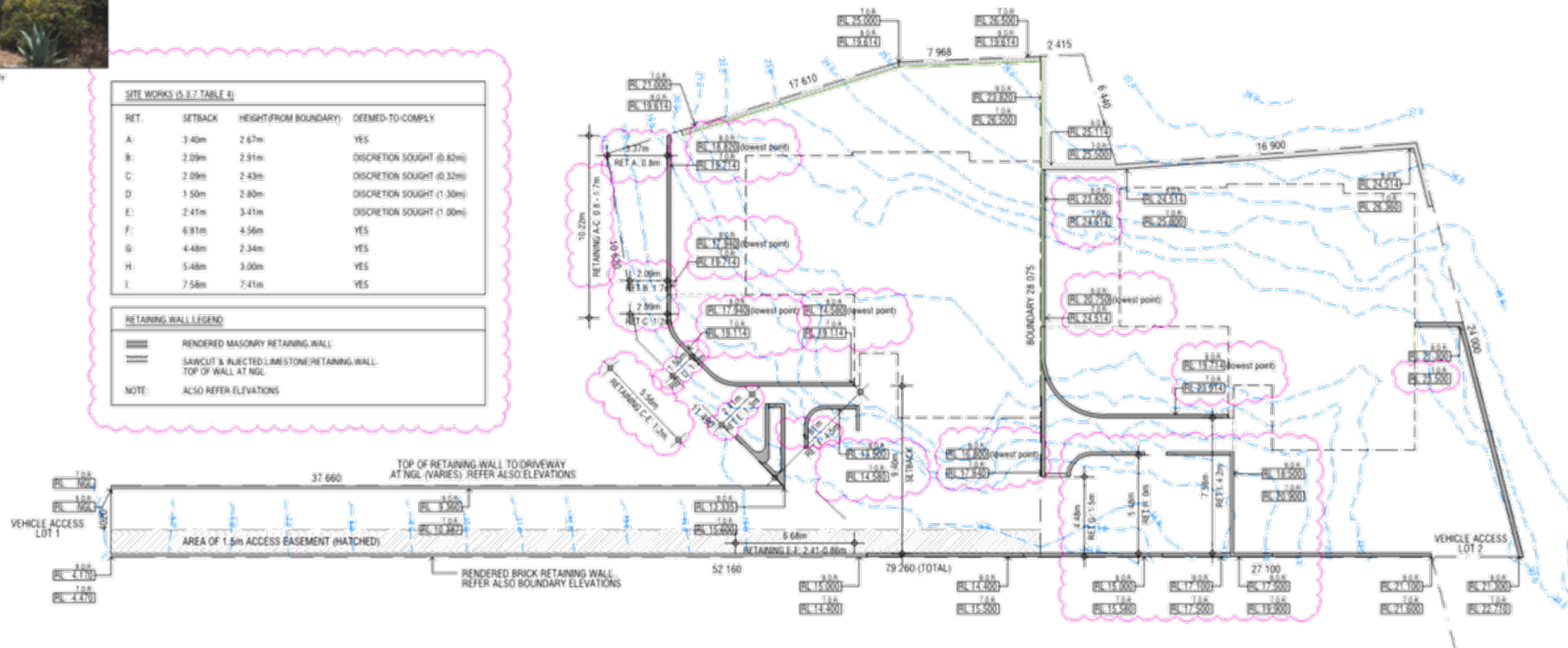
UPPER NORTH
 NOTES:
 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS.
 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 DWG: PROPOSED SITE PLAN PROJECT: THE GAUNT RESIDENCES DATE: MAR 2025 SCALE: 1:200
 CLIENT: FLAVIN FAIRY JOB#:
 F 30-05-25 DSZ
 E 14-03-25 DEVELOPMENT APPLICATION
 C 16-12-24 PRE-LODGE/MENT COUNCIL MEETING
 B 12-11-24 CLIENT REVIEW 2
 GENERAL NOTES:
 DWG: A10



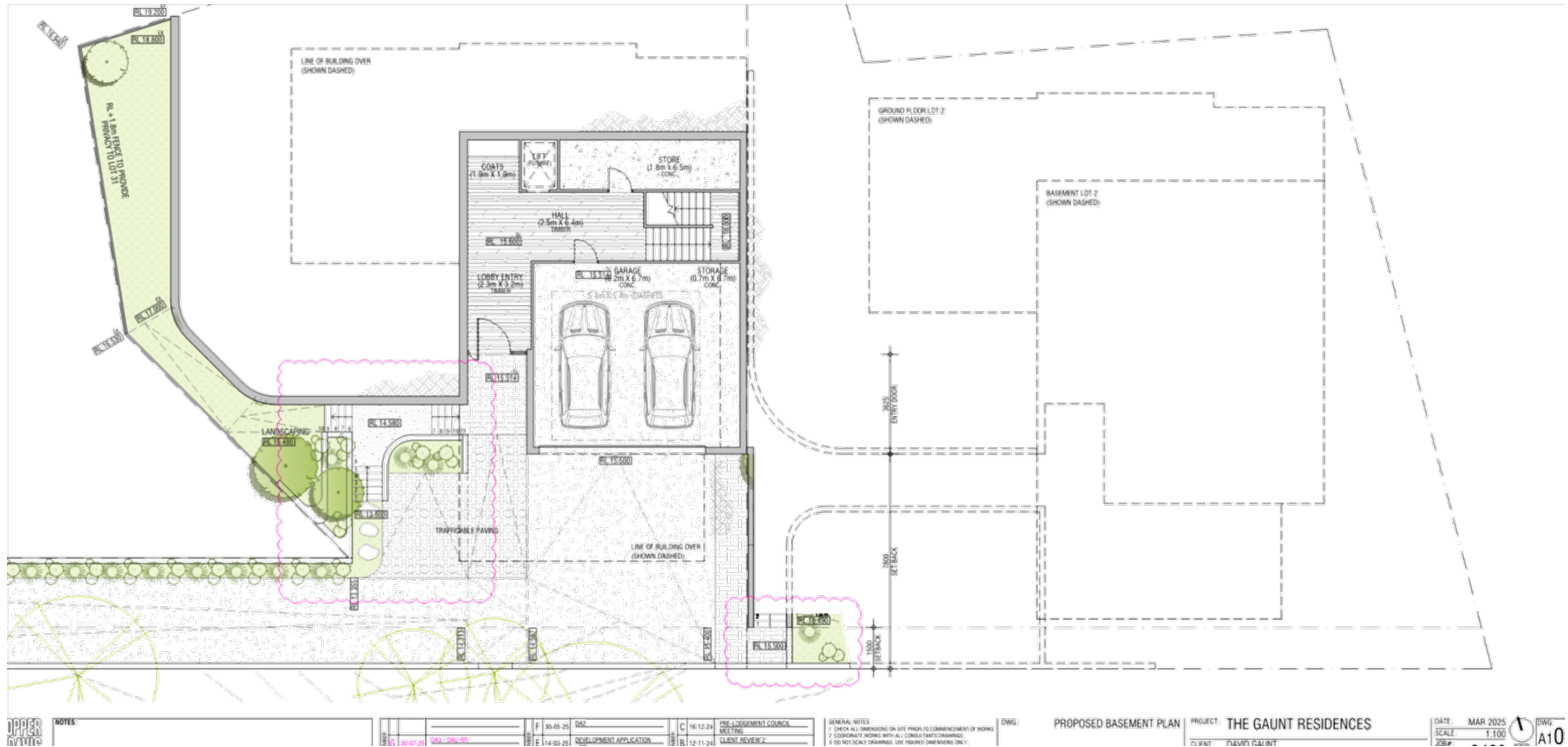
WESTERN BOUNDARY EXISTING TOPOGRAPHY

SITE WORKS (S.3.7 TABLE 4)			
RET.	SETBACK	HEIGHT (FROM BOUNDARY)	DEEMED-TO-COMPLY
A:	3.40m	2.67m	YES
B:	2.09m	2.91m	DISCRETION SOUGHT (0.82m)
C:	2.09m	2.43m	DISCRETION SOUGHT (0.32m)
D:	1.50m	2.80m	DISCRETION SOUGHT (1.30m)
E:	2.47m	3.41m	DISCRETION SOUGHT (1.00m)
F:	6.81m	4.56m	YES
G:	4.48m	2.34m	YES
H:	5.48m	3.00m	YES
I:	7.58m	7.41m	YES

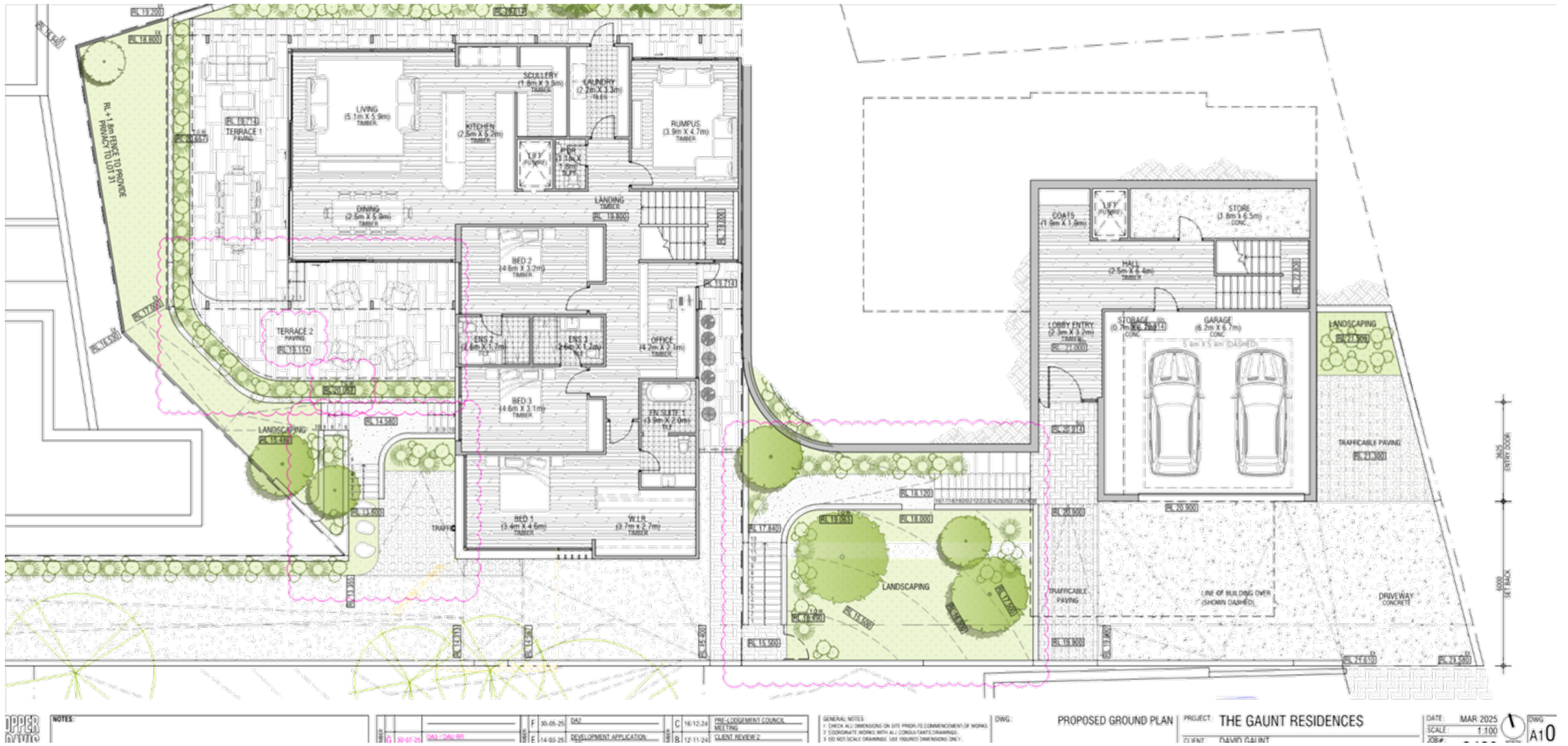
RETAINING WALL LEGEND	
	RENDERED MASONRY RETAINING WALL
	SAWCUT & INJECTED LIMESTONE RETAINING WALL
	TOP OF WALL AT NGL
NOTE: ALSO REFER ELEVATIONS	

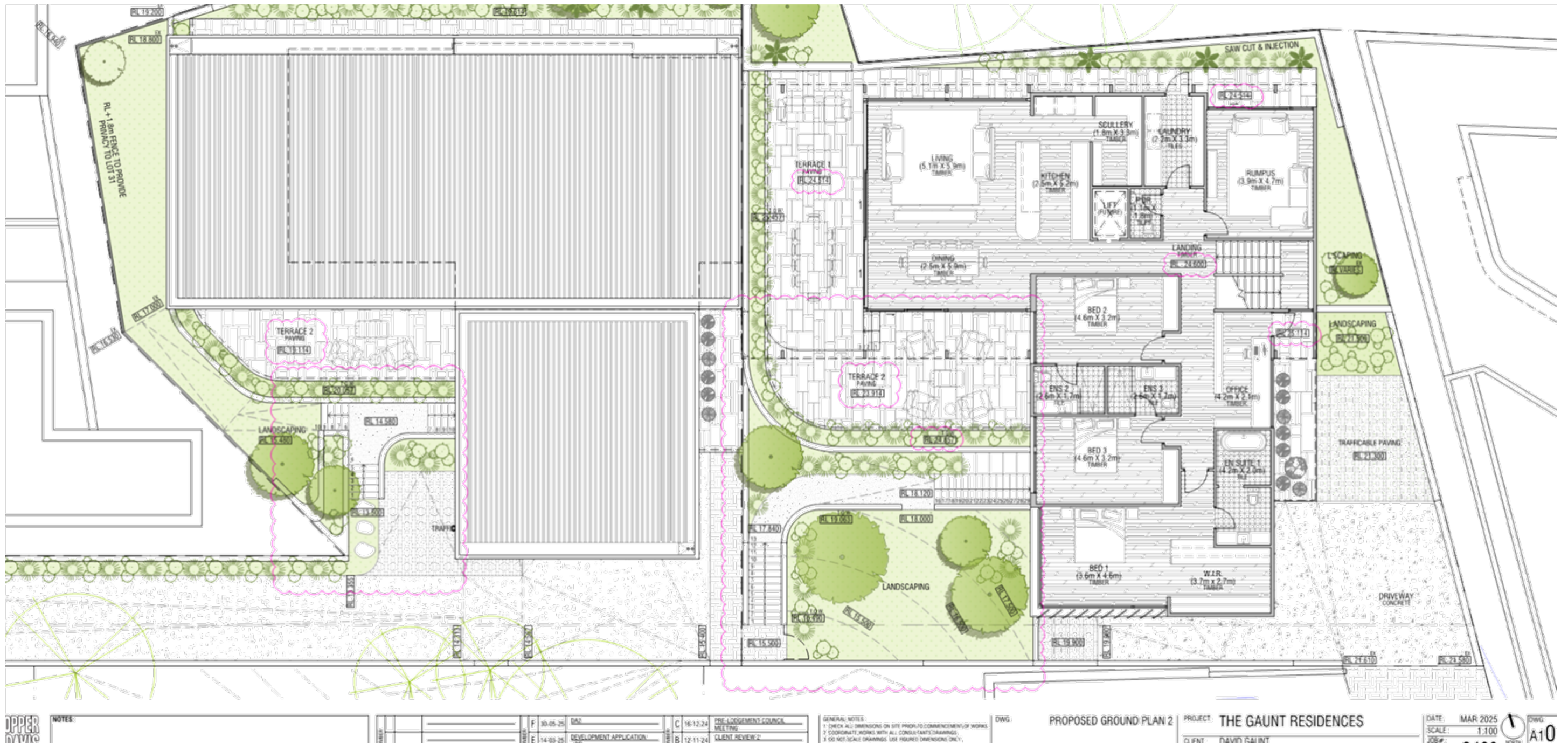


	NOTES: 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.	F 30.05.25 G 14.03.25	DIS DEVELOPMENT APPLICATION	C 16.12.24 B 12.11.24	PRE-LODGE/MENT COUNCIL MEETING CLIENT REVIEW 2	DWG: PROPOSED SUBDIVISION AND SITE WORKS/RETAINING WALLS	PROJECT: THE GAUNT RESIDENCES	DATE: MAR 2025 SCALE: 1:200 JOB#	DWG: A10
	GENERAL NOTES: 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.								

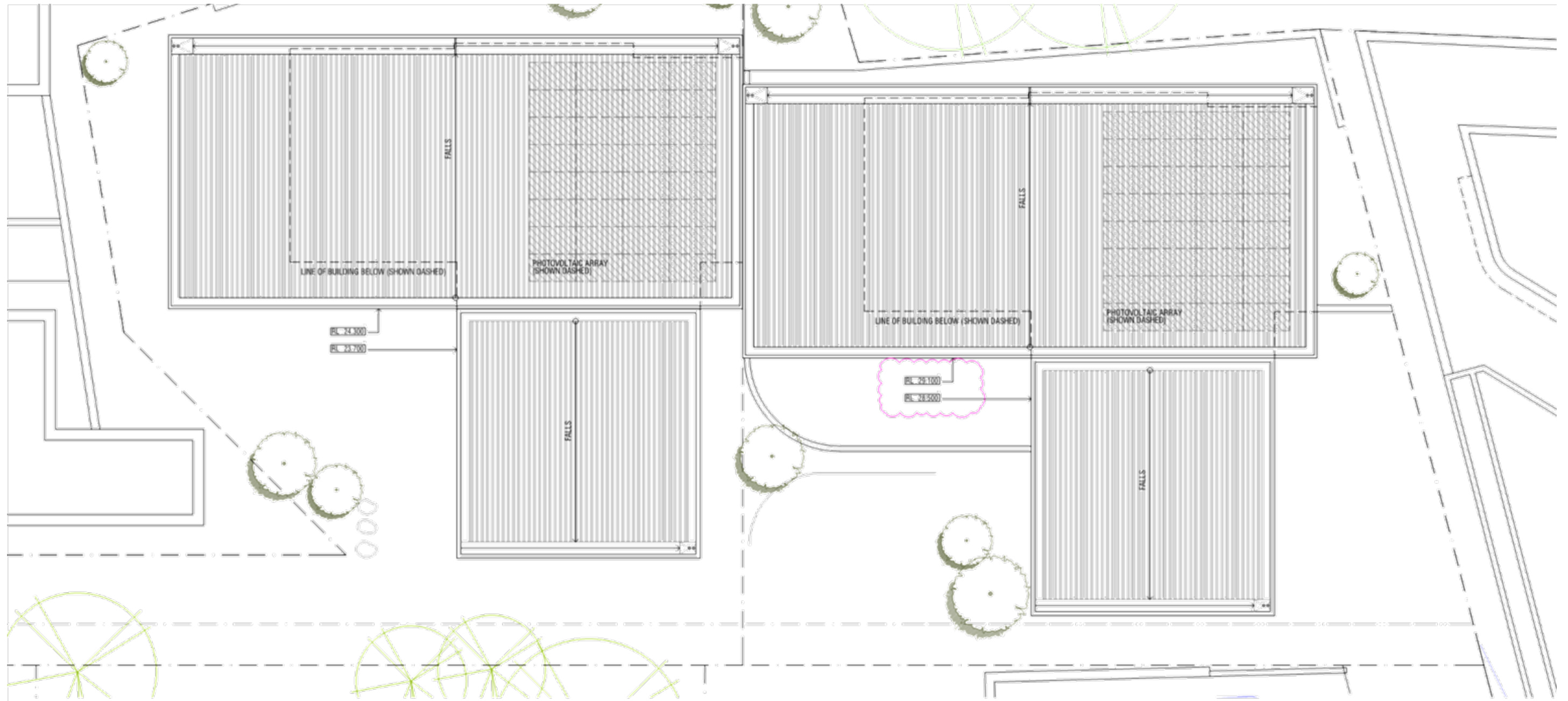


	NOTES:	<table border="1"> <tr> <td>F</td> <td>30-05-25</td> <td>DS2</td> <td>C</td> <td>16-12-24</td> <td>PRE-LODGEEMENT COUNCIL MEETING</td> </tr> <tr> <td>E</td> <td>14-03-25</td> <td>DEVELOPMENT APPLICATION</td> <td>B</td> <td>12-11-24</td> <td>CLIENT REVIEW 2</td> </tr> </table>	F	30-05-25	DS2	C	16-12-24	PRE-LODGEEMENT COUNCIL MEETING	E	14-03-25	DEVELOPMENT APPLICATION	B	12-11-24	CLIENT REVIEW 2	GENERAL NOTES: 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.	DWG:	PROPOSED BASEMENT PLAN	PROJECT: THE GAUNT RESIDENCES	DATE: MAR 2025 SCALE: 1:100 JOB#	DWG: A10
	F	30-05-25	DS2	C	16-12-24	PRE-LODGEEMENT COUNCIL MEETING														
E	14-03-25	DEVELOPMENT APPLICATION	B	12-11-24	CLIENT REVIEW 2															
DATE: 20-07-25 DRAWN BY:	DATE: 16-12-24 CHECKED BY:	DATE: 12-11-24 CLIENT REVIEW 2	DATE: 16-12-24 PRE-LODGEEMENT COUNCIL MEETING	DATE: 12-11-24 CLIENT REVIEW 2	PROJECT: THE GAUNT RESIDENCES CLIENT: FLAVIN FLAVIN	DATE: MAR 2025 SCALE: 1:100 JOB#	DWG: A10													

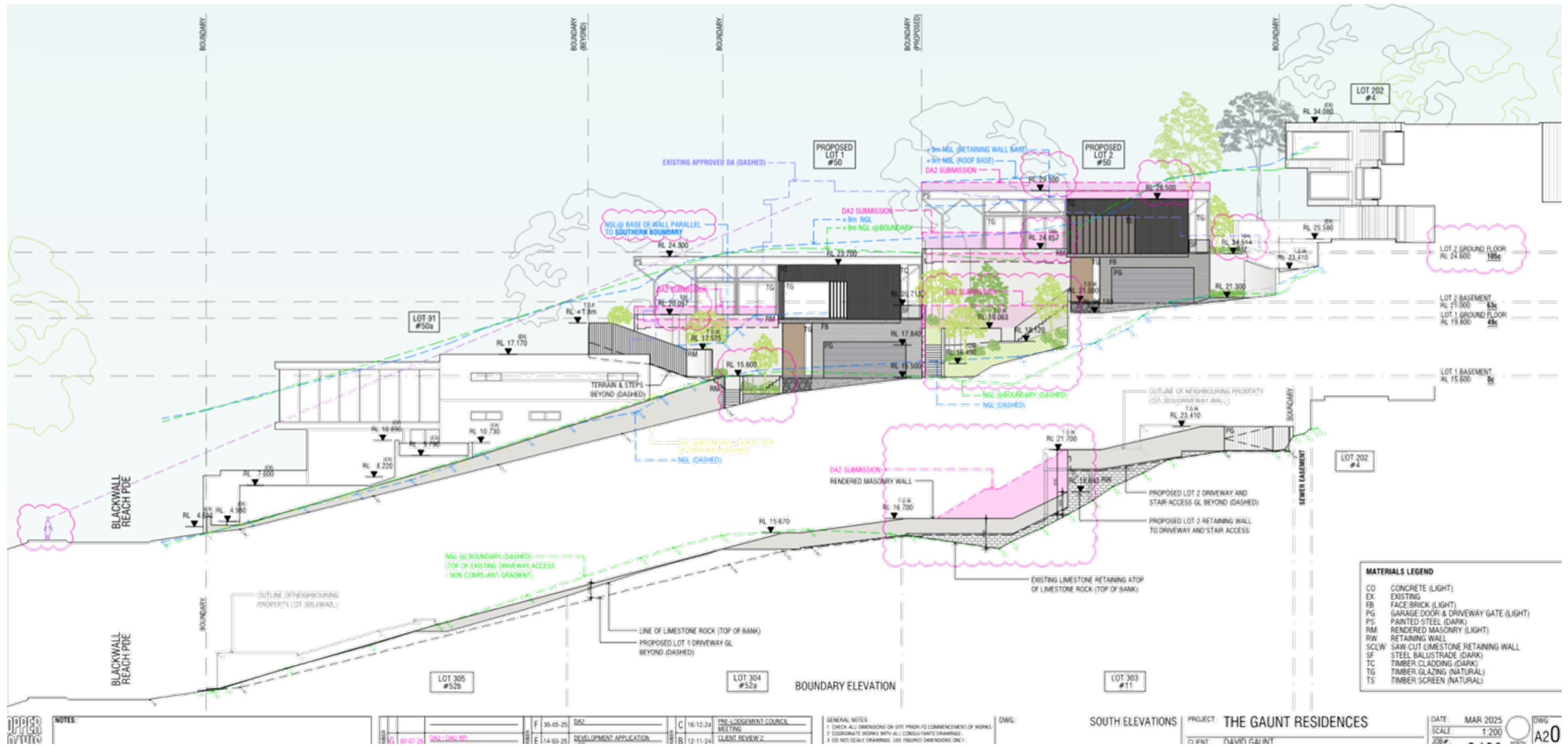


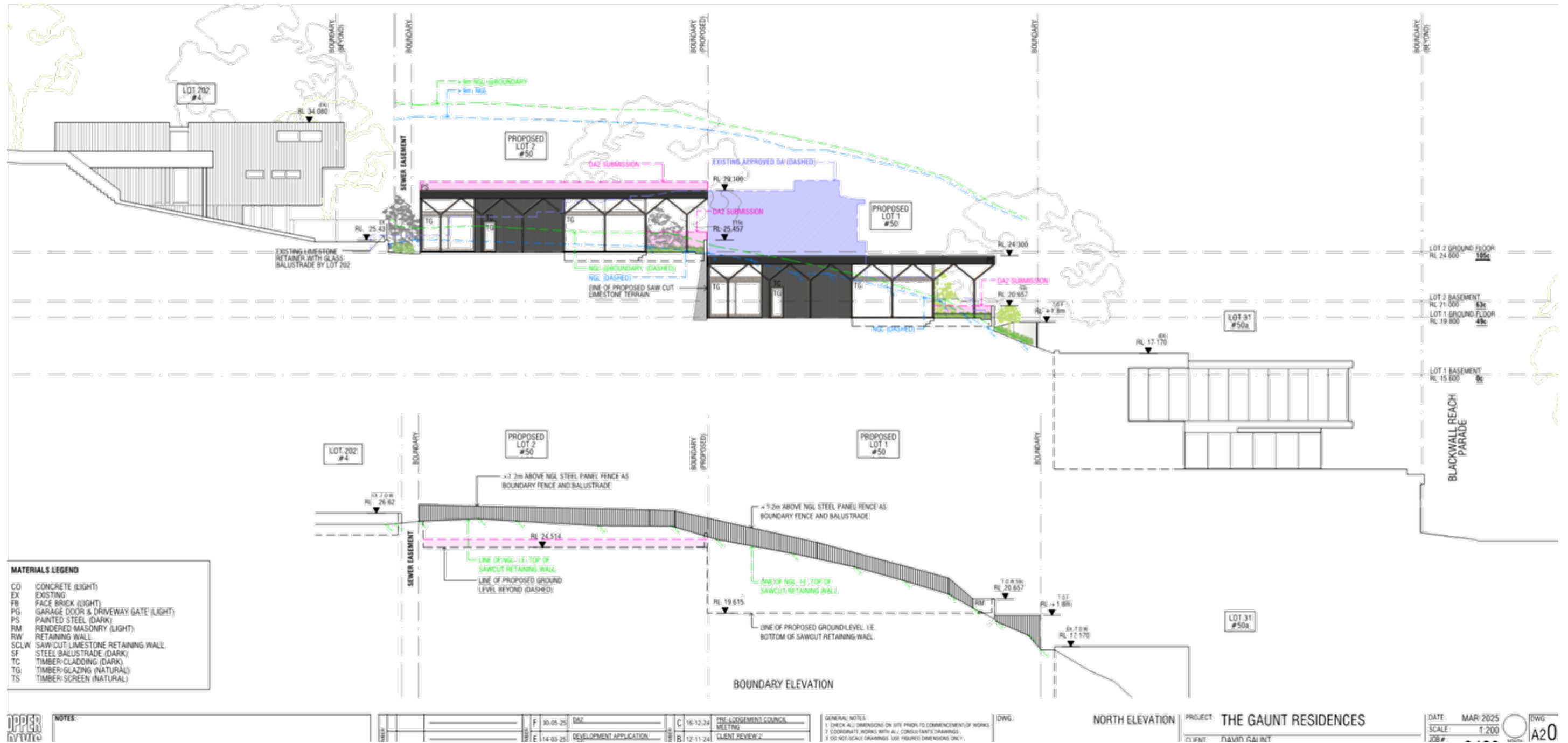


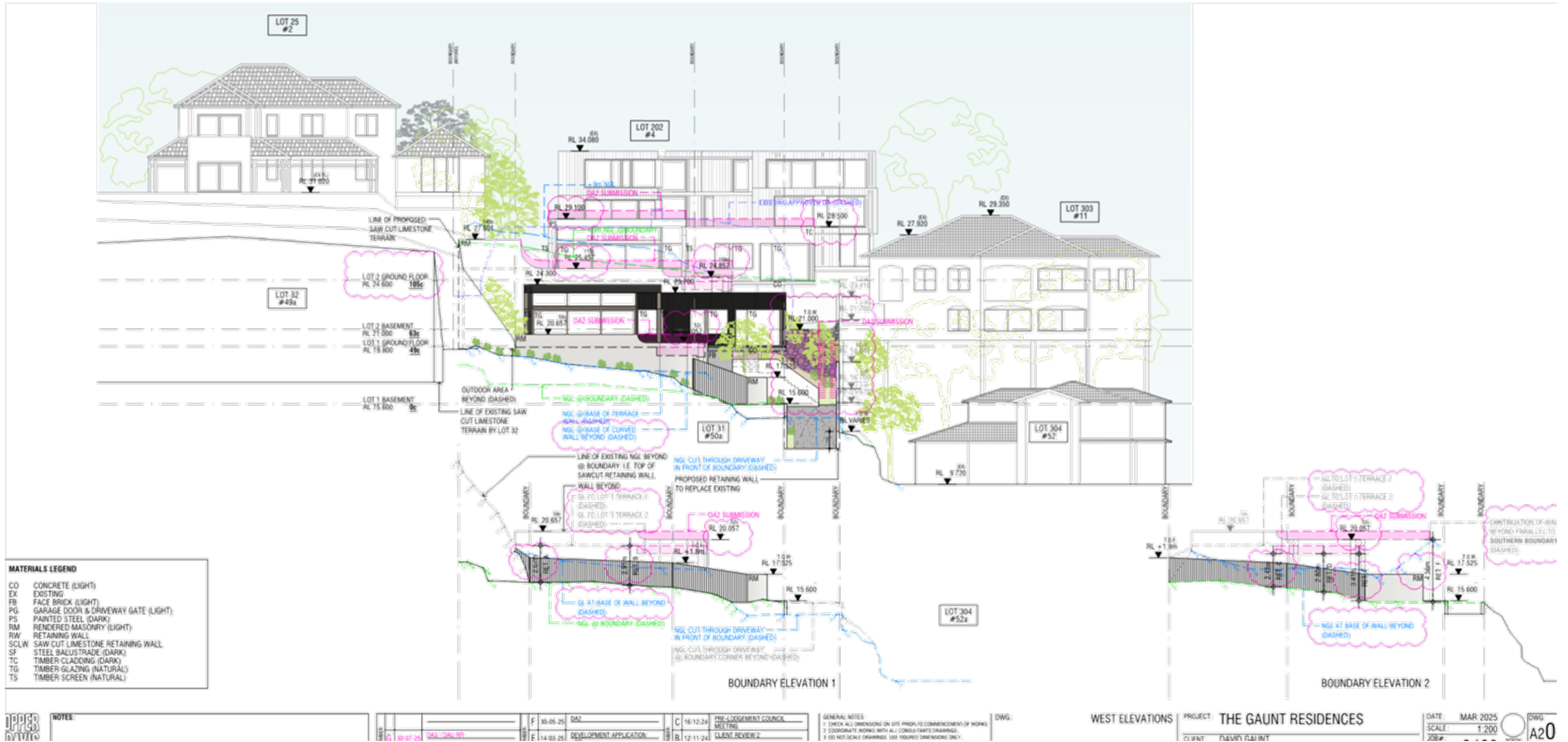
UPPER HYVING	NOTES:	<table border="1"> <tr> <td>F</td> <td>30-05-25</td> <td>DISC</td> <td>C</td> <td>16-12-24</td> <td>PRE-LODGE/MENT COUNCIL MEETING</td> </tr> <tr> <td>B</td> <td>14-03-25</td> <td>DEVELOPMENT APPLICATION</td> <td>B</td> <td>12-11-24</td> <td>CLIENT REVIEW 2</td> </tr> </table>	F	30-05-25	DISC	C	16-12-24	PRE-LODGE/MENT COUNCIL MEETING	B	14-03-25	DEVELOPMENT APPLICATION	B	12-11-24	CLIENT REVIEW 2	GENERAL NOTES: 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.	DWG:	PROPOSED GROUND PLAN 2	PROJECT: THE GAUNT RESIDENCES	DATE: MAR 2025	DWG: A10
			F	30-05-25	DISC	C	16-12-24	PRE-LODGE/MENT COUNCIL MEETING												
B	14-03-25	DEVELOPMENT APPLICATION	B	12-11-24	CLIENT REVIEW 2															
CLIENT: FLAVIN FLAVIN	SCALE: 1:100	JOB#:																		

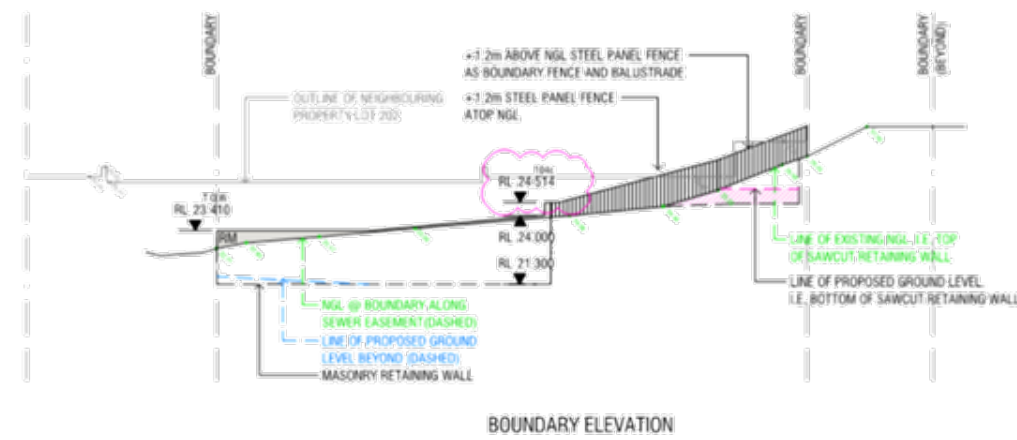
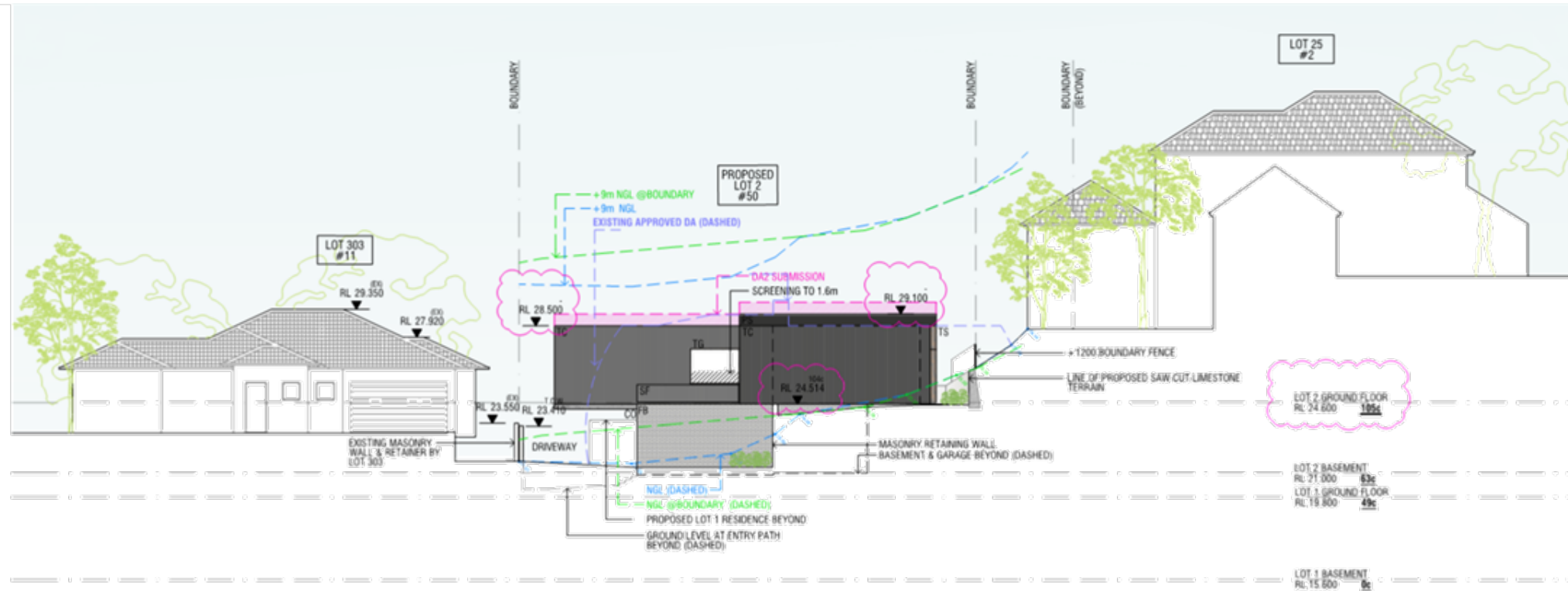


<p>UPPER HYVING</p>	<p>NOTES:</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="width: 20%;">REV</td> <td style="width: 20%;">DATE</td> <td style="width: 20%;">BY</td> <td style="width: 40%;">DESCRIPTION</td> </tr> <tr> <td>1</td> <td>30-05-25</td> <td>DSZ</td> <td>PRE-LODGEEMENT COUNCIL MEETING</td> </tr> <tr> <td>2</td> <td>14-03-25</td> <td></td> <td>DEVELOPMENT APPLICATION</td> </tr> <tr> <td>3</td> <td>12-11-24</td> <td></td> <td>CLIENT REVIEW 2</td> </tr> </table>	REV	DATE	BY	DESCRIPTION	1	30-05-25	DSZ	PRE-LODGEEMENT COUNCIL MEETING	2	14-03-25		DEVELOPMENT APPLICATION	3	12-11-24		CLIENT REVIEW 2	<p>GENERAL NOTES:</p> <p>1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANT'S DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.</p>	<p>DWG:</p>	<p>PROPOSED ROOF PLAN</p>	<p>PROJECT: THE GAUNT RESIDENCES</p> <p>CLIENT: FLAVIN FLAVIN</p>	<p>DATE: MAR 2025 SCALE: 1:100 JOB#</p>	<p>DWG: A10</p>
REV	DATE	BY	DESCRIPTION																					
1	30-05-25	DSZ	PRE-LODGEEMENT COUNCIL MEETING																					
2	14-03-25		DEVELOPMENT APPLICATION																					
3	12-11-24		CLIENT REVIEW 2																					









MATERIALS LEGEND

- CO CONCRETE (LIGHT)
- EX EXISTING
- FB FACE BRICK (LIGHT)
- PG GARAGE DOOR & DRIVEWAY GATE (LIGHT)
- PS PAINTED STEEL (DARK)
- RM RENDERED MASONRY (LIGHT)
- RW RETAINING WALL
- SCLW SAW CUT LIMESTONE RETAINING WALL
- SF STEEL BALUSTRADE (DARK)
- TC TIMBER CLADDING (DARK)
- TG TIMBER GLAZING (NATURAL)
- TS TIMBER SCREEN (NATURAL)

BOUNDARY ELEVATION



NOTES:

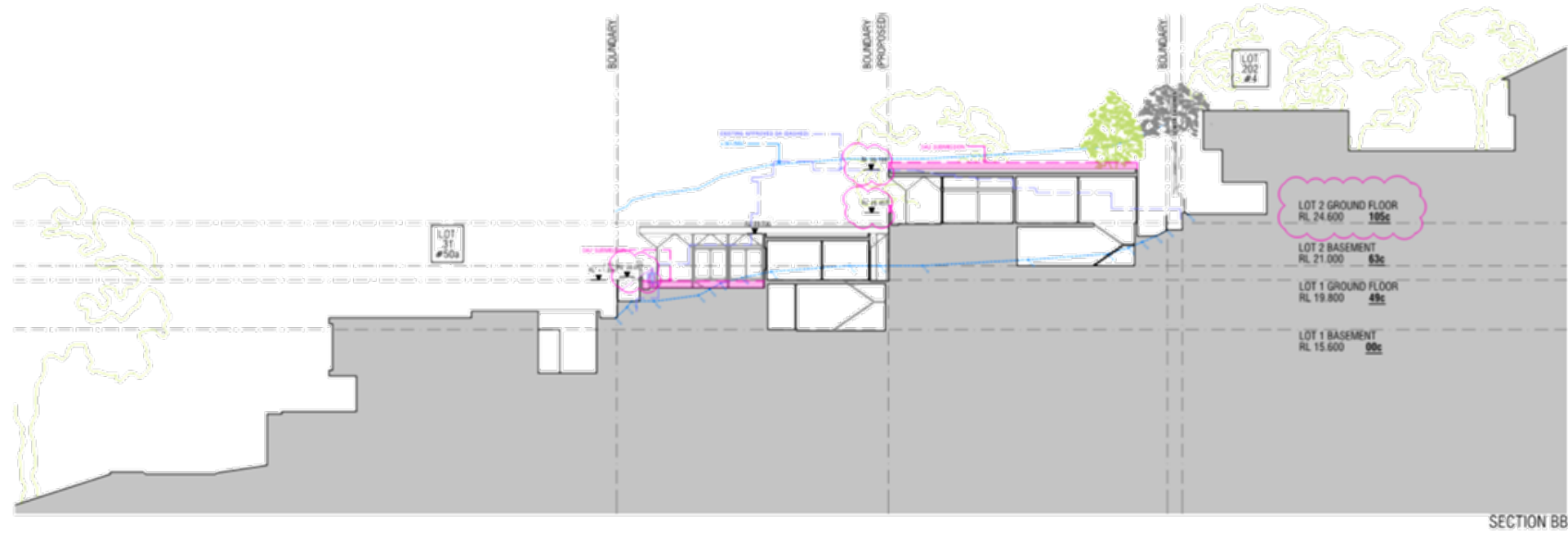
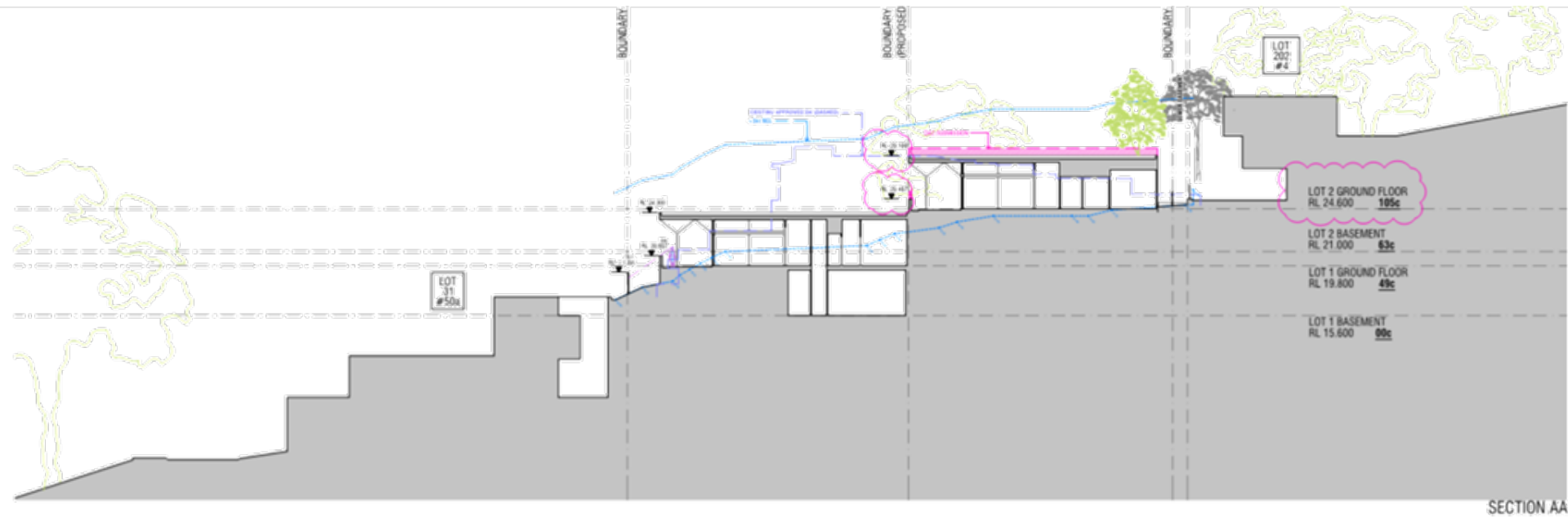
DATE	BY	DESCRIPTION
30-05-25	DSZ	PRE-LODGE MEETING
14-03-25	DSZ	DEVELOPMENT APPLICATION

DATE	BY	DESCRIPTION
16-12-24	C	PRE-LODGE MEETING
12-11-24	B	CLIENT REVIEW 2

GENERAL NOTES:
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EAST ELEVATIONS PROJECT: THE GAUNT RESIDENCES

DATE: MAR 2025
 SCALE: 1:200
 DWG: A20



NOTES:

DATE	DESCRIPTION
F 30-05-25	DS2
E 14-03-25	DEVELOPMENT APPLICATION

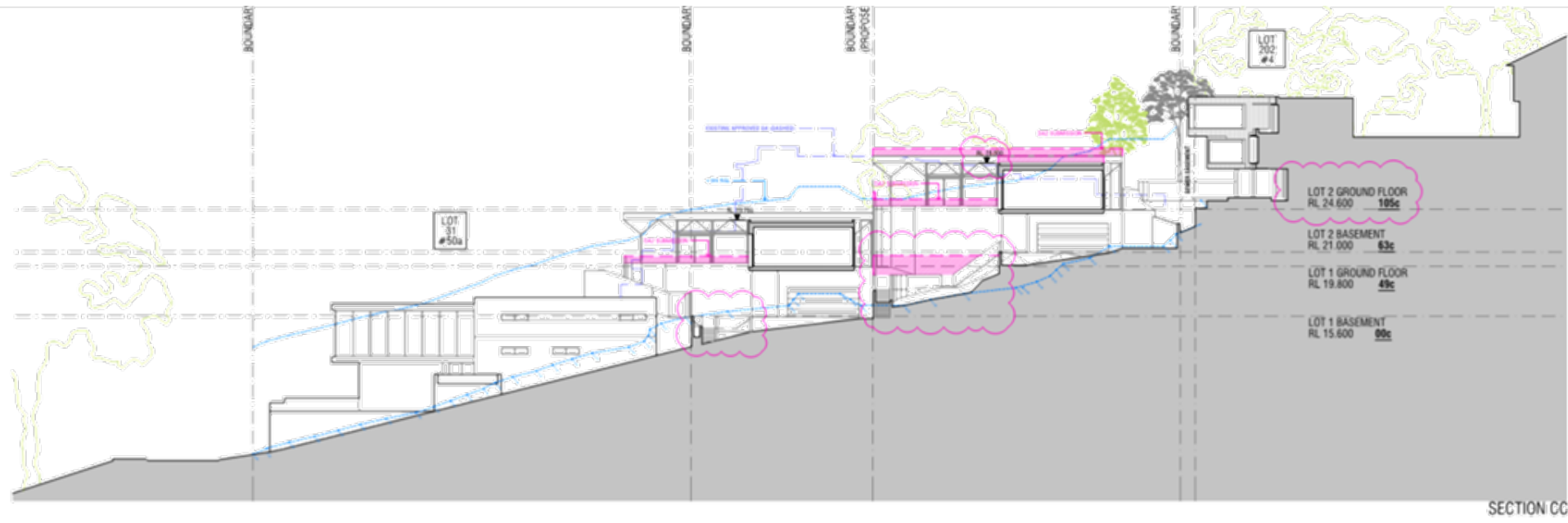
DATE	DESCRIPTION
C 16-12-24	PRE-LODGEEMENT COUNCIL MEETING
B 12-11-24	CLIENT REVIEW 2

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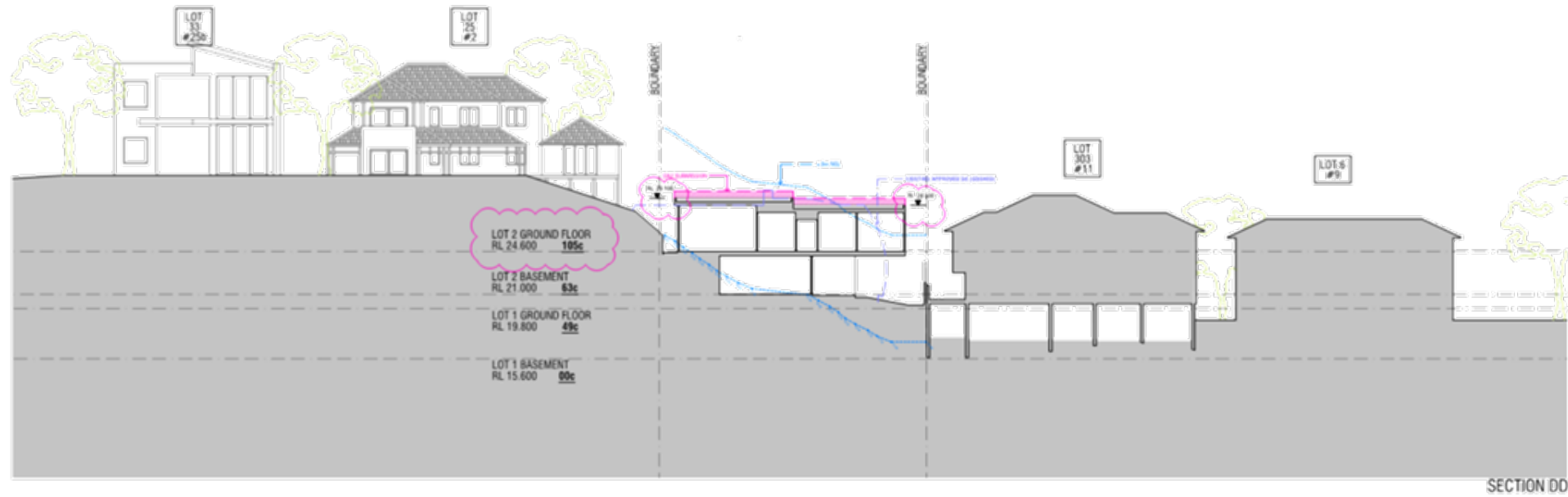
DWG:

SECTIONS PROJECT: THE GAUNT RESIDENCES

DATE: MAR 2025
 SCALE: 1:350
 DWG: A30



SECTION CC



SECTION DD

	NOTES: 1. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. 2. COORDINATE WORKS WITH ALL CONSULTANTS DRAWINGS. 3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.	F 30-05-25 DSZ	C 16-12-24 PRE-LODGEEMENT COUNCIL MEETING	DWG:	SECTIONS PROJECT: THE GAUNT RESIDENCES	DATE: MAR 2025	SCALE: 1:350	DWG: A30
		E 14-03-25 DEVELOPMENT APPLICATION	B 12-11-24 CLIENT REVIEW 2					



NOTES:

1	30-05-25	DIS
2	14-03-25	DEVELOPMENT APPLICATION

3	16-12-24	PRE-LODGEEMENT COUNCIL MEETING
4	12-11-24	CLIENT REVIEW 2

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DWG:

SECTIONS PROJECT: THE GAUNT RESIDENCES

DATE: MAR 2025
 SCALE: 1:350

DWG: A30



SECTION GG



NOTES:

1	30-05-25	DIS
2	14-03-25	DEVELOPMENT APPLICATION

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SECTIONS PROJECT: THE GAUNT RESIDENCES

DATE: MAR 2025
 SCALE: 1:350
 DWG: A30

