

**REPORTS AND RECOMMENDATIONS**

**FOR THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**TUESDAY, 16 APRIL 2024**

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

**DISTRIBUTED: FRIDAY, 19 APRIL 2024**



**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT  
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,  
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 16 APRIL 2024.**

**PRESENT**

K Bainbridge  
T Cappellucci  
T Geddes  
J Caracciolo  
N Mazzega

Manager Statutory Planning  
Principal Statutory Planner  
Senior Planning Officer  
Statutory Planner  
Statutory Planner

**DISCLOSURES OF INTEREST**

**DISCLOSURE OF FINANCIAL INTERESTS  
LOCAL GOVERNMENT ACT 1995****Members' interests in matters to be discussed at meetings to be disclosed**

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

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

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

**Meeting to be informed of disclosures**

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

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

**Disclosing members not to participate in meetings**

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

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

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

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

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

**TABLE OF CONTENTS**

U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC) (ATTACHMENT).....	4
U24/0627 – TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS (REC) (ATTACHMENT).....	12

**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC)  
(ATTACHMENT)**

Ward : Palmyra – Melville – Willagee  
 Category : Operational  
 Application Number : DA-2024-104  
 Property : Lot (20) No.43 Joiner Street, Applecross  
 Proposal : Decking  
 Applicant : J & R Bowman  
 Owner : J & R Bowman  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : None.  
 Responsible Officer : Kate Bainbridge  
 Manager Statutory Planning  
 Planning Services

**AUTHORITY / DISCRETION**

**DEFINITION**

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

**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC)  
(ATTACHMENT)**

**KEY ISSUES / SUMMARY**

- Development approval is sought for decking at no. 43 Joiner Street, Melville.
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1 Part B (R-Codes) and relevant Local Planning Policies.
- The proposed development requires a performance assessment in relation to visual privacy.
- Consideration by the Development Advisory Unit is limited to visual privacy, with all other performance assessment matters to be determined by the Manager Statutory Planning (MSP) through delegated authority in accordance with Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1).
- The application was advertised in accordance with the provisions of the R-Codes, *Planning and Development (Local Planning Scheme) Regulations 2015* (as amended) and LPP 1.1.
- One submission was received during the advertising period which was an objection to visual privacy.
- It is considered that the visual privacy is acceptable when assessed against the relevant design principles of the R-Codes subject to screening being installed in some key locations.
- The City recommends that approval be granted subject to conditions.



**Figure 1 – Aerial Photography**

**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC)  
(ATTACHMENT)**

**BACKGROUND**

**Scheme Provisions**

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

**Site Details**

Lot Area	: 1013m <sup>2</sup>
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 report and recommendations

**DETAIL**

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

**Local Planning Scheme and Local Policy Requirements**  
Residential Design Codes Volume 1 Part B

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
5.4.1 – Visual Privacy Cl1.1 (i)	North Side Decking requires a setback of 7.5m	1.5m	Requires assessment using Performance Criteria	Development Advisory Unit (DAU)

**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC)  
(ATTACHMENT)**

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

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

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

<b>Submission Number</b>	<b>Summary of Submission</b>	<b>Support/Objection</b>	<b>Officer's Comment</b>	<b>Action (Condition/ Uphold/ Not Uphold)</b>
1	<b>Visual Privacy</b> Overlooking into private property.	Object	The western side of the decking has been agreed with the applicant to be screened in accordance with the R-Codes and will be conditioned appropriately to limit the cone of vision protrusion into the northern neighbouring property's outdoor living areas and habitable rooms.  The northern and north-eastern elevations require assessment using Performance Criteria	Condition and Not Uphold

**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC)  
(ATTACHMENT)****II. OTHER AGENCIES / CONSULTANTS**

Not Applicable

**STATUTORY AND LEGAL IMPLICATIONS**

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

**FINANCIAL IMPLICATIONS**

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

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

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

**POLICY IMPLICATIONS**

There are no policy implications in relation to this proposal.

**COMMENT**Visual Privacy

As noted above in the requirement section, the decking setback does not meet the deemed to comply provisions and requires a design principles assessment. The design principles contained in Clause 5.4.1 of the R-Codes seek to minimise direct overlooking into adjoining properties sensitive areas such as active habitable spaces, outdoor living areas and ensure maximum visual privacy is achieved to side and rear boundaries through measures such as screening, offsetting the design to provide oblique and not direct views and setbacks. The proposed decking setback is considered to meet these design principles as discussed below:

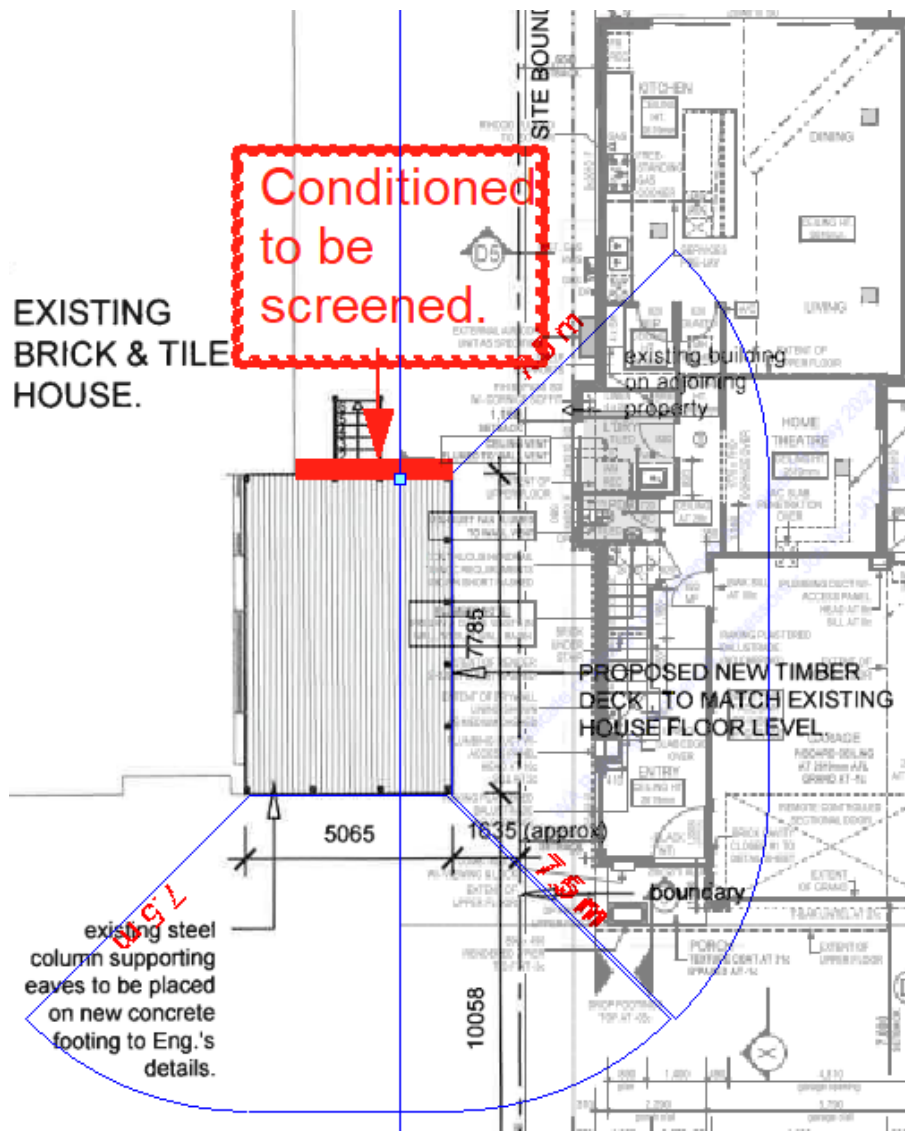
**Design Principle P1.1:**

- The decking proposes no direct overlooking of any sensitive areas such as active habitable spaces, major openings or outdoor living areas to the adjoining property as shown in **Figures 2 and 3 below**. The overlooking generated will view into the adjoining affected properties ground floor laundry openings, porch/front door foyer opening, blank walls and front setback areas. The overlooking in relation to the first floor of the adjoining property views one high light window and blank walls. The western side of the decking will be conditioned to be screened as shown in **Figures 2 and 3 below**. The screening may require that the stairs are slightly relocated, or screening provided along the stairs – the proposed condition of approval has been worded to allow for this.

**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC) (ATTACHMENT)**

**Design Principle P1.2:**

- Maximum visual privacy is achieved to the side and rear boundaries through measures such as offsetting the location of the decking in relation to the adjoining properties active habitable spaces ensuring no direct overlooking into any sensitive areas as required under the design principles.



**Figure 2: Shows the cone of vision setback assessment in relation to the adjoining property ground floor plan.**



**U24/0626 – DECKING AT LOT 20 (NO. 43) JOINER STREET, MELVILLE (REC)  
(ATTACHMENT)****CONCLUSION**

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

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

**OFFICER RECOMMENDATION (U24/0626)****APPROVAL**

- 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. Prior to the initial occupation of the development, the opening along the western elevation of the decking (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 Part B*. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.**
- 3. All stormwater generated on site is to be retained on site in accordance with the City's stormwater design guidelines.**
- 4. 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.**

**U24/0627 – TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS (REC) (ATTACHMENT)**

Ward : Applecross – Melville - Mount Pleasant Ward  
 Category : Operational  
 Application Number : DA-2023-1017  
 Property : 20A Nisbet Road, APPLECROSS WA 6153  
 Proposal : DA – TWO STOREY DWELLING  
 Applicant : Shayne LeRoy  
 Owner : Deniz Altinay Yavuz & Bunyamin Yavuz  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Responsible Officer : Kate Bainbridge  
 Manager of Statutory Planning  
 Previous Items : N/A

**AUTHORITY / DISCRETION**

**DEFINITION**

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

**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPECROSS  
(REC) (ATTACHMENT)**

**KEY ISSUES / SUMMARY**

- Development approval is sought for a two-storey single house at No. 20A Nisbet Road, Applecross
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1 Part B (R-Codes) and relevant Local Planning Policies including Local Planning Policy 3.1 – Residential Development (LPP3.1).
- The proposed development requires a performance assessment in relation to lot boundary side setbacks, boundary wall heights and landscaping. Consideration by the Development Advisory Unit is limited to boundary wall height to the north boundary, with all other performance assessment matters determined by the Manager Statutory Planning through delegated authority in accordance with Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1)
- The application was advertised in accordance with the provisions of the R-Codes, *Planning and Development (Local Planning Scheme) Regulations 2015* (as amended) and LPP1.1.
- One submission was received during the advertising period which was an objection in relation to the boundary wall height of the theatre wall and lot boundary setback of study to the northern adjoining neighbour.
- The applicant has since amended the plans reducing the boundary wall height from 4m to 3.5m.
- Notwithstanding the objection received, it is considered that the development is acceptable when assessed against the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.



**Figure 1 – Aerial Photography**

**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS  
(REC) (ATTACHMENT)**

**BACKGROUND**

**Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R15
Use Type	: Single House
Use Class	: Permitted

**Site Details**

Lot Area	: 506m <sup>2</sup>
Retention of Existing Vegetation	: None
Street Tree(s)	: No
Street Furniture (drainage pits etc)	: SEP
Site Details	: Refer to Figure 1 above

A copy of the plans forms part of the report and recommendations

**DETAIL**

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

**Local Planning Scheme and Local Policy Requirements**

City of Melville Local Planning Policy 3.1 – Residential Development

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
LPP 3.1 Cl. 6 Cl. 3.2 (ii) – Boundary Walls	North Side  Boundary walls (Theatre) for 3m in height	3.5m in height	Requires assessment using Performance Criteria	Development Advisory Unit (DAU)
LPP 3.1 Cl. 6 Cl. 3.2 (ii) – Boundary Walls	South Side  Boundary walls (Garage) for 3m in height	3.7m in height	Requires assessment using Performance Criteria	Manager Statutory Planning (MSP)

**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS  
(REC) (ATTACHMENT)**

Residential Design Codes Volume 1 Part B

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve</b>
5.1.3 – Lot Boundary Setbacks Cl. 3.1 (i)	North Side Ground Floor Study Wall Setback required 1.5m	Setback proposed 1.2m	Requires assessment using Performance Criteria	MSP
5.3.2 – Landscaping	Landscaping in street setback area <50% impervious surfaces	68.9% impervious surfaces	Requires assessment using Performance Criteria	MSP

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

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

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



**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS  
(REC) (ATTACHMENT)****II. OTHER AGENCIES / CONSULTANTS**

Not Applicable

**STATUTORY AND LEGAL IMPLICATIONS**

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

**FINANCIAL IMPLICATIONS**

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

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

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

**POLICY IMPLICATIONS**

There are no policy implications in relation to this proposal.

**COMMENT****Lot Boundary Setback – (North Theatre Boundary Wall)**

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

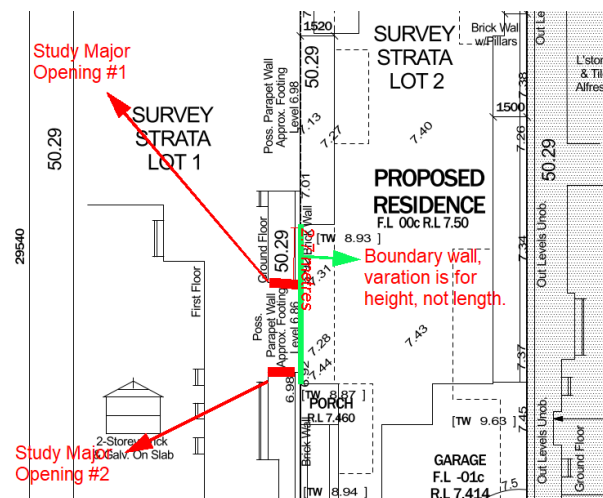
**Design Principle P3.1:**

- The length of the wall is less than the DTC requirements (7m in lieu of the permitted 9m) and adjacent to portion of existing boundary wall development and therefore the impact of building bulk from the height of the wall is lessened due to its decreased wall length visibility as viewed from the adjacent property.
- Adequate direct sun and ventilation are provided to the neighbouring lot their favourable orientation with rear outdoor living area and a courtyard to provide some light and ventilation relief as shown below in **Fig. 2**.
- Privacy is maintained though the building design and presence of diving fencing screening.

**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS  
(REC) (ATTACHMENT)**

**Design Principle P3.2:**

- Boundary wall works to create a better use of the site, to help maximise the OLA in the rear of the property. By allowing for development along the boundary, the proposed dwelling is able to maximise private areas in the rear of the property for outdoor living areas and landscaping opportunities.
- The proposed wall is to the southern boundary of the adjoining lot and therefore there is limited overshadowing impact on the northern adjoining property.
- The northern adjoining property's OLA is located in the rear of the property – with a small courtyard adjacent to the boundary wall to provide some ventilation and light opportunities into the dwelling – however the location of the wall will not compromise the courtyard's functionality.
- Adjoining property's major openings are protected as there are no major openings impacted by the proposed boundary wall.
- Below overlay of the neighbours' dwelling location (**Fig. 2**) highlights the areas impacted by the proposed boundary wall on the adjoining property. The overlay demonstrates that the impact on OLA and major openings by the proposed boundary wall is minor in nature.



**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS  
(REC) (ATTACHMENT)****CONCLUSION**

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

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

**OFFICER RECOMMENDATION (U24/0627)****APPROVAL**

5. The development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City.
6. All stormwater generated on site is to be retained on site in accordance with the City's stormwater design guidelines.
7. Prior to the initial occupation of the development, all unused crossover(s) shall be removed and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.
8. 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 being in accordance with the City's Crossover Guidelines, Standards 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.

9. Prior to the initial occupation of the development, the privacy screening shown on the approved plans to Bed 2 & Bed 3 on the North and South elevations 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 the Residential Design Codes Volume 1 Part B. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.
10. 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.

**U24/0627 - TWO STOREY DWELLING AT LOT 2 (NO. 20A) NISBET ROAD, APPLECROSS  
(REC) (ATTACHMENT)**

- 11. Prior to the initial occupation of the development, the proposed tree/s (as marked in red on the approved plans) shall be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.**
  
- 12. 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.**

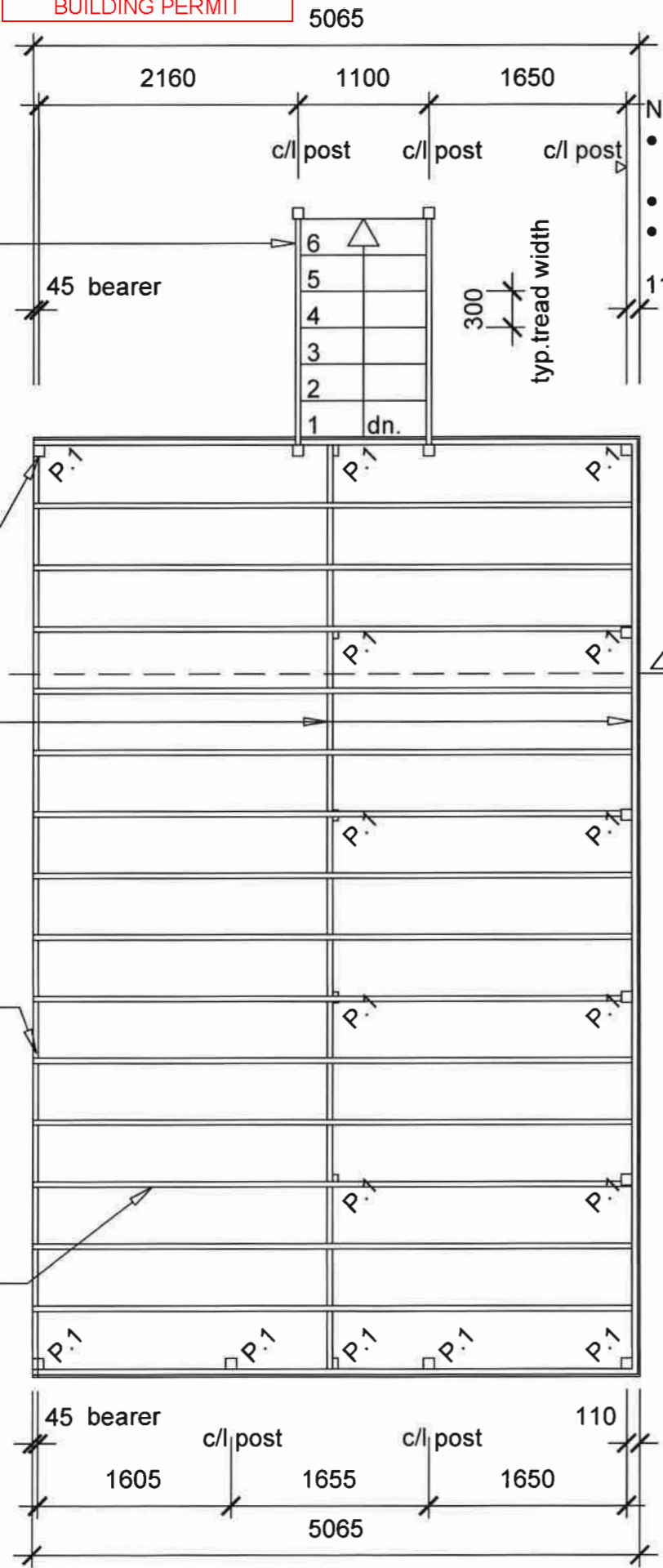
**ATTACHMENTS**  
**OF THE**  
**DEVELOPMENT ADVISORY UNIT**  
**MEETING**  
**HELD ON**  
**TUESDAY, 16 APRIL 2024**  
**U24/0626**  
**U24/0627**

**Distributed: Friday, 19 April 2024**

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.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CERTIFICATE OF DESIGN COMPLIANCE ISSUED BY BUILDINGLINES APPROVAL PTY LTD AS PER BUILDING ACT 2011 & BUILDING REGULATION 2012

PLANNING APPROVAL ONLY THIS IS NOT A BUILDING PERMIT



- NOTES: All timber works to be in accordance with AS 1684. Treat all external timbers as per AS 1684.

structural grade H3 treated pine stringers and treads

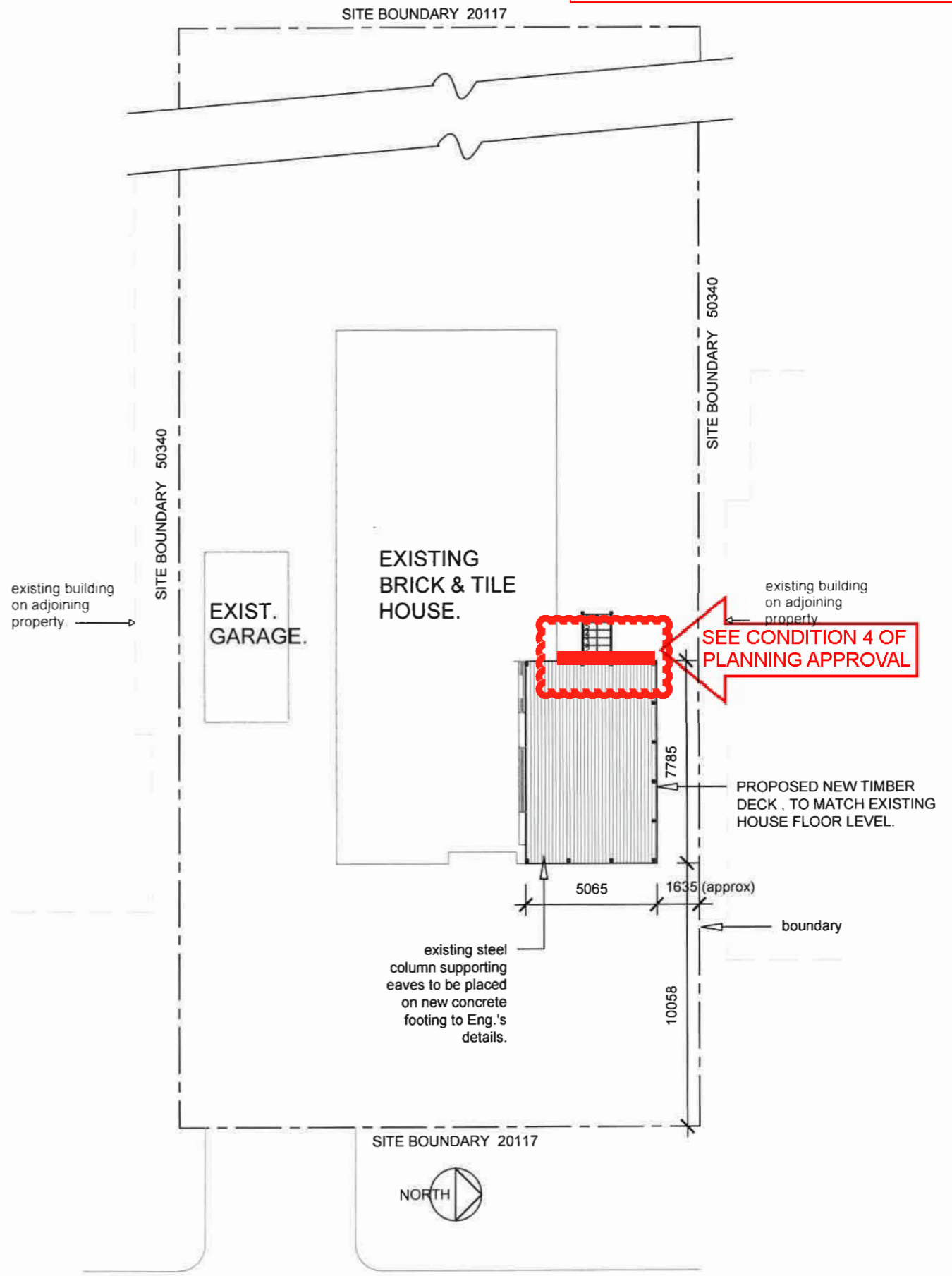
P1 : 90 x 90mm H3 treated pine posts MGP10

240x45mm MGP10 H3 treated pine bearers bolt to posts to posts to Eng's details.

240x45mm MGP10 H3 treated pine bearer fix to wall as per. Section A A.

190x45mm MGP10 H3 treated struct. grade pine joists, equally spaced ( 16 total )

FLOOR FRAMING PLAN - scale : 1:50



SEE CONDITION 4 OF PLANNING APPROVAL

PROPOSED NEW TIMBER DECK, TO MATCH EXISTING HOUSE FLOOR LEVEL.

existing steel column supporting eaves to be placed on new concrete footing to Eng.'s details.

STRUCTURAL COMPONENT CERTIFIED BY: ANDREOTTA CARDENOSA CONSULTING ENGINEERS SIGNATURE: DATE: 26/9/2023. JOB No. 240142

PROPOSED NEW TIMBER DECK - 43 JOINER ST. MELVILLE. SITE PLAN - scale : 1:200

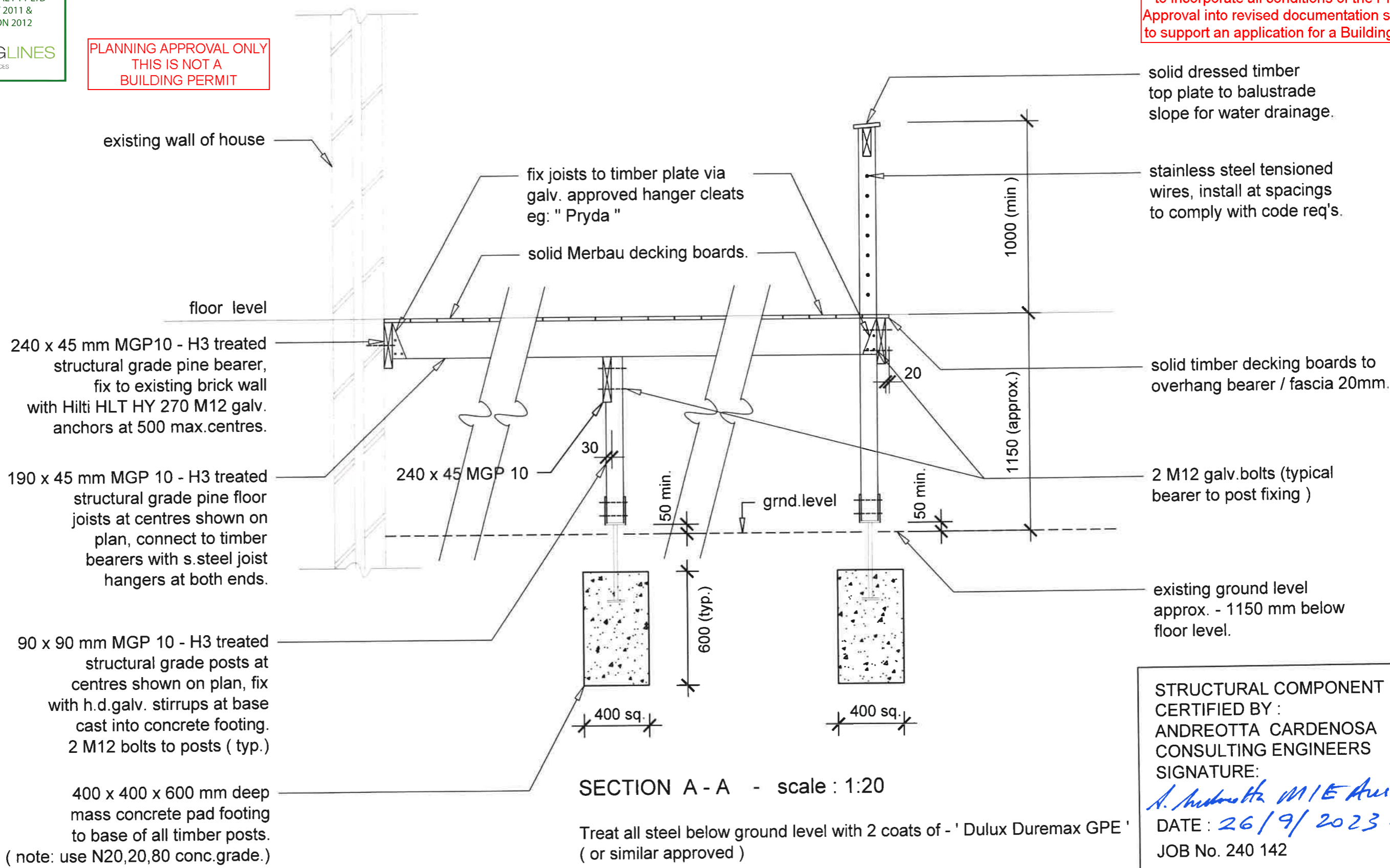
DWG.No. A.01.

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.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CERTIFICATE OF DESIGN COMPLIANCE ISSUED BY BUILDINGLINES APPROVAL PTY LTD AS PER BUILDING ACT 2011 & BUILDING REGULATION 2012

**BUILDINGLINES**  
BUILDING SURVEYING SERVICES

PLANNING APPROVAL ONLY  
THIS IS NOT A  
BUILDING PERMIT



SECTION A - A - scale : 1:20

Treat all steel below ground level with 2 coats of - ' Dulux Duremax GPE ' ( or similar approved )

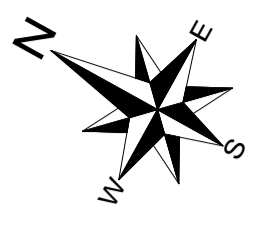
STRUCTURAL COMPONENT  
CERTIFIED BY :  
ANDREOTTA CARDENOSA  
CONSULTING ENGINEERS  
SIGNATURE:  
*A. Andreotta M/E Aust*  
DATE : 26/9/2023.  
JOB No. 240 142

NOTE: Footings are suitable for a class A site (ie; - sandy subgrade ) - compact all soil below deck to resist 7 blows / 300mm - ( std. Perth penetrometer test )

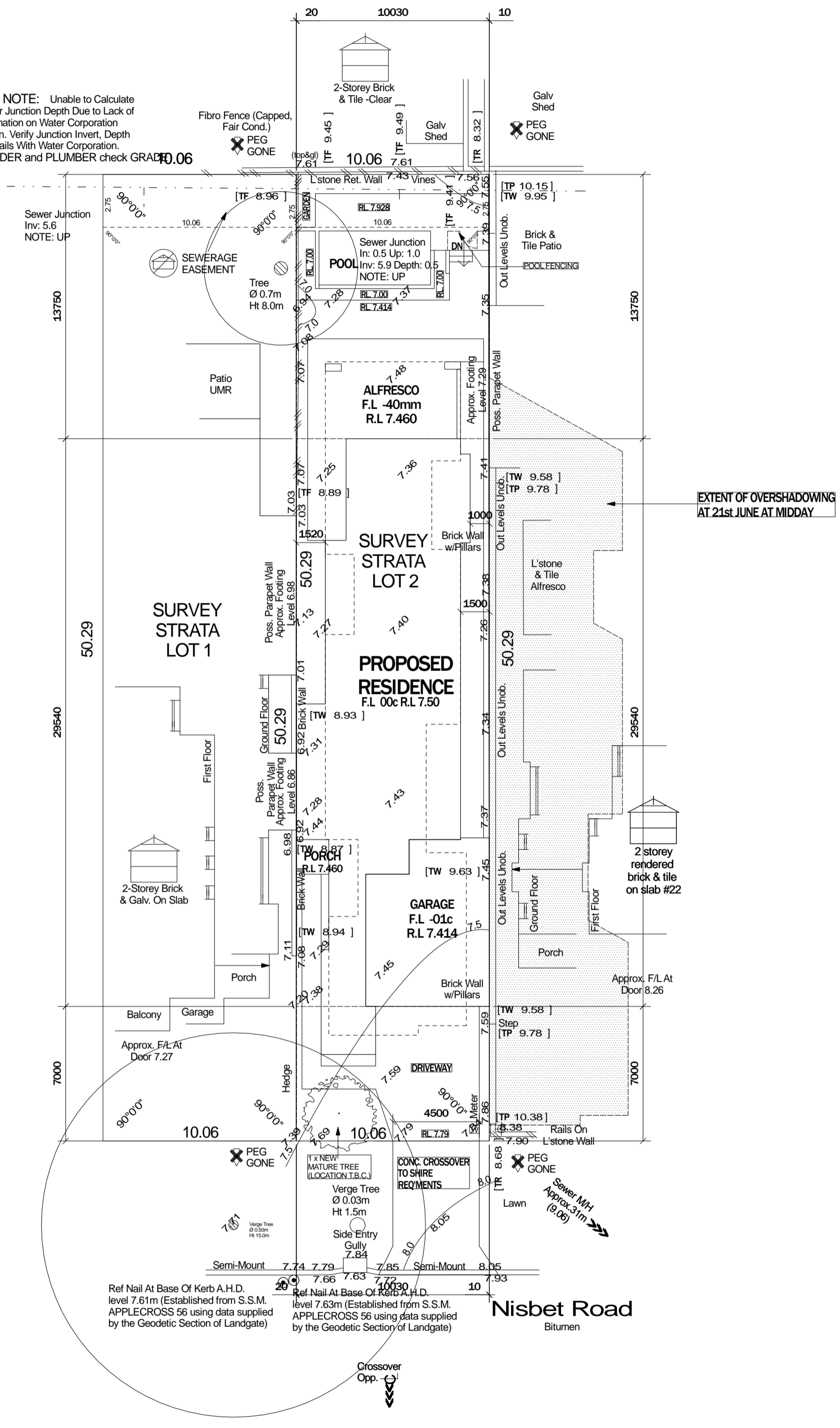
PROPOSED NEW TIMBER DECK - 43 JOINER ST. MELVILLE.  
SECTION A - A - scale : 1:20 DWG. No. **A.02.**

NOTE: TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

+	Power Dome
○	Power Pole
□	Phone Pit
□	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence



NOTE: Unable to Calculate Sewer Junction Depth Due to Lack of Information on Water Corporation E-Plan. Verify Junction Invert, Depth & Details With Water Corporation. BUILDER and PLUMBER check GRADE.



OVERSHADOWING CALCULATION:

LEGEND: SHADOW CAST BY PROPOSED NEW RESIDENCE ON 21st JUNE AT MIDDAY

CALCULATION: EXTENT OF OVERSHADOWING : 240.615m² NEIGHBOURING SITE AREA : 1012m² PERCENTAGE OF OVERSHADOWING : 23.77%

SSL 2 MISCLOSE 0.000 m

SSL 1 MISCLOSE 0.000 m

WARNING: Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

DISCLAIMER: Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER: Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER: Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER: Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

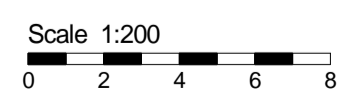
02	ADD IN BALCONY	11/03/2024
01	DA PLANS	04/12/2023
REV	AMENDMENT	DATE

PROJECT ADDRESS: Proposed New Residence for Mr & Mrs Yavuz at 20A Nisbet Street APPLECROSS

DRAWING: SITE PLAN DRAWING No: DA-01

Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE	DRAWN	CADFILE	PAGE SIZE
1:200	SL	Yavuz_ASKF	A2



**COTTAGE SURVEYS**  
LICENSED SURVEYORS

87-89 Guthrie Street  
Osborne Park, WA 6017  
PO Box 1611  
Osborne Park  
Business Centre WA 6917  
P: (08) 9446 7361  
E: perth@cottage.com.au  
W: www.cottage.com.au

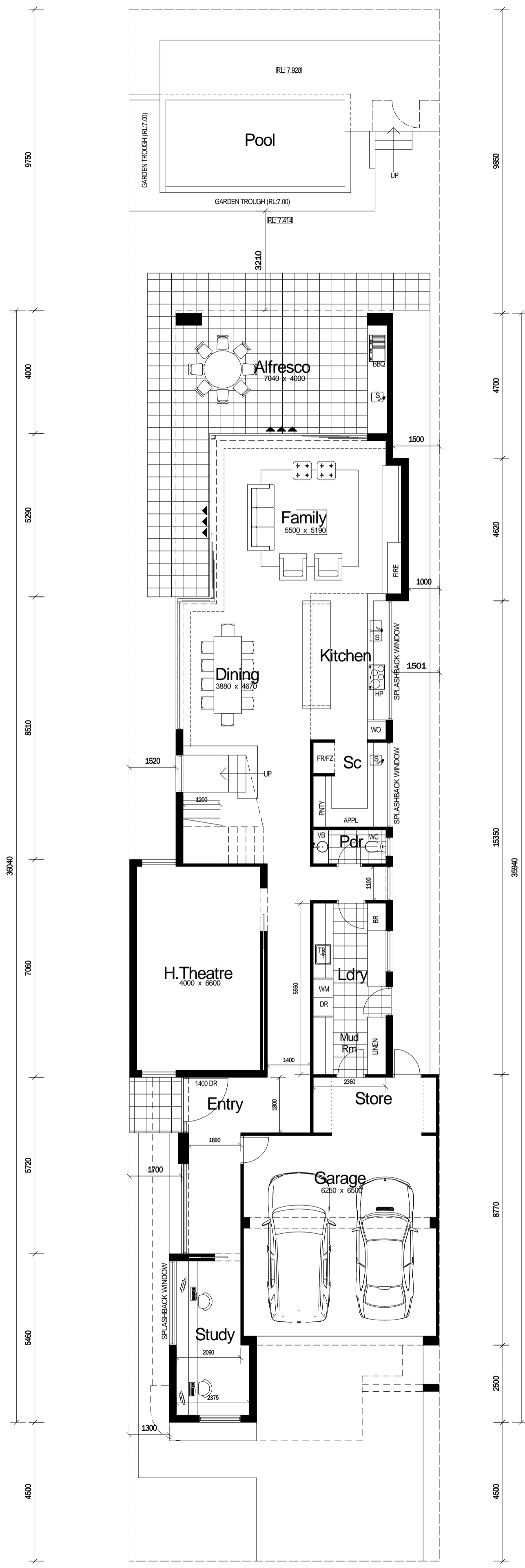
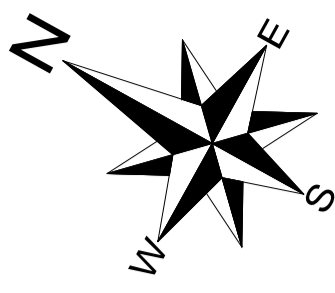
JOB #	524394	GPS	Lat: -32.008443 Long: 115.842346
CLIENT	Ronny Sendjojo & Vicky Natalie	ORDER #	17899
ADDRESS	#20A Nisbet Road	LOT	Survey Strata Lot 2 (SP 42190)
SUBURB	Applecross	LGA	CITY OF MELVILLE
AREA	506m²	VOL	2523
FOL	765	DATE	27 Apr 22
SSA	No		

ROADS	Bitumen	ELEC.	U/Ground
KERBS	Semi-Mount	COMMS.	Not loc.
FOOTPATH	Nil	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	400m To River (Approximate Only Confirm With Shire)

**SHAYNE LE ROY DESIGN**  
BUILDING | INTERIORS | PROJECT MANAGEMENT

PO Box 511  
MAYLANDS WA 6931  
E: shayne@shayneleroy.com.au  
M: 0417 949866

CONSTRUCTION NOTES:  
1. These drawings are the sole property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.  
2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.  
3. Do not scale from drawings.  
4. Owner to note that all assets shown are without plaster (where applicable) and should be allowed for.



**AREAS**

LOC.	NETT AREA
GFD FLR	~183.046 sq.m (Per 83.990m)
UPR FLR	~214.842 sq.m (Per 87.580m)
GARAGE	~ 51.878 sq.m
<b>TOTAL</b>	<b>~449.766 sq.m</b>

**SITE COVERAGE:**  
 LAND : 506m<sup>2</sup>  
 SITE COVER: 234.924m<sup>2</sup> OR 46.43%

REV	AMENDMENT	DATE
02	ADD FRONT BALCONY	11/03/2024
01	DA PLANS	04/12/2023

PROJECT ADDRESS:  
**Proposed New Residence for  
 Mr & Mrs Yavuz  
 at 20A Nisbet Street  
 APPLECROSS**

DRAWING: **GROUND FLOOR PLAN**

DRAWING No: **DA-02**

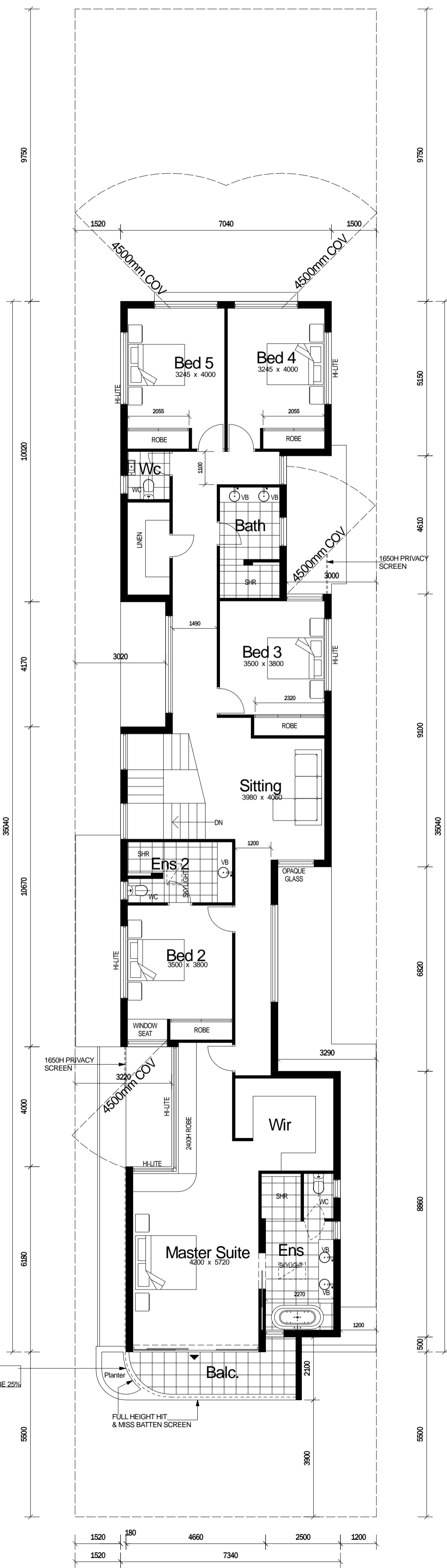
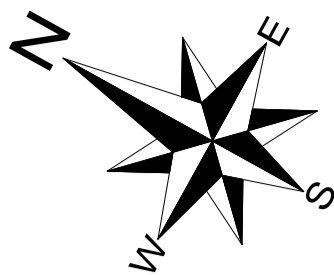
© Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE	DRAWN	CADFILE	PAGE SIZE
<b>1 : 100</b>	<b>SL</b>	Yavuz_b SKF	<b>A2</b>



PO Box 511  
 MAYLANDS WA 6931  
 E: shayne@shayneleroy.com.au  
 M: 0417 940666

CONSTRUCTION NOTES:  
 1. These plans are the sole property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.  
 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.  
 3. Do not scale from drawings.  
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.



NOTE:  
MAXIMUM PERMEABILITY OF  
PROPOSED SCREENING WILL BE 25%

02	ADD FRONT BALCONY	11/03/2024
01	DA PLANS	04/12/2023
REV	AMENDMENT	DATE

PROJECT ADDRESS:  
**Proposed New Residence for  
Mr & Mrs Yavuz  
at 20A Nisbet Street  
APPLECROSS**

DRAWING: **FIRST FLOOR PLAN**

DRAWING No: **DA-03**

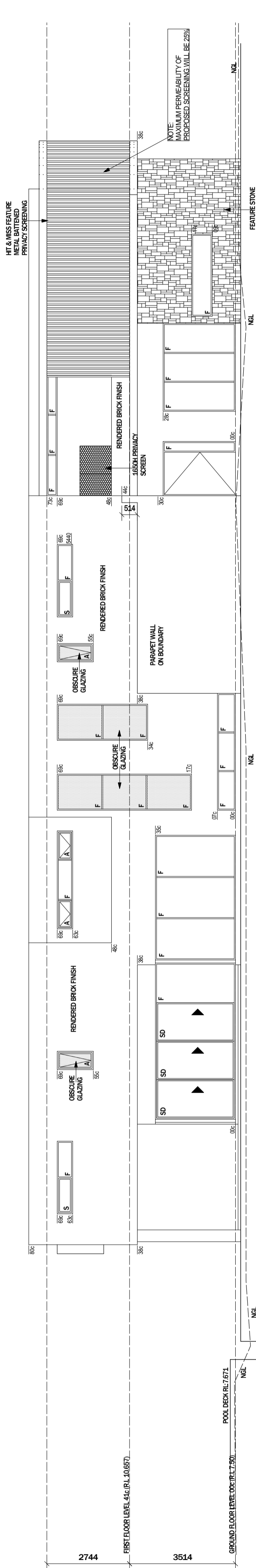
© Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE: **1:100** DRAWN: **SL** CADFILE: **Yavuz\_b.skf** PAGE SIZE: **A2**

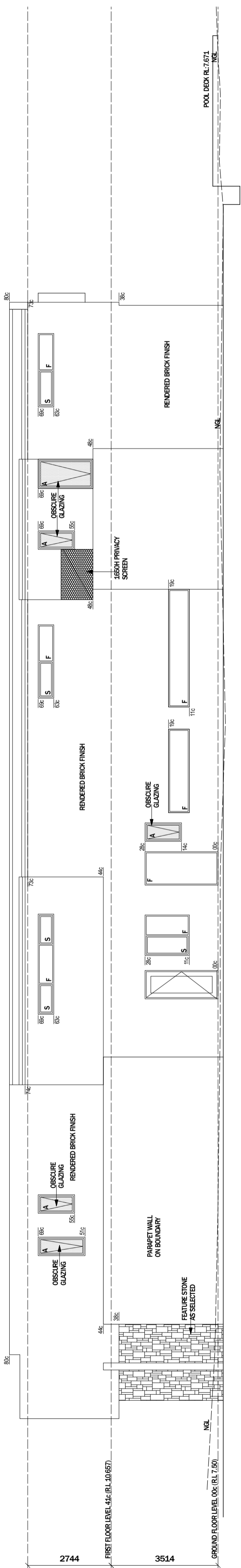


PO Box 511  
MAYLANDS WA 6931  
E: shayne@shayneleroy.com.au  
M: 0417 949666

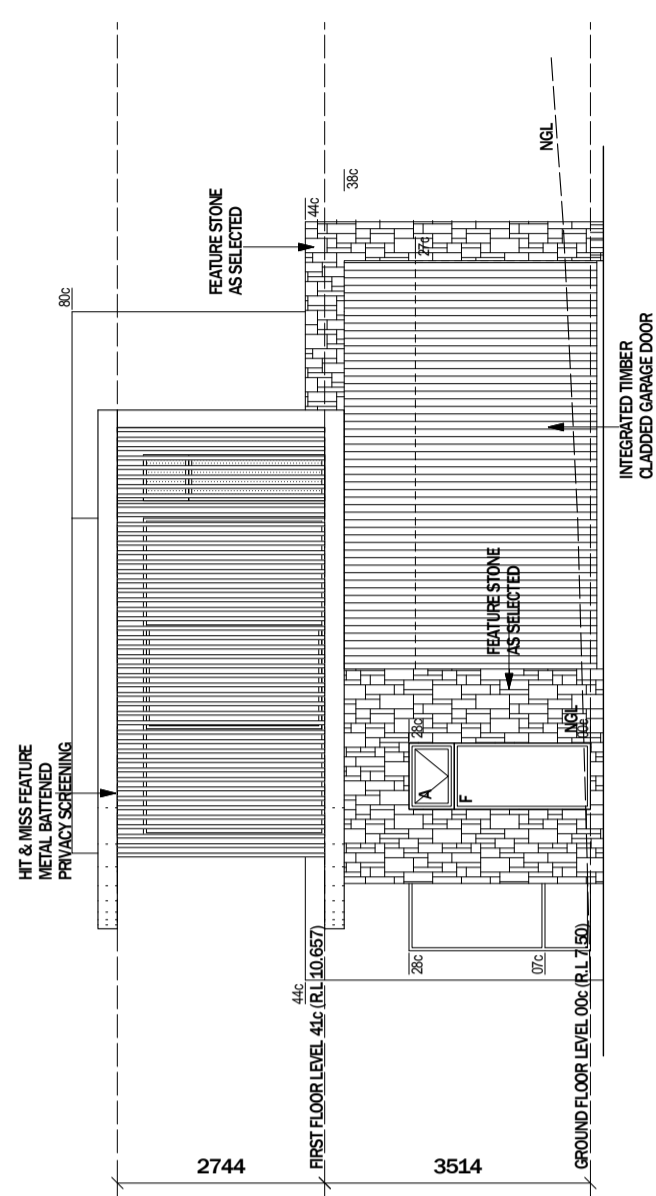
CONSTRUCTION NOTES:  
1. These plans are the sole property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.  
2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.  
3. Do not scale from drawings.  
4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.



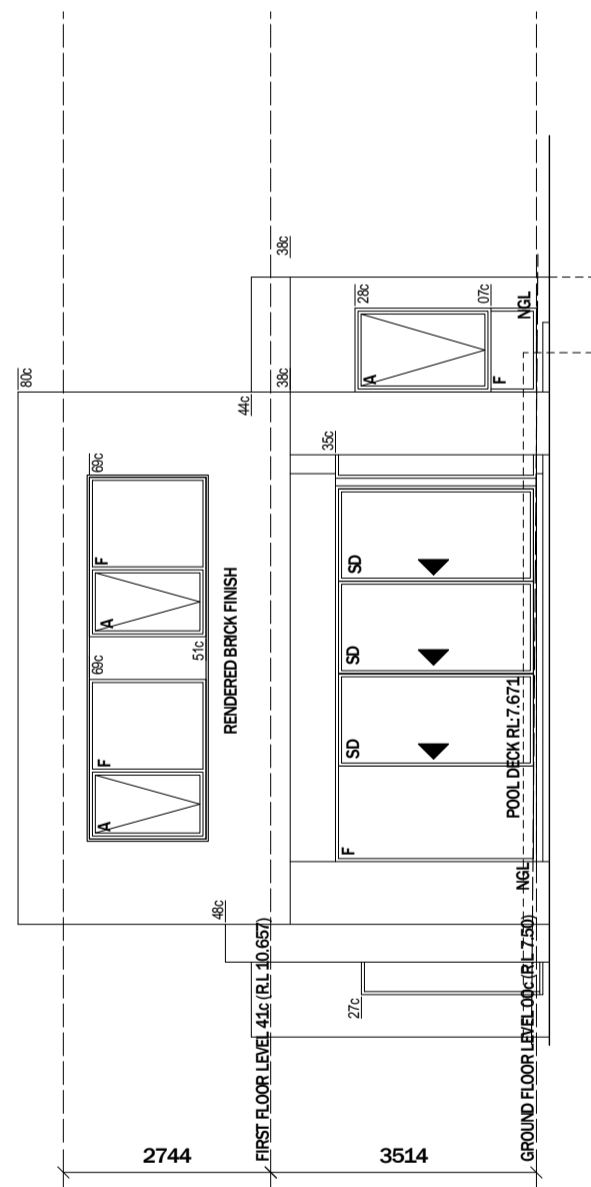
Western Elevation



Eastern Elevation



Southern Elevation



Northern Elevation

02	ADD FRONT BALCONY	11/03/2024
01	DA PLANS	04/12/2023
REV	AMENDMENT	DATE

PROJECT ADDRESS:  
**Proposed New Residence for  
 Mr & Mrs Yavuz  
 at 20A Nisbet Street  
 APPLECROSS**

DRAWING: **ELEVATIONS**

DRAWING No: **DA-04**

© Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE <b>1:100</b>	DRAWN: <b>SL</b>	CADFILE: Yavuz_h SKF	PAGE SIZE: <b>A2</b>
-----------------------	---------------------	-------------------------	-------------------------

**SHAYNE LE ROY DESIGN**  
 BUILDING | INTERIORS | PROJECT MANAGEMENT

PO Box 511  
 MAYLANDS WA 6931  
 E shayne@shayneleroy.com.au  
 M 0417 949666

CONSTRUCTION NOTES:  
 1. This drawing is the property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.  
 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.  
 3. Do not scale from this drawing.  
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.