

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

WEDNESDAY, 5 JUNE 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, 7 JUNE 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 WEDNESDAY, 5 JUNE 2024.**

PRESENT

K Bainbridge
T Cappellucci
J Caracciolo
N Mazzega

Manager Statutory Planning
Principal Statutory Planner
Senior 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.

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U24/0635 – TWO STOREY GROUPED DWELLING – LOT 1 (NO. 1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)

Ward : Applecross – Melville - Mount Pleasant Ward
 Category : Operational
 Application Number : DA-2024-42
 Property : Lot (1) Unit 1, No. 15 Simpson Street, Applecross
 Proposal : Two Storey Grouped Dwelling
 Applicant : Webb and Brown-Neaves
 Owner : Su Hau Heng & Shy Hwa Lee
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Kate Bainbridge
 Manager Statutory Planning and Building
 Previous Items : N/A

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & 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>

**U24/0635 – TWO STOREY GROUPED DWELLING – Lot 1 (No.1/15) SIMPSON STREET,
APPLECROSS (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for a two-storey grouped dwelling at Unit 1, No. 15 Simpson Street, 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 setbacks as a result of the rear 6m setback required for properties zoned R15.
- 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.
- Three submissions were received (all objections) during the advertising period with objections to the previously proposed boundary wall on the western boundary, lot boundary setbacks to the southern and western boundaries and visual privacy concerns. Visual privacy for the proposed development is compliant with the relevant deemed to comply requirements of the R-Codes.
- The proposed development was presented to the Development Advisory Unit (DAU) meeting held on 7 May 2024 and a report was published on the City's website. Following the DAU meeting, the development application was called up by an elected member in accordance with the provisions of LPP1.1.
- As a result of the call up request, the applicant has amended the proposal by removing a single level boundary wall off the western boundary, increasing the western upper floor setbacks from 1.5m to 3m and modifying setbacks from the southern upper floor to be compliant with the deemed to comply provisions of the R-Codes.
- This was achieved through moving the dwelling forward towards Simpson Street and resulted in reduction in the discretion being sought under the relevant planning framework.
- As per 16.5 (c) of LPP 1.1, the revised plans which address concerns raised by the submitters and the elected member call up request are now re-presented to DAU, with consideration by the DAU now limited to lot boundary setbacks to the western boundary.
- Notwithstanding the objections received still remain, however one is not considered to have planning merit, one has been addressed by means of amended plans and the remaining objection to the western rear setback has been the subject of substantial negotiation during the call up period to address concerns. The revised design for plans received 05 June 2024 which has increased the rear setbacks is considered to result in more favourable outcome for the neighbouring properties and still ensure compliance with the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)



Figure 1 – Aerial Photography

BACKGROUND

Scheme Provisions

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R15
Use Type	: Grouped Dwelling
Use Class	: Permitted

Site Details

Lot Area	: 421m ²
Retention of Existing Vegetation	: None
Street Tree(s)	: Yes
Street Furniture (drainage pits etc)	: No
Site Details	: Refer to Figure 1 above

DETAIL

The amended proposal 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.

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)

Local Planning Scheme and Local Policy Requirements

Residential Design Codes Volume 1 Part B

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to approve
5.1.3 – Lot Boundary Setbacks Cl. 3.1 (i)	West Rear First Floor Bed 3 / Bed 4 Setback required 6m	3m setback	Requires assessment using Performance Criteria	Development Advisory Unit (DAU)
5.1.3 – Lot Boundary Setbacks Cl. 3.1 (i)	West Rear Ground Floor Setback required 6m	Minimum 1.6m setback	Requires assessment using Performance Criteria	DAU

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

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

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	Lot Boundary Setbacks <i>Concerns that the proposal would impact solar access and privacy and therefore negatively impacting any future planning considerations.</i>	Objection	In relation to the concerns raised in regard to lot boundary setbacks, the revised proposed setbacks to the southern boundary now comply with the deemed to comply requirements of the R-Codes.	Not Uphold

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET,
APPLECROSS (REC) (ATTACHMENT)

Submission Number	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/Uphold/Not Uphold)
1 (Cont.)	Visual Privacy Window from a secondary bedroom that overlooks. This proposal would negatively impact my property's privacy and future planning considerations.	Objection	In relation to this objection the proposed development meets the visual privacy deemed-to-comply requirements of the R-Codes. There are no major openings along the upper floor of the southern elevation.	Not Uphold
2	Boundary Wall <i>The height of the western boundary wall is not reflective of the current zoning. Will dominate the boundary and cause a building bulk issue.</i> <i>There is a possible impact on the amenity of adjoining owners and occupiers.</i>	Objection	The western boundary wall initially proposed has now be removed since the application was called up after the first DAU meeting held on 7 May 2021. Therefore, no longer a relevant planning matter.	Not Uphold

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)

<p>2 (Cont.)</p>	<p>Lot Boundary Setbacks Believes that the heights and setbacks of buildings contribute to the open, suburban appearance and function, which would be lost.</p> <p>Outlines that the Decision Maker must take future planning into account since design principles contribute to the prevailing or future development context as outlined in the local planning framework.</p> <p>Concerns that less sunlight would reach green zones.</p>	<p>Objection</p>	<p>Refer to the comments section of this report.</p>	<p>Not Uphold</p>
<p>3</p>	<p>Visual Privacy <i>Concerned about the overlooking of this development, specifically on the northern elevation.</i></p>	<p>Objection</p>	<p>In relation to the proposed concerns raised in regard to visual privacy to the adjoining northern property, the development is compliant with the deemed-to-comply requirements of the R-Codes.</p>	<p>Not Uphold</p>

**U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET,
APPLECROSS (REC) (ATTACHMENT)****II. OTHER AGENCIES / CONSULTANTS**

Not Applicable.

STATUTORY AND LEGAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

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

POLICY IMPLICATIONS

There are no policy implications in relation to this proposal.

COMMENT**Lot Boundary Setbacks – Western Ground Floor Garage & Guest Suite Walls and Western Upper Floor Bed 3/Bed 4 Wall**

As noted above in the background section, the setback of the ground and the upper floor to the rear western boundary (as shown in Figures 2 & 3 below) does not meet the deemed to comply provisions of 5.1.3 C3.1i of the R-Codes and therefore are required to be assessed against the design principles. The design principles contained in Clause 5.1.3 (P3.1) Lot Boundary Setbacks of the R-Codes seek to ensure development reduces the impact of building bulk on adjoining properties, maintains access to natural light and ventilation, maintains visual privacy and ensures no adverse impact on amenity of adjoining properties. The walls on the western ground and upper floor elevations are considered to meet these design principles as discussed below:

Design Principle P3.1:

- The proposed setbacks from the rear western boundary allows the subject dwelling a northern aspect for its outdoor living area located adjacent to Simpson Street. The outdoor living areas proposed location allows for the site to maximise its lot size for both building and outdoor exploits in a way that maintains consistency with the planning considerations of grouped dwellings zoned R15 in the immediate area and surrounds. Refer to Figure 4 below.
- Adequate sunlight and ventilation are afforded to the adjoining property, as the proposed setbacks from both the ground and upper floors are towards an existing area of vegetation and an enclosed patio (originally approved as a carport), thus reducing bulk impacts on the adjoining property. Refer to Figures 5 & 6 below.

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)

- The rear (western) elevation is articulated via use of differing materials, setbacks on both levels and window openings to reduce the impact of bulk and scale as viewed from neighbouring properties. Refer to Figure 7 below.
- The ground floor garage and guest suite located in the rear of the subject property allow for a more useable site, as the outdoor living area (OLA) can be north facing allowing for winter sun creating a year-round useable area for outdoor exploits.
- The existing single storey grouped dwelling on the proposed site has setback less than the deemed to comply requirement to the rear western boundary, further showcasing the existing stance on rear setbacks in this locality.
- Solar access is compliant with the deemed to comply provisions of the R-Codes for the adjoining western property, and the proposed changes to the plans that have occurred (removing western boundary wall and creating a greater setback) have reduced the overshadowing on the adjoining rear lot further.
- No overlooking issues will result from both levels. The upper floor bedrooms include skylight windows which are not considered major openings as per the R-Codes. Refer to Figure 7 below.

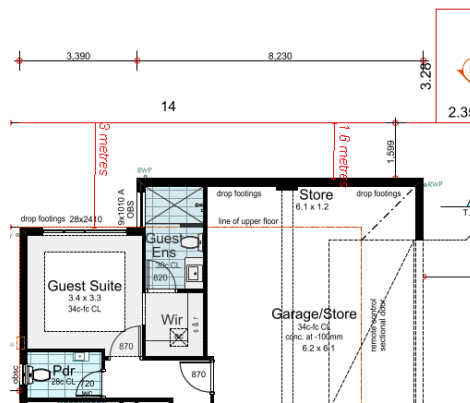


Figure 2 – Revised Ground Floor Plan of Subject Site Showing Setbacks from Ground Floor to Rear Western Boundary

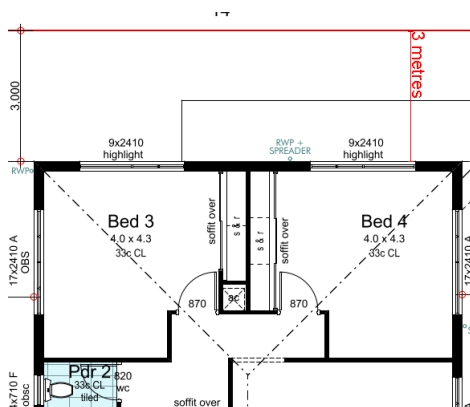


Figure 3 - Revised Upper Floor Plan of Subject Site Showing Setbacks from Upper Floor to Rear Western Boundary

**U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET,
APPLECROSS (REC) (ATTACHMENT)**



Figure 4 – Aerial showing R15 zoned dwellings marked in Red with rear setback less than 6m



Figure 5 – View Looking West from subject property towards adjoining western property

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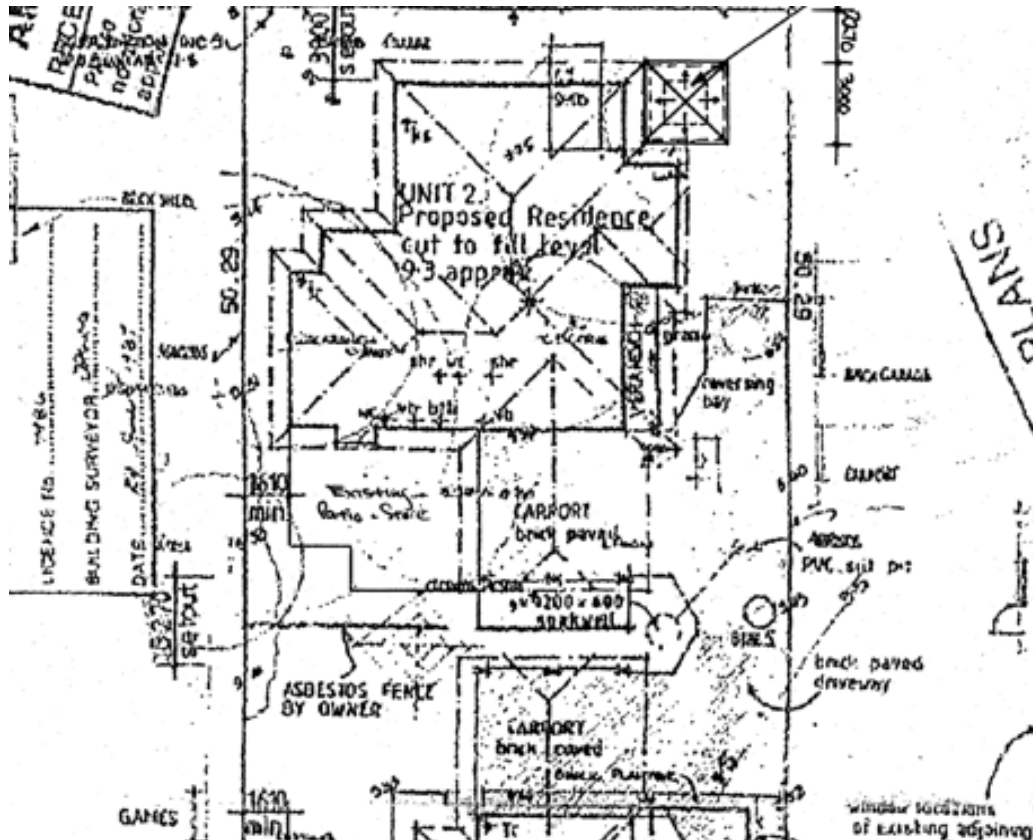


Figure 6 – Plan of adjoining western property (subject property is to bottom of image) confirming that the proposed rear (western) lot boundary setback faces predominantly a previously approved carport, now an enclosed patio.

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)

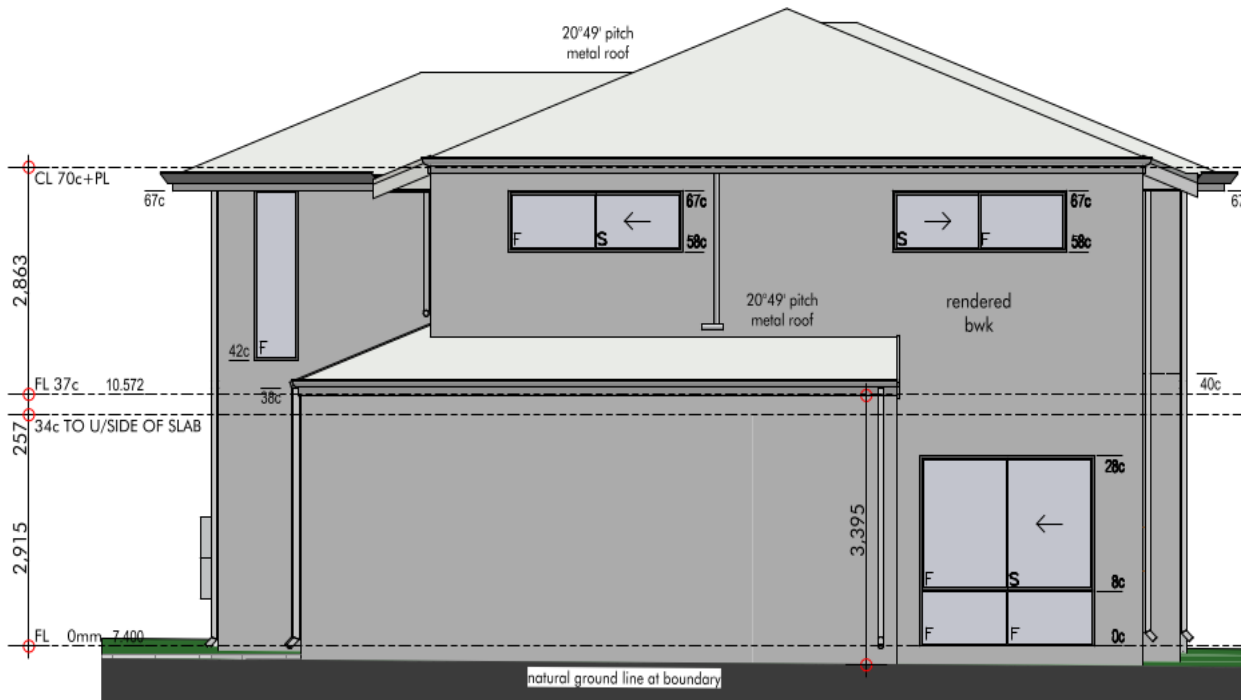


Figure 7 – Proposed rear western elevation which has incorporated articulation to mitigate bulk.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

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

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

CONCLUSION

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

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

OFFICER RECOMMENDATION

APPROVAL

- 1. The development the subject of this approval must be contained wholly within the area of exclusive use of the lot and comply with the approved plans at all times unless otherwise approved in writing by the City.**
- 2. All stormwater generated on site is to be retained on site in accordance with the City’s stormwater design guidelines.**

U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET, APPLECROSS (REC) (ATTACHMENT)

3. Unless otherwise approved in writing by the City, all trees located on the verge adjacent to the land on which the development is to take place shall be protected throughout the duration of the demolition and construction processes of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to demolition of the site or commencement of development (whichever occurs first), in accordance with the following criteria:
 - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
 - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius of the TPZ, the TPZ fencing shall be located the minimum distance from the approved works that is required to complete the works.
 - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
 - The following actions shall not be undertaken within any TPZ:
 - Storage of materials, equipment, fuel, oil dumps or chemicals;
 - Servicing or refuelling of equipment or vehicles;
 - Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device);
 - Open-cut trenching or excavation works (whether or not for laying of services);
 - Changes to the natural ground level of the verge;
 - Location of any temporary buildings including portable toilets; or
 - The parking of vehicles or machinery.
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.
5. 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.

**U24/0635 – TWO STOREY GROUPED DWELLING - Lot 1 (No.1/15) SIMPSON STREET,
APPLECROSS (REC) (ATTACHMENT)**

6. The obscure glazing shown on the approved plans to the Upper Floor Bed 3 window on the Southern elevation 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 State Planning Policy 7.3 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.

Advice Notes

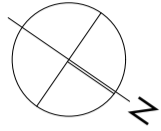
1. A Demolition permit will be required. A Building Permit application will be required for removal of the existing dwelling.
2. A completed BA20 form and associated documentation including signed plans is to be provided where adjoining properties are to be adversely affected or there is encroachment of walls or footings. Alternatively, certification from a structural engineer certifying the works won't be adversely affecting in accordance with the Building Act can be provided.
3. This approval is not an approval under the *Strata Titles Act 1985* or *Land Administration Act 1997*, noting that another approval may be required prior to construction commencing from the other strata landowner and beneficiary of the easement over the party wall.

**ATTACHMENTS
OF THE
DEVELOPMENT ADVISORY UNIT
MEETING
HELD ON
WEDNESDAY, 5 JUNE 2024
U24/0635**

Distributed: Friday, 7 June 2024



WEBB & BROWN-NEAVES



APPLICANTS COPY

DESIGN NOTES

ROOF 3°26' PORCH CONCEALED
 ROOF PITCH
 20°49' GROUND & UPPER FLOOR
 ROOF PITCH
 METAL ROOF

34c-fc GROUND FLOOR
 33c+PL UPPER FLOOR

RENDER TO ALL ELEVATIONS

SITE REQUIREMENTS

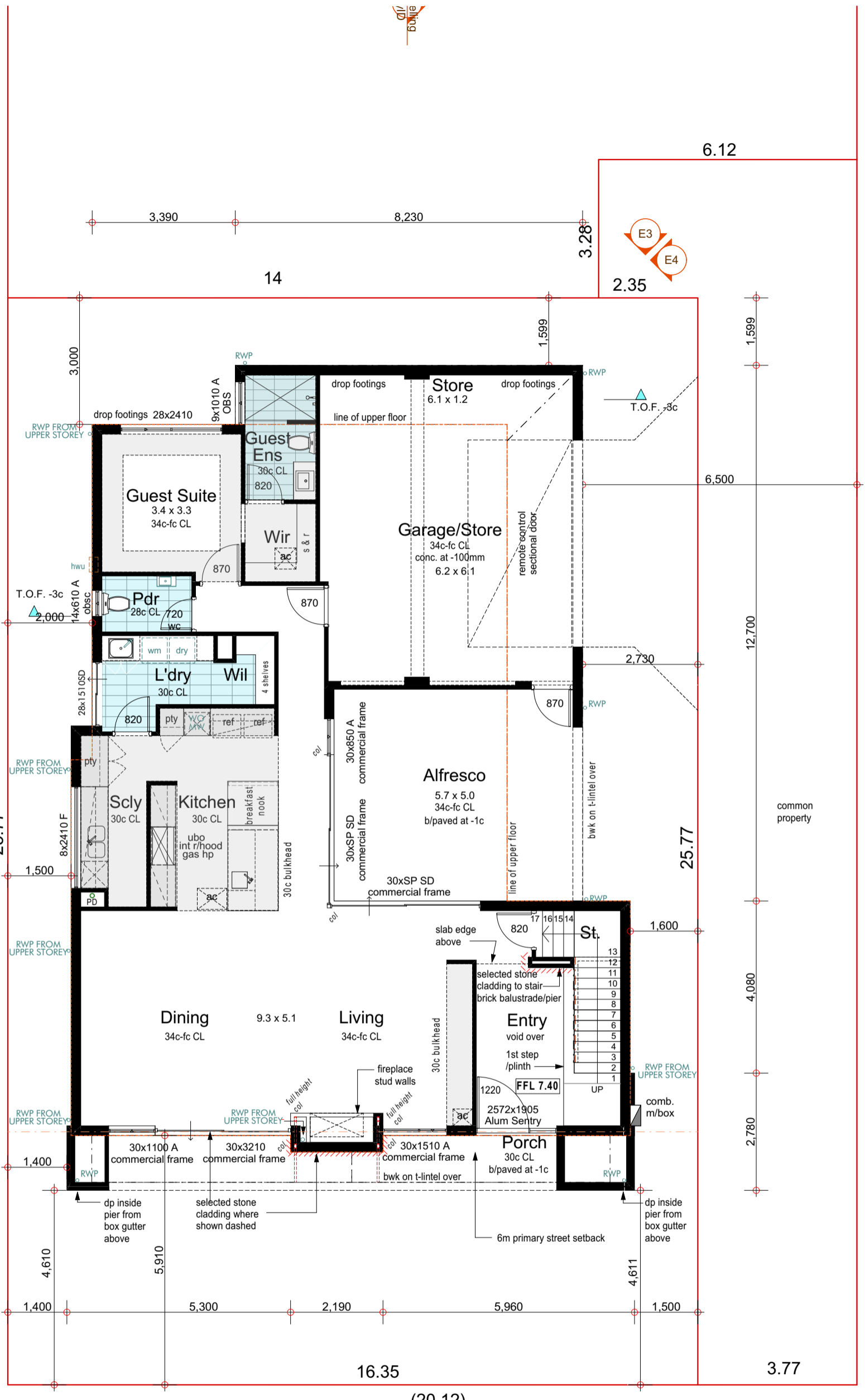
ZONING - R15

SITE AREA + CP - 479.5m²
 SITE COVER % ALLOWED - 50%
 SITE COVER - 236.37m²
 SITE COVER % - 49.30%

**PROPOSED
 T & R Heng
 RESIDENCE**

#1/15 Simpson Street
 APPLECROSS
 DATE: 20/12/2023
 DRAWN: DB
 REP: RF
 JOB No: 17734 PD

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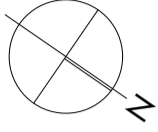
AREAS	
Ground Floor	142.68 (64.000m)
Upper Floor	187.62 (76.718m)
Garage/Store	47.32
Alfresco	29.57
Porch	16.80
	423.99 m ²

GROUND FLOOR PLAN

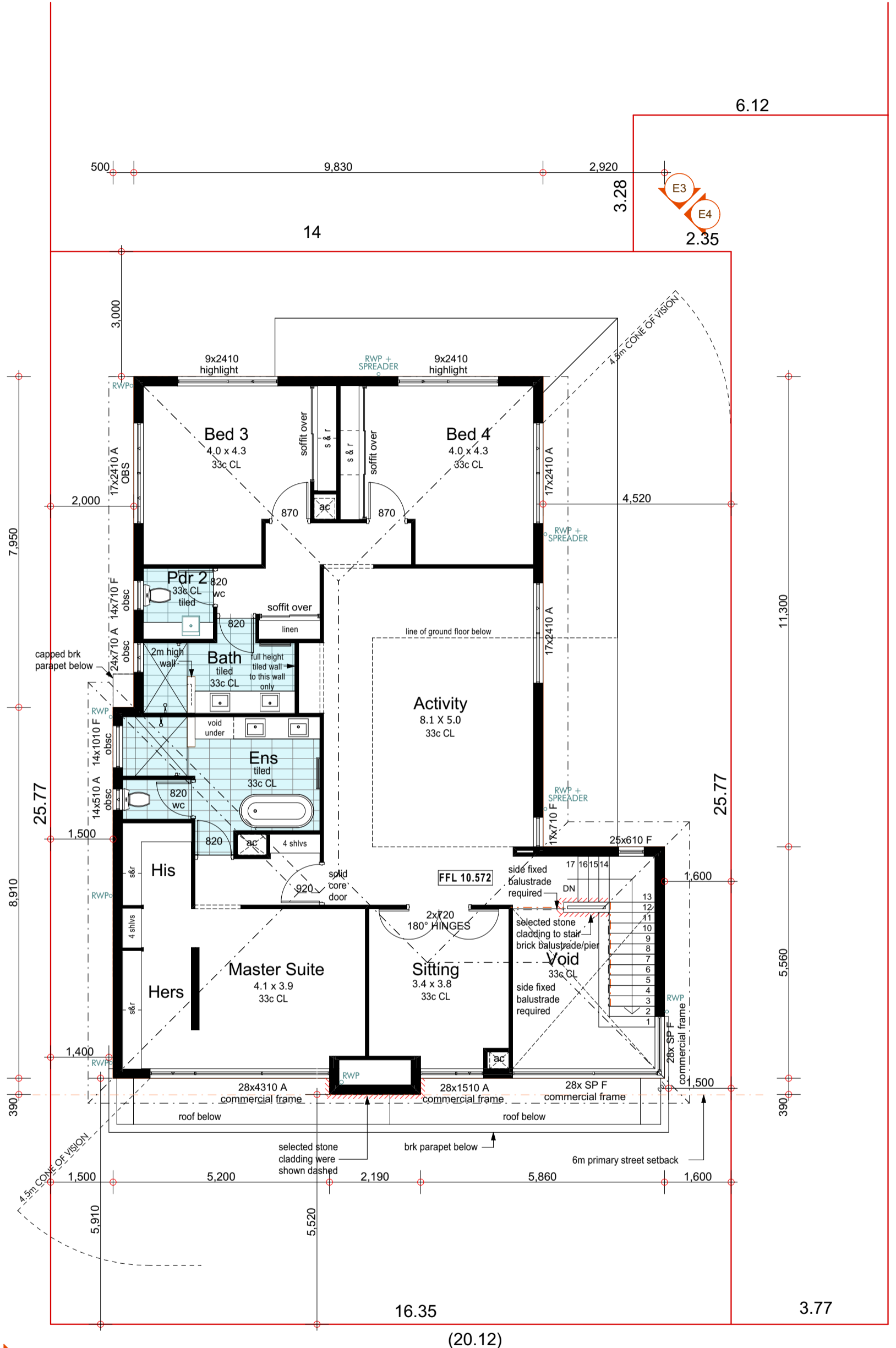
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DESIGN NOTES
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UPPER FLOOR PLAN

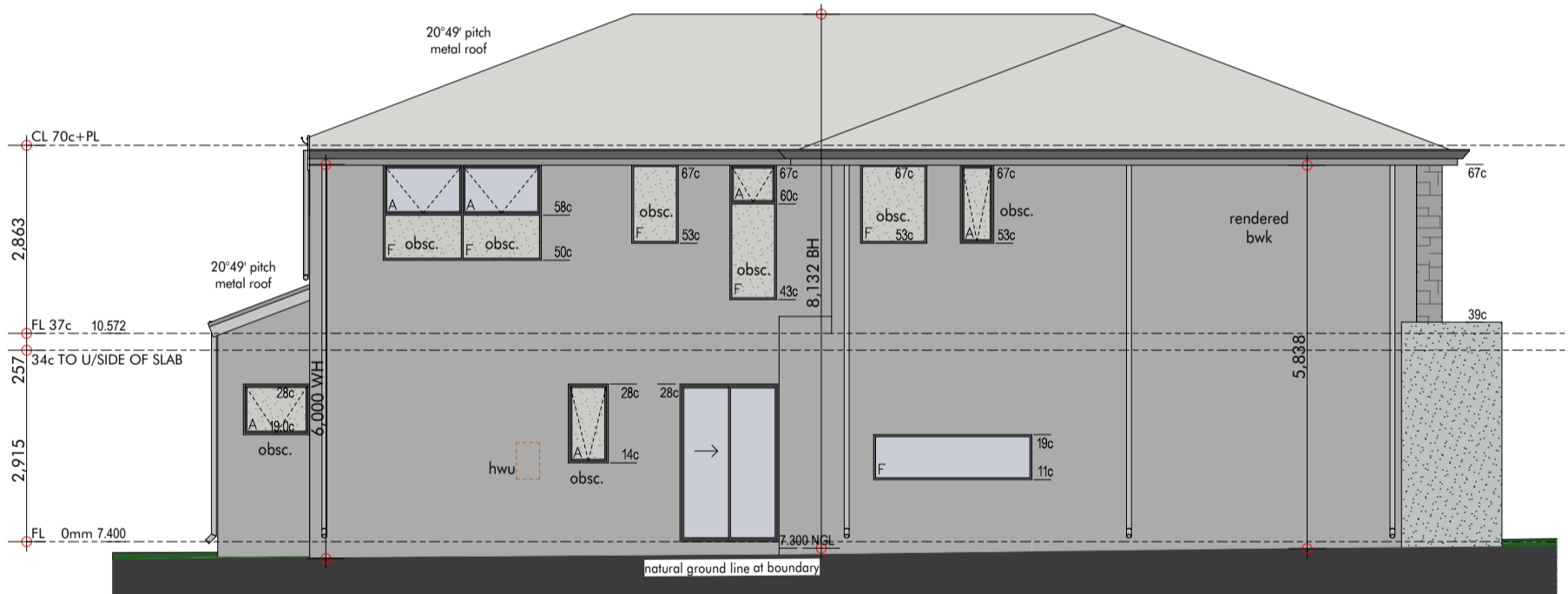
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ELEVATION 1
1:100



ELEVATION 2
1:100

PROPOSED T & R Heng RESIDENCE

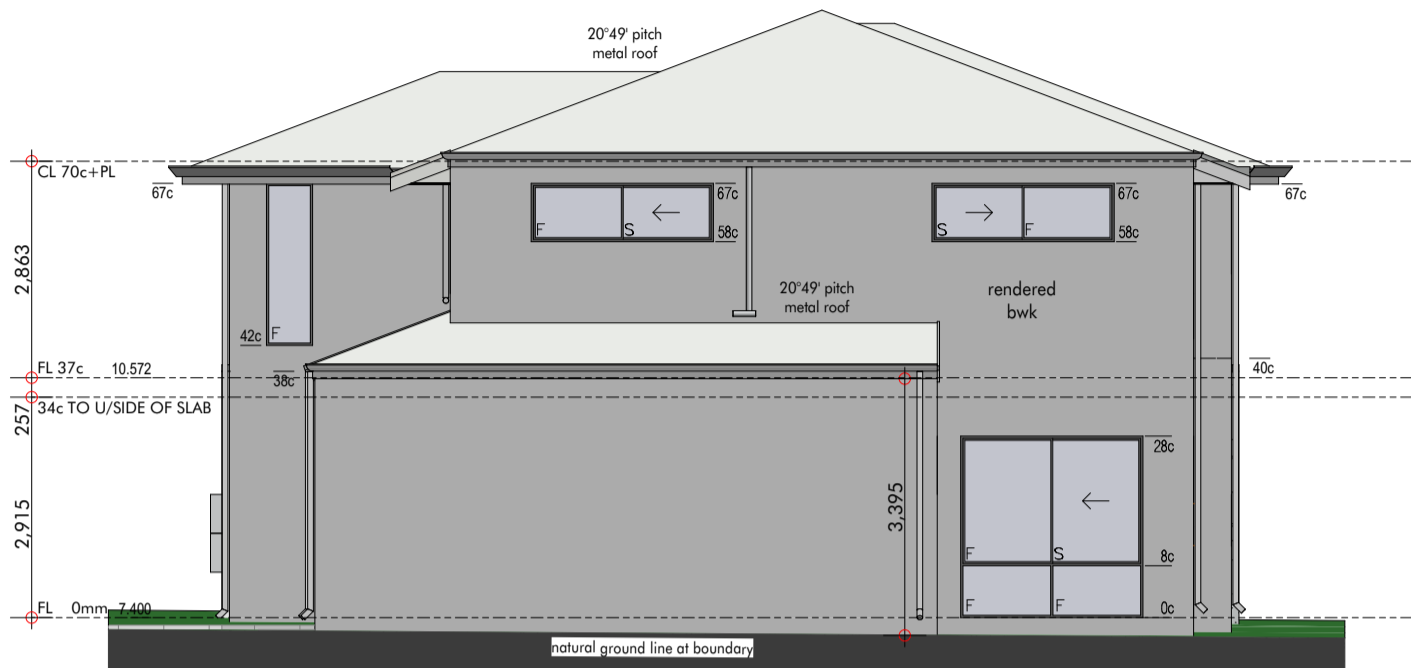
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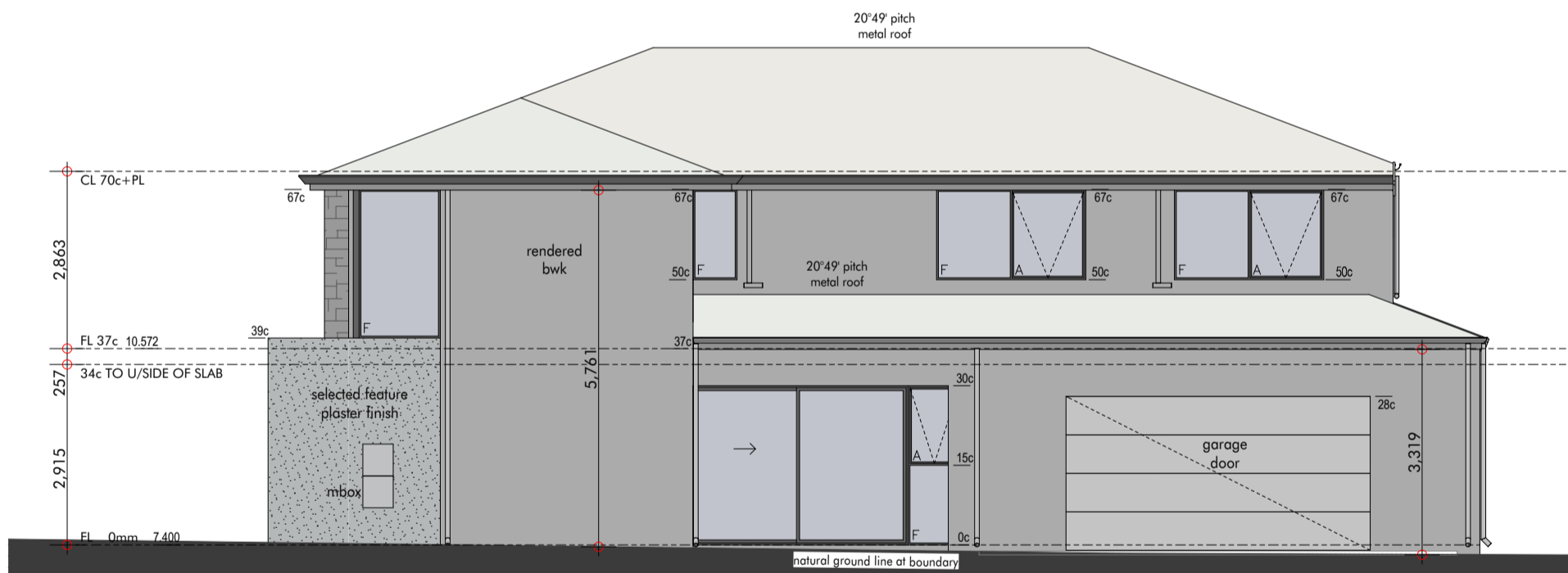
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ELEVATION 3
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ELEVATION 4
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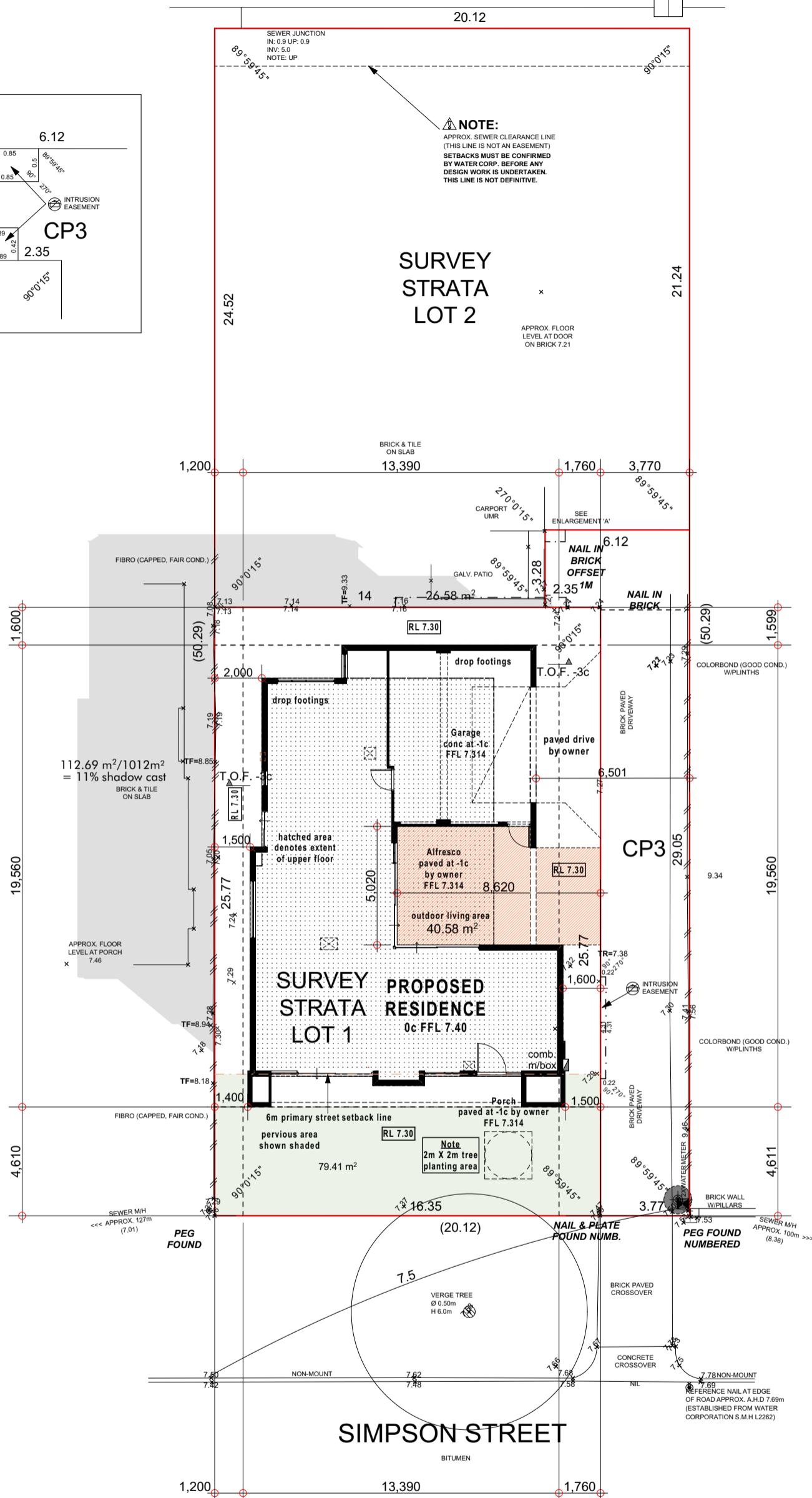
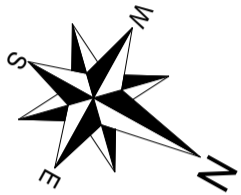
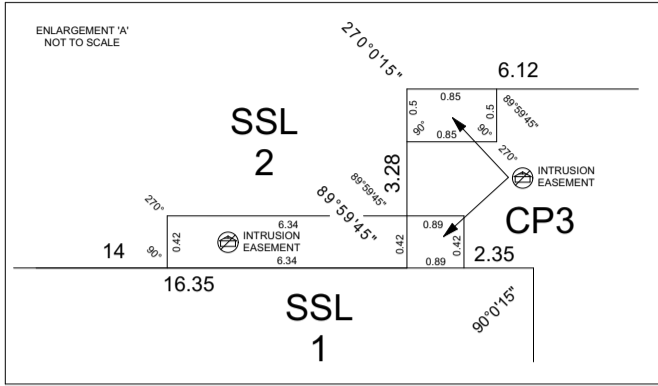


WEBB & BROWN-NEAVES

⊕	POWER DOME
⊖	POWER POLE
⊗	PHONE PITS
⊠	WATER CONN.
⊡	TOP PILLAR/POST
⊢	TOP WALL
⊣	TOP WALL
⊤	TOP RETAINING
⊥	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.

SEWER MH (NOT LOCATED IN FIELD - PLOTTED FROM WATER CORP. PLANS ONLY)



APPLICANTS COPY

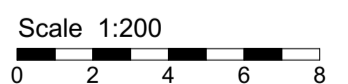
Site Cover/Open Space	
Zoning:	R15
Min total % of site:	50%
Site Area + CP:	479.5m ²
Building Area:	221m ²
Open Space Provided	54%
Landscape Cover to Front Setback	
Zoning:	R15
Pervious Area:	85.87m ²
Impervious Area:	98.03m ²
Setback Area:	79.41m ²
Pervious % Provided	81.00%

PROPOSED T & R Heng RESIDENCE

#1/15 Simpson Street
 APPLECROSS
 DATE: 20/12/2023
 DRAWN: DB
 REP: RF
 JOB No: 17734 PD

CUSTOM
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PROPOSED SITE



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

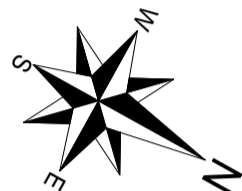
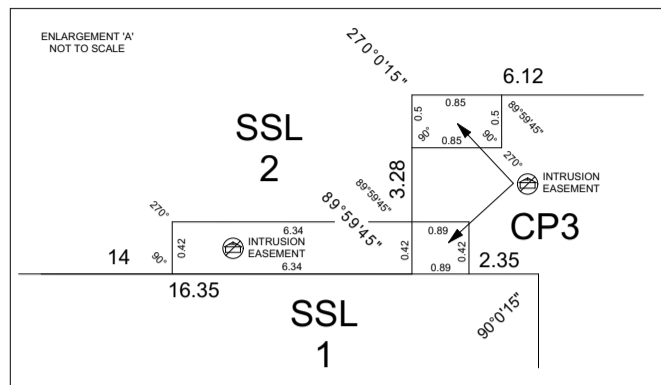
JOB #	560726	GPS	Lat: -32.016705 Long: 115.833915
CLIENT	Tommy Heng	ORDER #	17734
ADDRESS	#15 Simpson Street	LOT	Survey Strata Lot 1 (SP 15900)
SUBURB	Applecross	AREA	421m ² VOL. 1794 FOL.437
LGA	CITY OF MELVILLE	DATE	05 Dec 23
DRAWN	C. Weightman	SSA No	

ROADS	Bitumen	ELEC.	U/Ground
KERBS	Non-Mount	COMMS.	Yes
FOOTPATH	Nil	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Refer to Survey	COASTAL	No (Approximate Only Confirm With Shire)

⊕	POWER DOME
⊖	POWER POLE
⊙	PHONE PITS
⊚	WATER CONN.
⊛	TOP PILLAR/POST
⊜	TOP WALL
⊝	TOP RETAINING
⊞	TOP FENCE



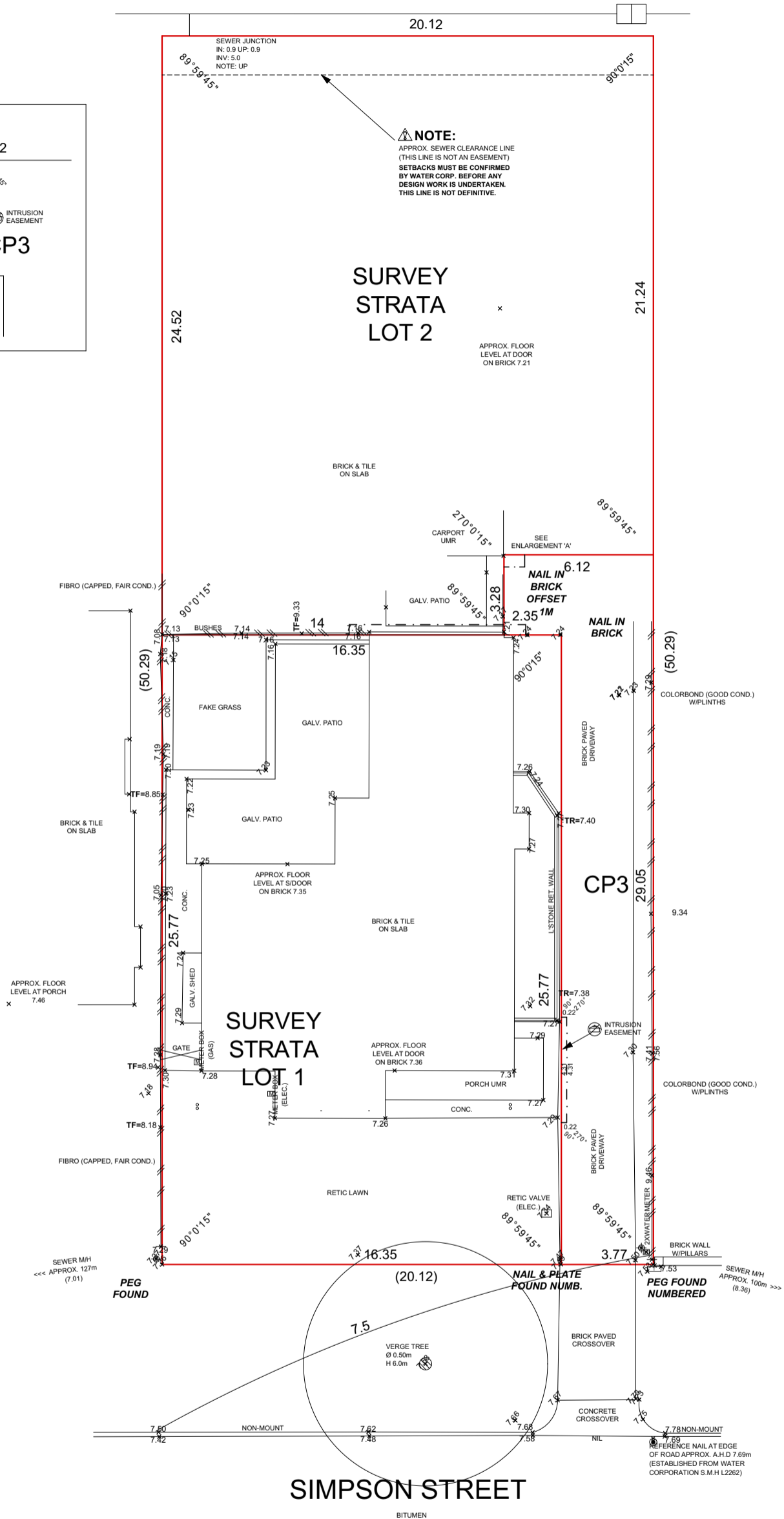
WEBB & BROWN-NEAVES



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.

SEWER MH (NOT LOCATED IN FIELD - PLOTTED FROM WATER CORP. PLANS ONLY)

NOTE:
APPROX. SEWER CLEARANCE LINE (THIS LINE IS NOT AN EASEMENT) SETBACKS MUST BE CONFIRMED BY WATER CORP. BEFORE ANY DESIGN WORK IS UNDERTAKEN. THIS LINE IS NOT DEFINITIVE.



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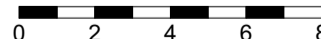
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SIMPSON STREET

EXISTING SITE

SCALE: 1:200

Scale 1:200



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