



City of
Melville

MINUTES

DEVELOPMENT ADVISORY UNIT MEETING

9:00 AM Monday, 16 March 2026

Held in the Melville Civic Centre, 10 Almondbury
Road, Booragoon

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.

UNCONFIRMED



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: 2 APRIL 2026

Contents

1 Attendance and Apologies4

2 Business.....4

3 Outcomes4

4 Items4

5 Outcomes Following Call Up Period.....15

6 Closure15

UNCONFIRMED

1 ATTENDANCE AND APOLOGIES

In Attendance

Members

Ms K Bainbridge	Manager Statutory Planning
Mr T Cappellucci	Principal Statutory Planner
Mr D Hinge	A/Senior Statutory Planner
Mr J Caracciolo	Senior Statutory Planner
Mr L Johnson	Senior Statutory Planner
Ms Simone Meloncelli	Principal Building Surveyor

2 BUSINESS

	Matters for consideration	Notes from meeting
DA-2025-104	51 Ogilvie Road, Mount Pleasant – Grouped Dwelling	

3 OUTCOMES

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

- Nil

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

- Nil

4 ITEMS

UP26/106 Grouped Dwelling at Lot 71 (No. 51) Ogilvie Road, Mount Pleasant

Ward	Applecross - Mount Pleasant Ward
Category	Operational
File Number:	
Responsible Officer:	Manager Development Approvals
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Application Number:	DA-2025-104
Applicant:	Lta Architects

Owner:	Anna Pina Perich and Len Brian Perich
Proposal:	Grouped Dwelling
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

- This development application seeks to construct a grouped dwelling at Lot 71 (No. 51) Ogilvie Road, Mount Pleasant (the subject site).
- The subject site currently contains two grouped dwellings in the form of a duplex on No.51 and No. 51A Ogilvie Road, Mount Pleasant, with a shared common 'party' wall.
- To facilitate the proposed development, the portion of the duplex on No. 51 Ogilvie Road is to be demolished and the common party wall is to be made good and remain structurally sound. Under Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (P&D Regs), the demolition of a grouped dwelling is not exempt from requiring development approval where it shares a common wall with another building. In this case, the owner of No. 51A Ogilvie Road has provided consent for the demolition of the existing grouped dwelling on 51 Ogilvie Road and the associated maintenance and repair works (Attachment 2) which are exempt from requiring development approval under the P&D Regs.
- The proposed plans initially lodged with the subject application indicated that a wall was going to be constructed across the adjoining strata boundary with No.51A Ogilvie Road, Mount Pleasant. However, amended plans were provided on 26 May 2025 showing the proposed development fully contained within the subject site's (area of exclusive use) boundaries.
- 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.
- The proposed development requires a performance assessment in relation to the northern side lot boundary setbacks, open space, street walls and fences and solar access for adjoining sites.
- The application was advertised in accordance with the Local Planning Policy 1.1 '*Planning Processes and Decision Making*' (LPP1.1) from 23 April 2025 to 9 May 2025 (extended to 21 May 2025 for the owners of No. 51A Ogilvie Road to provide comment).
- No. 53 Ogilvie Road objected to the proposal in relation to overshadowing. This has triggered the need for the application to be referred through the Development Advisory Unit (DAU) process prior to being determined.
- No. 51A Ogilvie Road objected to the initial proposal but later withdrew their objection upon receipt of amended plans.
- Various other properties/persons not adjoining the subject site and who were not sent advertising letters also submitted on the application.
- A further information request (FIR) was sent to the applicant on 05 June 2025 for them to consider the submissions received and address outstanding issues. Extensive correspondence occurred following this FIR with final amended plans being provided on 20 February 2026.

- With the revised plans provided, there is only one outstanding objection in relation to overshadowing. Notwithstanding, it is considered that the proposed development is acceptable when assessed against the relevant design principles of the R-Codes.
- Accordingly, this application was discussed in accordance with LPP 1.1 at the DAU meeting held on 16 March 2026. At this meeting, the demolition of the existing grouped dwelling and works required to make good the common party wall were discussed which included input from the City's Building Services. It was concluded that the consent provided from No. 51A Ogilvie Road adequately covered the development approval requirements under Clause 61 of the P&D Regs for the demolition of a grouped dwelling with a shared common wall, noting that the make good works can be considered maintenance and repair works which are exempt from requiring development approval.
- The City recommends that approval be granted subject to conditions.

OFFICER RECOMMENDATION

That the Development Advisory Unit recommends approval of the development subject to the following conditions:

Conditions:

- 1. This Development Approval requires the development to be undertaken in accordance with the (submitted application, enclosed plans (referenced Site Plan, Ground Floor Plan and Elevations) stamped as approved. 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 from the development hereby approved to be retained on site in accordance with the City's Stormwater guidelines.**
- 3. The portions of the street walls and fencing above 1.2m in height above natural ground level marked in red on the approved plans are required to comply with the definition of 'Visually Permeable' found in Residential Design Codes Volume 1, to the satisfaction of the City.**
- 4. The vehicle access sightlines and any development within the sightline areas are to be provided and designed to meet the following requirements, to the satisfaction of the City:**
 - One pier to a maximum width of 0.35m and 2m height measured from the verge height may be located within the truncation area; and**
 - All other walls, fences and structures are to be truncated within 1.5m of where the driveway meets the public street boundary or reduced to no higher than 0.75m measured from the verge height and fencing above shall be 80% visually permeable.**
- 5. Prior to the initial occupation of the development, the on-site tree/s (as marked in red on the approved plans) and associated supporting deep soil area are to be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.**
- 6. Prior to the initial occupation of the development, the boundary wall is to 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.**

7. Prior to the occupation of the development, the subject site is to be served by an approved vehicle crossover constructed to the City's specifications and satisfaction.
8. The privacy screening or obscure glazing shown on the approved plans to the upper floor bed 2 and 3 on the western elevation and upper floor balcony on the northern 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 *Residential Design Codes Volume 1*. The privacy screening/obscure glazing to be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.

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 appropriateness of this discretion 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	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.

BACKGROUND

In February 2025, a development application was lodged for a grouped dwelling at Lot 71 (No. 51) Ogilvie Road, Mount Pleasant. Under the provisions of LPS6, the subject site is zoned 'Residential' with a density coding of R20. In considering the merits of the application, the development has been assessed in accordance with LPS6, the R-Codes, and the City's relevant Local Planning Policies.

The proposal sought performance assessment in relation to the northern lot boundary setbacks, open space, street walls and fences and solar access for adjoining sites requirement. Advertising to the northern and southern adjacent properties was undertaken in accordance with LPP1.1. This resulted in eleven (11) submissions objecting and/or raising concerns in relation to the proposed development as follows:

- Nos. 51A & 53 Ogilvie Road objected to the initial proposal; and
- Nine (9) other properties/persons not adjoining the subject site and who were not sent advertising letters also submitted on the application objecting and/or raising concerns with the proposal.

Consequently, the City worked with the applicant to reduce the impacts of the proposal. This was achieved through:

- Amended plans showing the proposed development fully contained within the subject site's boundaries;
- Amendments to the northern boundary wall to meet the deemed-to-comply criteria in the R-Codes; and
- Amendments to the lot boundary setbacks along the southern boundary to meet the deemed-to-comply criteria in the R-Codes; and

- Amended plans reducing overshadowing from 42.2% to 40.3% by lowering the height of the alfresco boundary wall from 3m to 2.4m, thus reducing impacts on their north facing patio and meals major opening.

The revised plans were readvertised to representatives of the owners of No. 53 Ogilvie Road, Mount Pleasant in relation to the revised overshadowing proposed. The initial objection and concerns were not specifically withdrawn. This has triggered the need for the application to be referred through the DAU process prior to being determined.

The amended plans were also readvertised in relation to the revised northern side lot boundary setbacks proposed representatives of the owners of No.51A Ogilvie Road, Mount Pleasant. No objection was provided in relation to the revised lot boundary setbacks. It is noted that the occupier of No.51A Ogilvie Road did not submit on the initial proposal with the revised plans reducing the amenity impacts and therefore not requiring re-advertising to the occupier.

The submissions received from the other properties/persons in the area were in response to the initial proposal. However, the amended plans provided by the applicant addressed these initial concerns and/or the initial concerns from these submitters did not raise planning matters relevant to the assessment of the amended plans.

Following receipt of the revised plans, revised assessment and re-advertising, the application has progressed through the DAU process due to an outstanding objection on the proposed overshadowing.

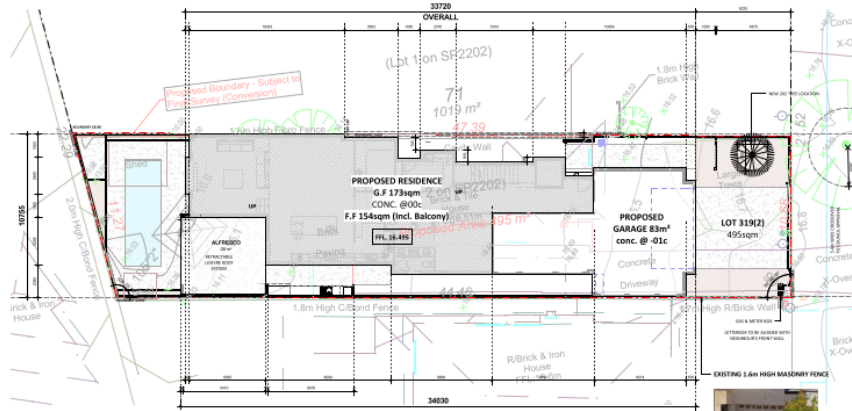


Figure 1. Proposed Site Plan with North being top of image (Source: Application)



Figure 2. Aerial Photograph of Subject Site marked in red with No.51 Ogilvie Road being the southernmost property (Source: Intramaps)

Scheme Provisions

MRS Zoning	Urban
LPS Zoning	Residential
R-Code	R20
Use Type	Residential - Grouped Dwelling
Use Class	'P' Use

Site Details

Lot Area	1020m ²
Retention of Existing Vegetation	N/A
Street Tree(s)	N/A
Street Furniture (drainage pits etc.)	N/A
Existing Development	Grouped dwelling - duplex

CONSIDERATION

The application has been assessed against the provisions of LPS6, the R-Codes and relevant Local Planning 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 RequirementsResidential Design Codes Volume 1 Part B

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 5.1.3 - 'Lot Boundary Setbacks'	<u>North</u> Laundry – 1.5m.	<u>North</u> Laundry – 1m.	Through the assessment against the design principles, the City has deemed this element as being acceptable.
Clause 5.1.4 - 'Open Space'	50% open space.	48.26% open space.	Through the assessment against the design principles, the City has deemed this element as being acceptable.
Clause 5.4.2 - 'Solar access to adjoining sites'	25% or 139.5m ² overshadowing of adjoining properties site area at midday, 21 June.	40.3% or 225m ² overshadowing of adjoining southern properties site area at midday, 21 June.	Requires assessment using Performance Criteria. Refer to discussion below.

City of Melville Local Planning Policy 3.1 '*Residential Development*'

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 3 - 'Fences and Street Walls'.	A solid portion of wall 1.8 m in height and 1.0m wide is permitted to accommodate a metre box and other similar services subject to this being located outside of the sightline's truncation area.	Solid 2m high and 0.9m wide wall accommodating metre box outside sightlines truncation area.	Through the assessment against the applicable design principles of the R-Codes Volume 1 Part B under Clause 5.2.4, the City has deemed this element as being acceptable.

CommentSolar Access

Concerns were raised by the submitter in relation to the proposed overshadowing. As noted above, the proposed development does not meet the deemed-to-comply provisions within the R-Codes and requires a design principles assessment (performance assessment). The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles:	Assessment:
<p>P2.1: <i>Effective solar access for the proposed development and protection of the solar access.</i></p> <p>P2.2: <i>Development designed to protect solar access for neighbouring properties taking account the potential to overshadow existing:</i></p> <ul style="list-style-type: none"> • <i>outdoor living areas;</i> • <i>north facing major openings to habitable rooms, within 15 degrees of north in each direction; or</i> • <i>roof mounted solar collectors.</i> 	<ul style="list-style-type: none"> • The lot boundary setbacks of the dwelling and the location of the outdoor living area will ensure the proposed development is capable of achieving adequate solar access. • When considering the proposed overshadowing, it is important to note that both the subject site and No. 53 Ogilvie Road are narrow lots with east to west orientations. As a result, overshadowing to the south of the subject site is unavoidable as can commonly be seen on similar lots of this nature. The impact of the proposed overshadowing therefore needs to be assessed on its merits in accordance with the applicable design principles. • The proposed development meets the deemed-to-comply building height requirements of LPP1.9 and southern lot boundary setback requirements of the R-Codes. While discretion is required in relation to the open space provided, this is considered minor and consistent with the applicable design principles. The proposed development is therefore not considered to be an overdesign noting that the plans have gone through numerous revisions to better align with the applicable frameworks, with the overshadowing specifically being reduced by the applicant from 42.2% to 40.3% by lowering the height of the alfresco boundary wall from 3m to 2.4m.

- It is noted that No. 53 Ogilvie Road has a north facing patio that will be impacted by the proposed overshadowing as can be seen in Figures 4 and 5 below. However, the outdoor living area for the dwelling is located further to the south. Nonetheless, this northern patio will still be capable of receiving sunlight from the northwest therefore minimising the impacts from the proposed overshadowing which has specifically been reduced in this area by lowering the height of the alfresco boundary wall from 3m to 2.4m. The original southern alfresco will not be impacted by the proposed overshadowing and will also be capable of receiving northwestern solar access.
- The only north facing major opening at No. 53 Ogilvie Road is to the meals room. No. 53 Ogilvie Road's northern patio already restricts solar access to the meals northern major opening with the proposed overshadowing unlikely to result in any significant further impacts in addition to the shading from the patio roof. The meals room also has a large west facing sliding door that will still be capable of receiving sunlight to the meals room.
- No. 53 Ogilvie Road does not have any roof mounted solar collectors that will be impacted by the proposed overshadowing as can be seen in the Figure 4.

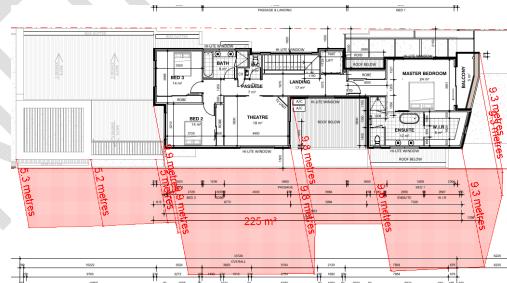


Figure 3. Overshadowing measurement from subject site onto southern property

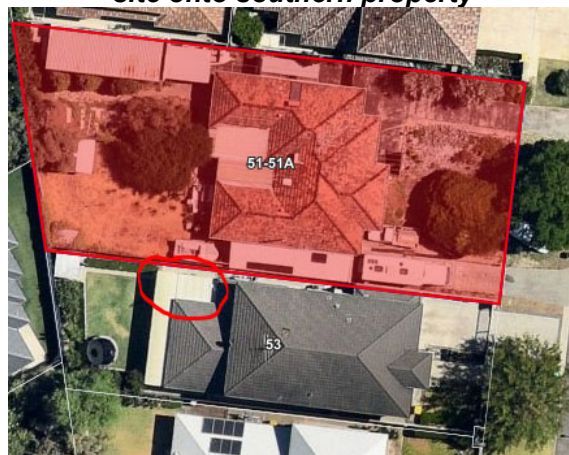




Figure 4. Aerial photograph showing No. 53 Ogilvie Road to the south of subject site with northern patio circled in red

	 <p>Figure 5. Overshadowing comparison to No. 53 Ogilvie Road to the south of subject site with northern patio circled in red</p>  <p>Figure 6. No. 53 Ogilvie Road outdoor living Area and meals (Source: realestate.com.au)</p>
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ENGAGEMENT

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision Making Clause 3.4 (c)
Support/Object	Object

UNCOMPLETED

A summary of the content of the objection received and a response is provided in the table below noting the second objection was withdrawn:

Submission Number	Summary of Submission	Support / Objection	Officer's Comment	Action (Condition / Uphold / Not Uphold)
1.	Concerns with overshadowing exceeding deemed-to-comply criteria with the proposed upper floor restricting northern sunlight, especially in winter to their ground floor rooms.	Objection	<p>The proposal is considered to meet the design principles under Clause 5.4.2 'Solar access to adjoining sites' of the R-Codes as outlined above in Comments section of this report.</p> <p>The proposed development meets the deemed-to-comply building height and southern lot boundary setback requirements.</p> <p>The proposed overshadowing was reduced from 42.2% to 40.3% by lowering the height of the alfresco boundary wall from 3m to 2.4m.</p>	Not uphold
3-11.	Multitude of planning and non-planning related concerns raised in relation to initial proposal from properties that were not sent advertising letters.	Objection	<p>These submissions were provided from properties/persons that do not adjoin the subject site.</p> <p>Amended plans were provided by the applicant that largely addressed the initial concerns raised from these submitters, while other concerns were deemed to not be planning matters relevant to the assessment of the amended plans.</p>	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 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.

If this application is not called up, this application will be determined in accordance with the officer recommendation under delegation.

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.

OFFICER RECOMMENDATION

That the Development Advisory Unit recommends approval of the development subject to the following conditions:

Conditions:

1. **This Development Approval requires the development to be undertaken in accordance with the (submitted application, enclosed plans (referenced Site Plan, Ground Floor Plan and Elevations) stamped as approved. 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 from the development hereby approved to be retained on site in accordance with the City's Stormwater guidelines.**
3. **The portions of the street walls and fencing above 1.2m in height above natural ground level marked in red on the approved plans are required to comply with the definition of 'Visually Permeable' found in Residential Design Codes Volume 1, to the satisfaction of the City.**
4. **The vehicle access sightlines and any development within the sightline areas are to be provided and designed to meet the following requirements, to the satisfaction of the City:**
 - **One pier to a maximum width of 0.35m and 2m height measured from the verge height may be located within the truncation area; and**
 - **All other walls, fences and structures are to be truncated within 1.5m of where the driveway meets the public street boundary or reduced to no higher than 0.75m measured from the verge height and fencing above shall be 80% visually permeable.**
5. **Prior to the initial occupation of the development, the on-site tree/s (as marked in red on the approved plans) and associated supporting deep soil area are to be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.**

6. Prior to the initial occupation of the development, the boundary wall is to 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.
7. Prior to the occupation of the development, the subject site is to be served by an approved vehicle crossover constructed to the City's specifications and satisfaction.
8. The privacy screening or obscure glazing shown on the approved plans to the upper floor bed 2 and 3 on the western elevation and upper floor balcony on the northern 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 *Residential Design Codes Volume 1*. The privacy screening/obscure glazing to be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.

5 OUTCOMES FOLLOWING CALL UP PERIOD

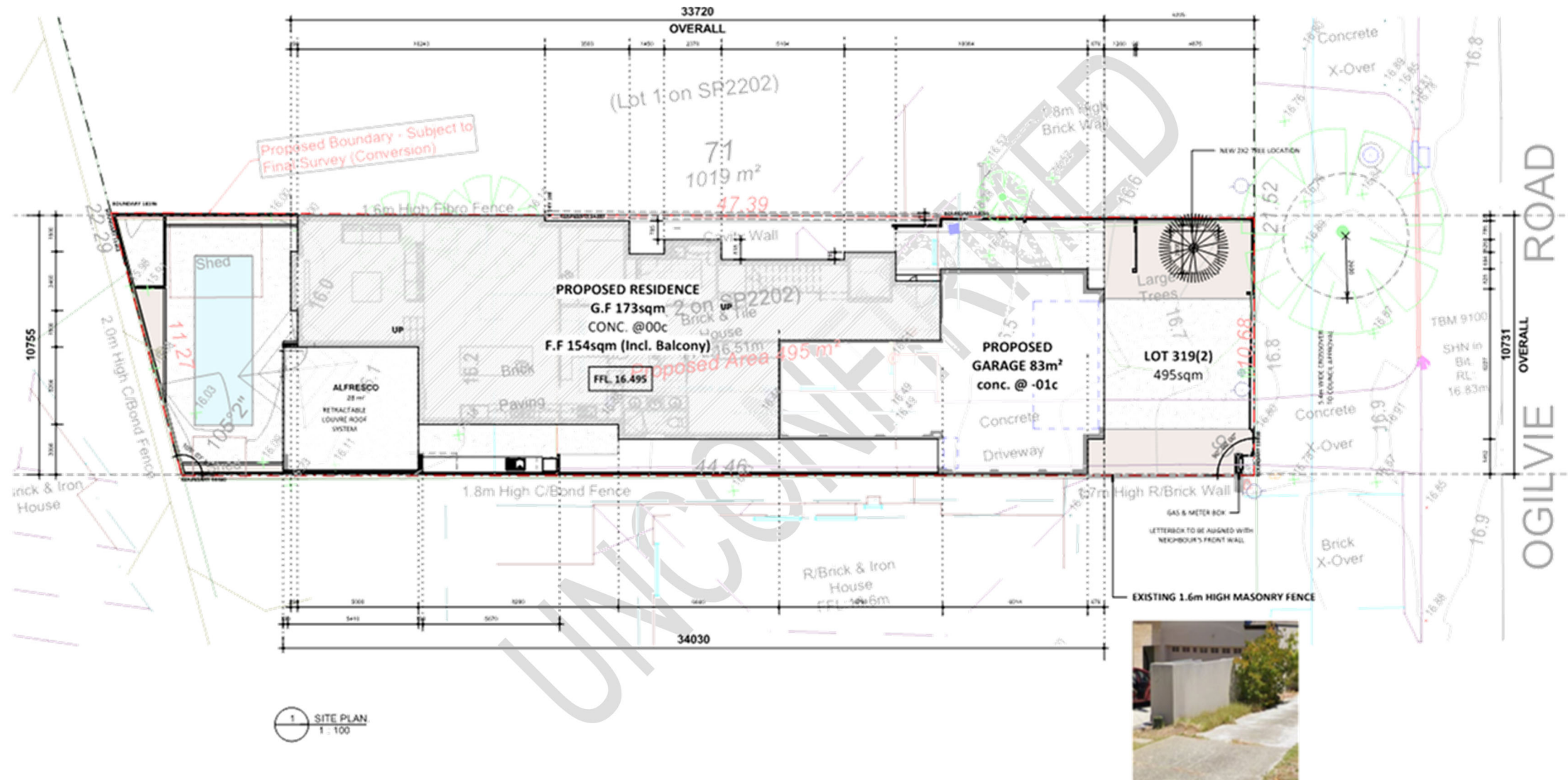
Following the call up period – there were no requests to call up items:

- Nil

by Elected Members and therefore the application will be determined under delegation in accordance with the officer recommendation from the DAU meeting dated 16 March 2026.

6 CLOSURE

There being no further business, the meeting was closed at 10.00am.



GENERAL NOTES:
 1. COLORBOND ROOF @ 20' PITCH
 2. NON-COASTAL ZONE
 3. WIND CLASSIFICATION (AS PER ENGINEER'S CERTIFICATION OF INSPECTION)
 4. 2.2' HIGH CEILING THROUGHOUT - UNLESS NOTED OTHERWISE
 5. REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL STRUCTURAL DESIGN
 6. BRICK RED BARK TO WHOLE HOUSE EXTERNALLY - AS INDICATED ON ELEVATIONS
 7. TERRACE BARRIER TO ATTACHED PERS
 8. OWNER TO SUPPLY & INSTALL SOLAR PHOTOVOLTAIC POWER SYSTEM AFTER HANDOVER, PRIOR TO OCCUPATION
 9. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS ALL RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE
 10. REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT/VENT REQUIREMENTS
 11. CORNER PLASTER BEADS TO 45°/90° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
 12. REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ADDENDUM)
 13. LIFT OFF DOOR HINGES TO ALL ROOMS CONTAINING A WE
 14. REFER TO ADDENDUM FOR BENCHTOP MATERIALS/PANISH
 15. CABINET MAKER TO CONFIRM VENTING

CONCRETE/PLUMBER NOTE:
 1. CRACK SEAL TO WEAT AREALS BY 25MM

FIXING CARPENTER NOTE:
 1. CARPENTRY AS PER BELOW UNLESS NOTED OTHERWISE (REFER TO ADDENDUM)
 2. 4500 SHELL & BARK AT 1000MM TO ANY ROOM OR WAREHOUSE
 3. 4500 SHELVES @ 900MM TO ANY WAREHOUSE BOTTOM SHELF @ 900MM TO GROUND

BRICK NOTES:
 1. FACE BRICK TO INSIDE OF GARAGE TO 2ND FLOOR WITH CONCAVE JOINT OR REMOVED TO CLIENT'S SELECTION
 2. OVERLAP TO BARK ONLY PLASTER MARGIN NOT ALLOWED FOR
 3. HOLDING DOWN RODS TO BRICK PILES WITH BEAM ABOVE
 4. HOLDING DOWN STRAPS TO PERS WITHOUT BEAM ABOVE
 5. HOLDING DOWN STRAPS TO PERMITTER OF HOUSE
 6. PLASTERING REQUIRED TO BRICK ABOVE
 7. WINDOWS/SUNSHINE SCREENS WHERE NO EXISTING HOME THRU BRICKWORK ABOVE WINDOWS/SUNSHINE DOORS WITH AN EAVE
 8. 2ND FLOOR BRICKWORK MAY BE USED ON SINGLE FACE BRICK WALLS WHERE REQUIRED

PLUMBING NOTES:
 1. NO HUR UPPIES TO FRONT ELEVATION ROOF
 2. DOWNPIPES TO ROOF SHALL BE AT CENTRE TO ROOF
 3. PLUMBERS DISCRETION
 4. 45mm TO ADDRESS HOSE MAKE BACKS OF ALL FITTINGS/SHUTTERS
 5. COLD PLUMBING ONLY TO CASH/SHOWER ACCESS
 6. EXTRA GUTTER OVER BRIDGE PROVISIONS MAY BE REQUIRED IN ACCORDANCE WITH NICE INSTALLED AT THE PLUMBERS DISCRETION

ROOF NOTES:
 1. ROOF TO BE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEER'S T&S
 2. ROOF COVER INSTALLED TO MANUFACTURERS SPECIFICATIONS
 3. TRIPLE GIP CONNECTORS TO RAFTER ATCHING BEAMS CONNECTIONS
 4. COLLAR TIES TO UNDERSIDE OF ROOF BEAM
 5. ALL ROOF/FACING TIMBER TO BE TREATED
 6. BOX OUT CEILING JOISTS OVER HOTPLATE
 7. BOX OUT CEILING JOISTS OVER GARAGE CONDUITS

CEILING FINISH NOTE:
 1. 10mm THICK PLASTERBOARD CEILING THROUGHOUT
 2. HEARS INTERNALLY / P50 UNACCOUMED TO CORNICE

TERRACE BARRIER NOTES:
 1. TERRACE RISE MANAGEMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2023 PART 3.3.4 & PART 7.3.3 USING THE TERRACE RISE MANAGEMENT SYSTEM
 2. CLIENT NOTE: REPAIRS / REINSTATEMENT TO DAMAGED KERBS AND / OR FOOTPATHS WHERE NECESSARY IS THE RESPONSIBILITY OF THE OWNER

CLIENT NOTES:
 1. BE AWARE OF UNDERGROUND SERVICE RUNNING WHEN DIGGING
 2. STORMWATER DISPOSAL SHALL BE IN ACCORDANCE WITH THE COUNCIL'S APPROVED PLANS & CONDITIONS OF APPROVAL AND ANY SPECIFIED STRUCTURAL ENGINEER'S REQUIREMENTS (REFER TO ADDENDUM)
 3. REACTIVE AND RE-INSTATEMENT OF FENCING AS NECESSARY BY LAND OWNERS TO BOUNDARY SCHEMES IN ACCORDANCE WITH THE BUILDING ACT (2011) OWNER TO WAIVE & GAIN PERMISSION FROM ADJOINING LAND OWNERS ACCORDINGLY AND GIVE 24 HOURS NOTICE PRIOR TO THE REMOVAL / RE-INSTATEMENT OF FENCING

NOTES:
 1. IF APPLICABLE PLASTIC GRATES TO THE BASE OF THE DOWNPIPES WITH STORMWATER PIPING TO RUN CLEAR OF ANY PAVED / CONCRETE AREAS
 2. SOME BUILDING MATERIALS WILL BE PLACED IN THE VERGE RESERVE DURING THE COURSE OF CONSTRUCTION

DRAINAGE:
 1. PROVIDE 50L PIT TO EACH DOWNPIPE INSTEAD TO SOAKWELL OVERFLOWS AND FINAL LAYOUT/TIPPE GRADINGS TO CIVIL ENGINEER'S DESIGN
 2. LOT - 455 m² / ROOF - 260 m² / PAVING - 130 m²
 3. TOTAL AREA - 845 m² + 0.025 = 847 m²
 4. PROVIDE 2 x @ 2500 x 1.5 m DEEP SOAKWELLS
 5. TOTAL CAPACITY = 5.30 m³

LOT 1 DEVELOPMENT SUMMARY	
SITE ZONING	R20
TOTAL AREA OF SITE	455m ²
BUILDING FOOTPRINT	173 + 84 + 257m ²
SITE COVERAGE	256/455 = 56.2%
ALLOWABLE COVERAGE	50%

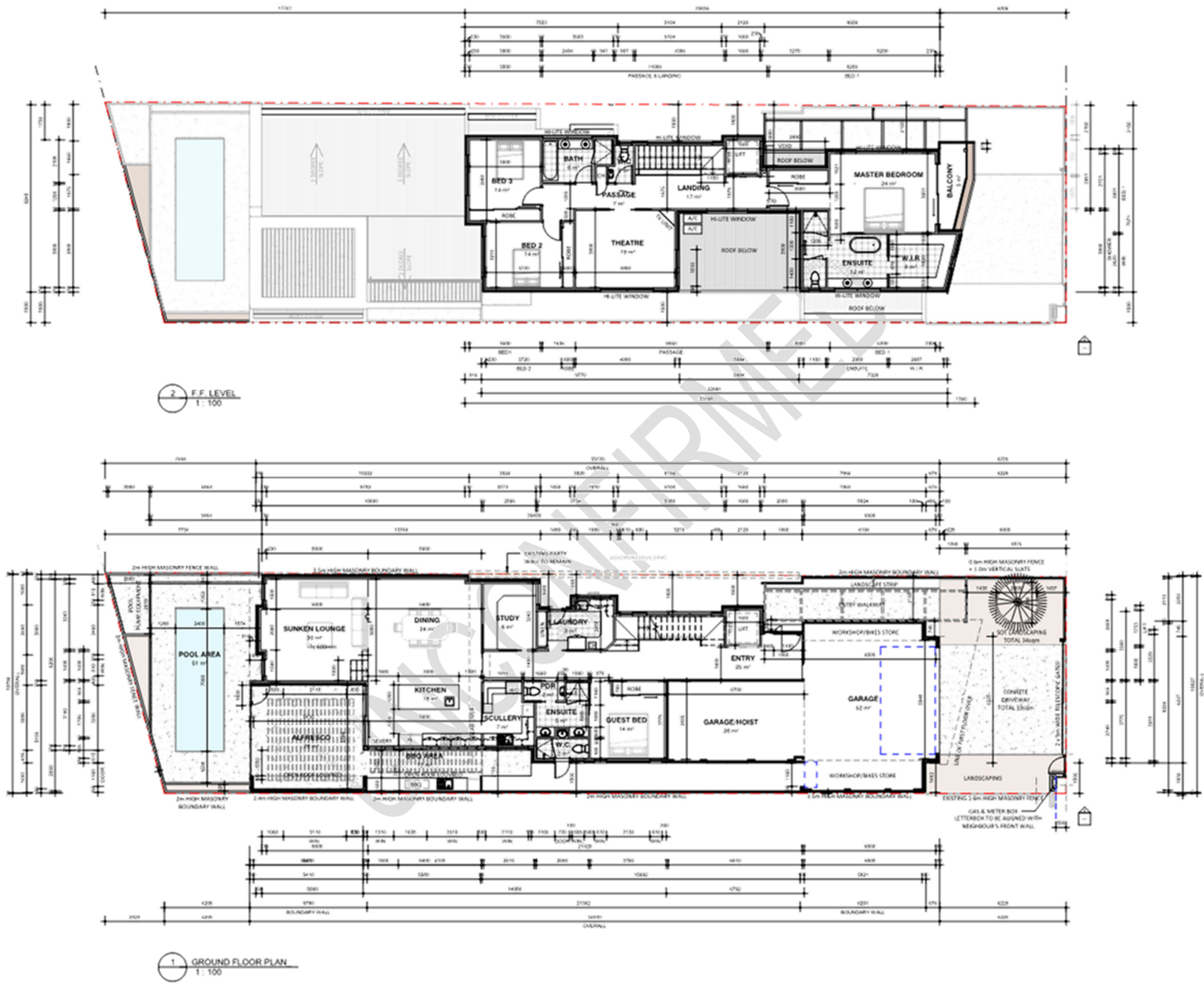


1 SITE PLAN 1:100

LTA ARCHITECTS
 REG. NO. 2887
 Phone: 0437948520
 Email: info@ltaarchitects.com.au
 Web: www.ltaarchitects.com.au

REV	DESCRIPTION	DWN	CHK	DATE
N	RE-ISSUED FOR DA	LTA	CLIENT	12/01/26
O	RE-ISSUED FOR DA	LTA	CLIENT	17/02/26

PROPOSED DOUBLE STOREY RESIDENCE
FOR: LEN AND ANNA PERICH
 Lot 71 (51) Ogilvie Road, Mount Pleasant

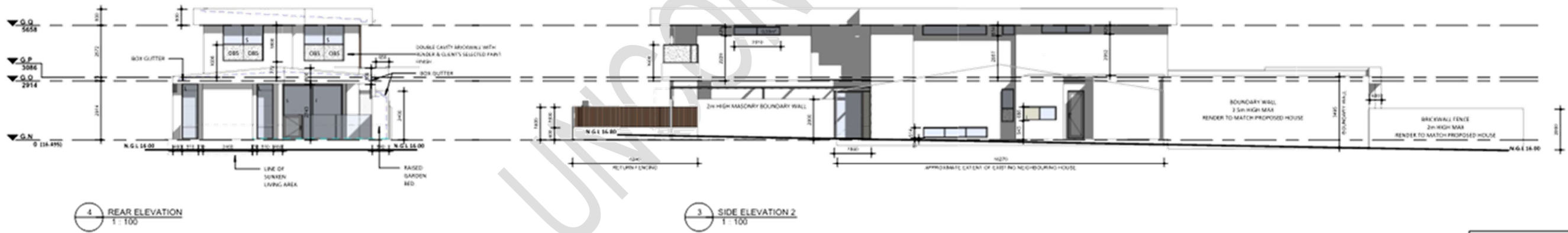
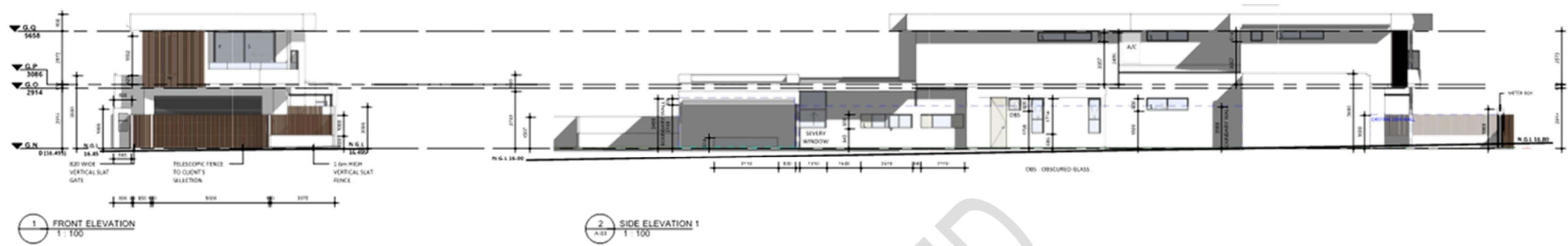


GENERAL NOTES:
 - CONSULTING ROOM # 21 AT 100
 - NON-STRUCTURAL JOBS
 - NO WORK CLASSIFICATION PERMITTED
 - OBTAIN PERMITS FOR ALL WORK
 - ALL WORK TO BE COMPLETED WITHIN 12 MONTHS
 - ALL WORK TO BE COMPLETED WITHIN 12 MONTHS
 - ALL WORK TO BE COMPLETED WITHIN 12 MONTHS
 - ALL WORK TO BE COMPLETED WITHIN 12 MONTHS

REV	DESCRIPTION	DWN	CHK	DATE
N	RE-ISSUED FOR DA	LTA	CLIENT	12/01/26
O	RE-ISSUED FOR DA	LTA	CLIENT	17/02/26

PROPOSED DOUBLE STOREY RESIDENCE
FOR: LEN AND ANNA PERICH
 Lot 71 (51) Ogilvie Road, Mount Pleasant

LTA ARCHITECTS
 Phone: 0433948520
 Email: info@ltaarchitects.com.au
 Website: www.ltaarchitects.com.au



GENERAL NOTES:
 - METAL ROOF @ 3° PITCH
 - NON COASTAL ZONE
 - NO WIND CLASSIFICATION (AS PER ENGINEER'S CERTIFICATION OF INSPECTION)
 - REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL STRUCTURAL DESIGN
 - RENDERED BRICK TO FRONT ELEVATION - AS INDICATED ON ELEVATIONS

BRICKLAYER NOTE:
 - FOR EVEN COURSE HEIGHT WINDOW, USE 2L HIGH FINISHING BRICK
 - FOR ODD COURSE HEIGHT WINDOW, USE 3L HIGH FINISHING BRICK

NOTE:
 - PAINT COLOR SHOWN INDICATIVELY
 - SUBJECT TO CLIENT'S FINAL COLOR SELECTION

LTA ARCHITECTS
 REG. NO. 2887
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 Website: www.ltaarchitects.com.au

REV	DESCRIPTION	DWN	CHK	DATE
N	RE-ISSUED FOR DA	LTA	CLIENT	12/01/26
O	RE-ISSUED FOR DA	LTA	CLIENT	17/02/26

DRAWING: ELEVATIONS PLAN # SKA.04 REV: O
 SCALE AS SHOWN TO @ A3

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