



City of  
**Melville**

## **AGENDA**

### **DEVELOPMENT ADVISORY UNIT MEETING**

#### **NOTICE OF MEETING**

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the Melville Civic Centre, 10 Almondbury Road, Booragoon on Monday, 16 March 2026 commencing at 9:00 AM.

**Kate Bainbridge**  
**Manager Development Approvals**

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

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



## Development Advisory Unit

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

**DISTRIBUTED: Friday, 20 March 2026**

## Contents

1	Attendance and Apologies.....	4
2	Business.....	4
3	Outcomes .....	4
4	Items .....	4
5	Outcomes Following Call Up Period.....	14
6	Closure .....	14

## 1 ATTENDANCE AND APOLOGIES

### In Attendance

<u>Officer</u>	<u>Role</u>
Ms K Bainbridge	Manager Statutory Planning
Mr T Cappellucci	Principal Statutory Planner
Mr D Hinge	Senior Statutory Planner
Ms S Meloncelli	Principal Building Surveyor
Mr J Caracciolo	Senior Statutory Planner
Mr L Johnson	Senior Statutory PlannerKate

### Apologies

- Nil.

## 2 BUSINESS

	Matters for consideration	Notes from meeting
UP26/106	DA-2025-104 – Grouped Dwelling – 51 Ogilvie Road, Mount Pleasant	

## 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

<b>Ward</b>	Applecross - Mount Pleasant Ward
<b>Category</b>	Operational
<b>File Number:</b>	
<b>Responsible Officer:</b>	Manager Development Approvals
<b>Voting Requirements:</b>	Simple Majority

<b>Officer Disclosure of Interest:</b>	Nil
<b>Application Number:</b>	DA-2025-104
<b>Applicant:</b>	Lta Architects
<b>Owner:</b>	Anna Pina Perich and Len Brian Perich
<b>Proposal:</b>	Grouped Dwelling
<b>Attachments:</b>	1. <a href="#">Development Plans</a>

## 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 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

<b>Outcome</b>	3	Sustainable, connected development and transport infrastructure across our City.
<b>Objective</b>	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

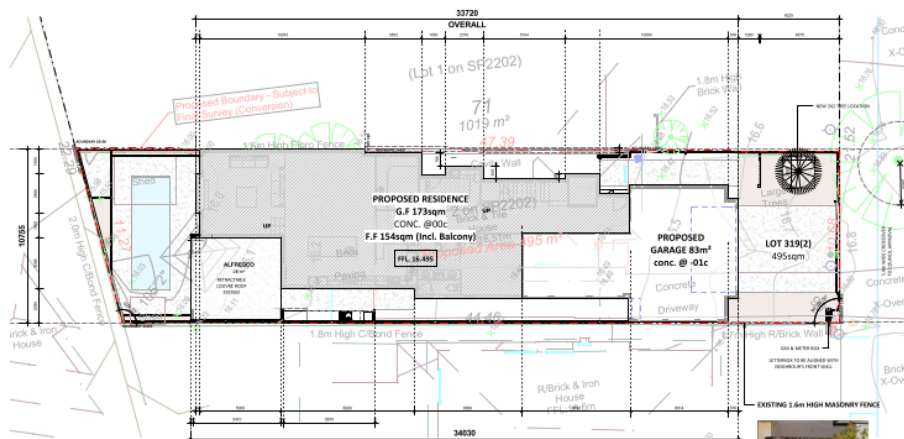
- Amended plans reducing overshadowing from 42.2% to 40.3% by lowering the height of the alfresco boundary wall from 3m to 2.4m, thus reducing impacts on their north facing patio and meals major opening.

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. In addition, 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 which are exempt from requiring development approval under the P&D Regs.

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 <sup>2</sup>
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 Requirements**Residential Design Codes Volume 1 Part B

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>
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 <sup>2</sup> overshadowing of adjoining properties site area at midday, 21 June.	40.3% or 225m <sup>2</sup> 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'

<b>Development Requirement</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>
--------------------------------	-------------------------	-----------------	-----------------

<p>Clause 3 - 'Fences and Street Walls'.</p>	<p>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.</p>	<p>Solid 2m high and 0.9m wide wall accommodating metre box outside sightlines truncation area.</p>	<p>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.</p>
--	---	---	---

**Comment**

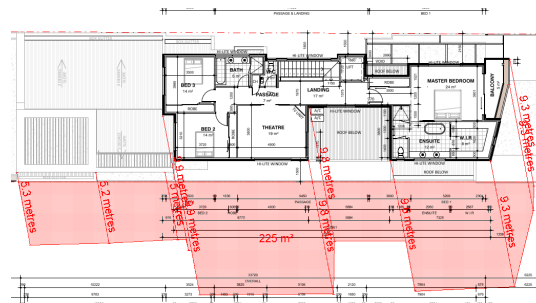
Solar Access

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><b>P2.1:</b> <i>Effective solar access for the proposed development and protection of the solar access.</i></p> <p><b>P2.2:</b> <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"> <li>• <i>outdoor living areas;</i></li> <li>• <i>north facing major openings to habitable rooms, within 15 degrees of north in each direction; or</i></li> <li>• <i>roof mounted solar collectors.</i></li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>

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.

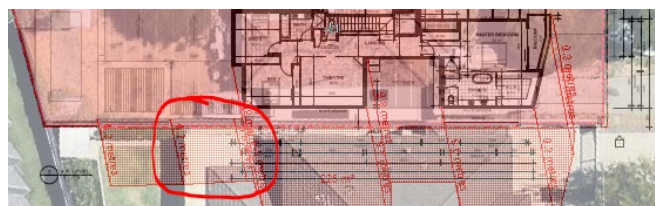
- The only north facing major opening at No. 53 Ogilvie Road is to the meals room. No. 53 Ogilvie Road’s northern patio already restricts solar access to the meals northern major opening with the proposed overshadowing unlikely to result in any significant further impacts in addition to the shading from 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**



**Figure 5. Overshadowing comparison to No. 53 Ogilvie Road to the south of subject site with northern patio circled in red**



**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

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

This proposal has been assessed in accordance with the P&D Regs, LPS6 and relevant local planning policies. The requirements of the P&D Regs and LPP 1.1 necessitated the advertising of this application, and receipt of objections requires, as per DA-20 and LPP 1.1, that this application is required to go through the DAU process prior to determination at either Council or by officers under delegation.

### 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**

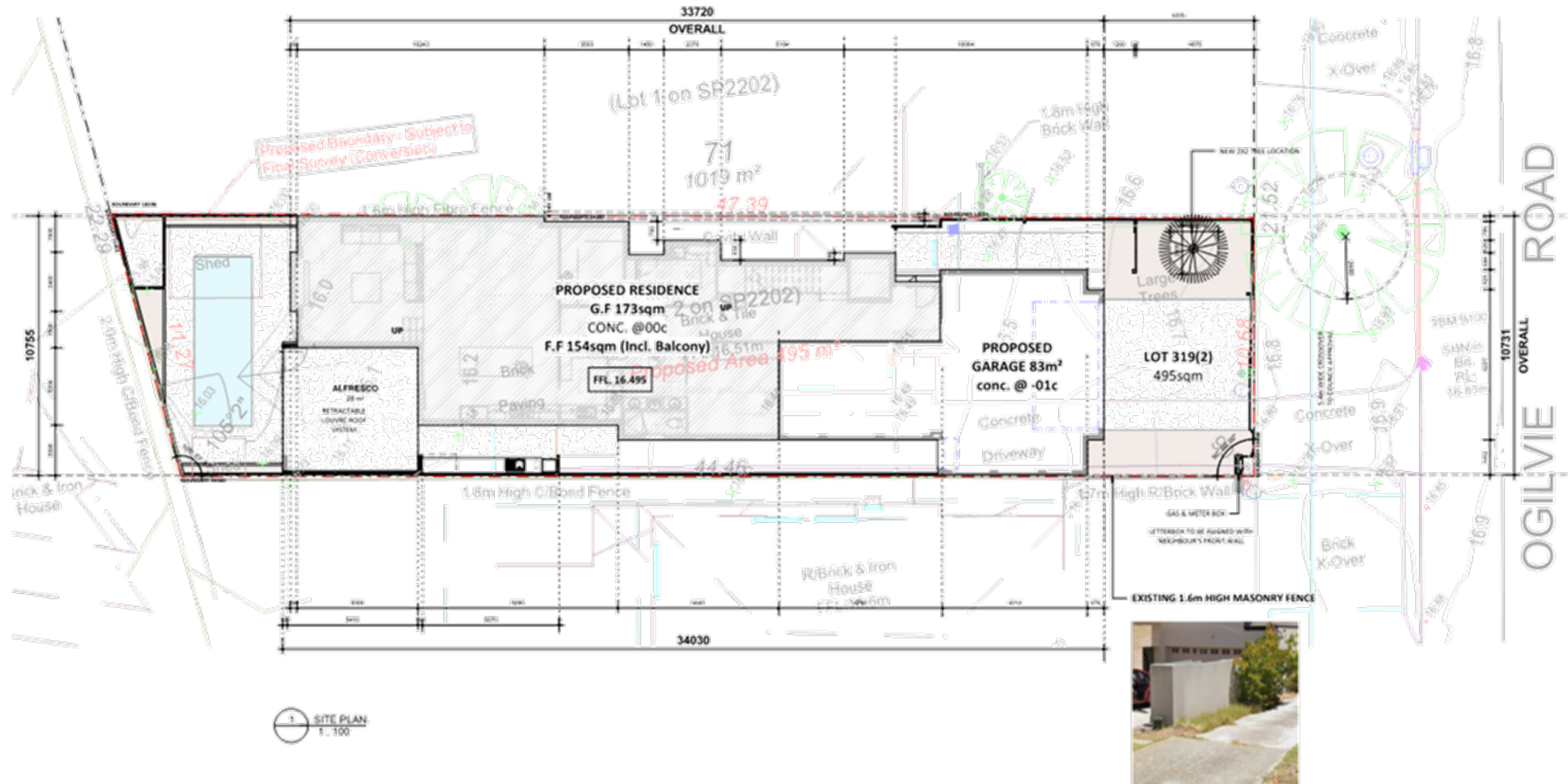
This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

**5 OUTCOMES FOLLOWING CALL UP PERIOD**

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

**6 CLOSURE**

Meeting closed at 9:30AM.



- GENERAL NOTES:**
- COLLECTING ROOF BY 20/10/04
  - NON-COASTAL ZONE
  - NO WIND CLASSIFICATION (AS PER ENGINEER'S CERTIFICATION OF INSPECTION)
  - 3.3.1 HIGH CEILING THROUGHOUT - UNLESS NOTED OTHERWISE
  - REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL STRUCTURAL DESIGN
  - REBAR TO RUN TO WHOLE HOUSE EXTERNALLY AS INDICATED ON ELEVATIONS
  - TERMINATE BARRICA TO ATTACHED PIERS
  - OWNER TO SUPPLY & INSTALL SOLAR PHOTOVOLTAIC POWER SYSTEM AFTER HANDOVER, PRIOR TO OCCUPATION
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS' DETAILS AND RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE
  - REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT/VENT REQUIREMENTS
  - CORNER PLASTER READ TO 45°/90° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
  - REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ADDENDUM)
  - LIFT OFF DOOR HINGES TO ALL ROOMS CONTAINING FIRE
  - REFER TO ADDENDUM FOR BENCHTOP MATERIALS/BARRICA CABINET ARRAYS TO (OVERHANG VENTING)

- CONCRETE/PLUMBER NOTE:**
- CONCRETE SLAB TO SET AHEAD OF JOINTS
- FIXING (CARPENTER) NOTE:**
- CONCRETE ALL OVER BELOW UNLESS NOTED OTHERWISE (REFER TO ADDENDUM)
  - 4000 (SHELL) BARRICA TO 200mm TO ANY ROOM OR WARDROBE
  - AVOID SHELVES/ROCKERS TO ANY WARDROBE, BOTTOM SHELVES/ROCKERS

- BRICK NOTES:**
- FACE BRICK TO INSIDE OF GARAGE TO 400mm FACE WITH 100mm FOR ROOF OR BENCHTOP TO CURB'S ELEVATION
  - CONCRETE TO 100mm ONLY PLASTER BARRICA NOT ALLOWED FOR
  - HOLDING DOWN STRIPS TO BRICK PIERS WITH BEAM ABOVE
  - HOLDING DOWN STRIPS TO PIERS WITHOUT BEAM ABOVE
  - HOLDING DOWN STRIPS TO PERIMETER OF HOUSE
  - PLASTER REQUIRED TO BRICK ABOVE
  - WINDOW/SLEWING DOORS WHERE NO LAYERSHORE TRIMMERS BE FOREVER HOUSE WINDOW/SLEWING DOORS WITH AN EDGE
  - 2nd FACE BRICKWORK MAY BE USED ON SINGLE FACE BRICK WALLS WHERE REQUIRED

- PLUMBING NOTES:**
- NO FUSE JERES TO EXPOSE EXHAUSTION ROOF
  - DOWNPIPES TO ROOF SHALL BE AT CENTRE TO ROOF
  - PLUMBERS DISCRETION
  - REFER TO ADDENDUM FOR MANGROVE/ROOF OR ALL PARTS/DRAIN/TRENCH
  - COLD PLUMBING ONLY TO OVERHEAD ACCESS
  - EXTRA QUALITY OVERHEAD PROVISIONS MAY BE REQUIRED IN ACCORDANCE WITH NCC (NOT ALLOWED AT THE PLUMBERS DISCRETION)

- ROOF NOTES:**
- ROOF TO BE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS
  - ROOF COVER INSTALLED TO MANUFACTURER'S SPECIFICATION
  - TRIPLE GIRD CONNECTORS TO RAFTER ARCHING BEAMS (CONNECTIONS)
  - COLLAR TIES TO UNDERSIDE OF ROOF BEAMS
  - ALL ROOFING/CEILING JOINTS TO BE TREATED
  - BOX OUT CEILING JOINTS OVER OUTPLATE
  - BOX OUT CEILING JOINTS OVER GARAGE CONCRETS

- CEILING FINISH NOTE:**
- 10mm THICK PLASTERBOARD CEILING THROUGHOUT INTERNALLY (NO UNDERCOATING TO CORNERS)

- TERMINATE BARRICA NOTES:**
- TERMINATE BARRICA MANAGEMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019 PART 3.1.1 & PART 7.1.1 USING ONE FINISHED TERMINATE MANAGEMENT SYSTEM
  - CLIENT NOTE: REPAIRS / REINSTATEMENT TO DAMAGED BARRICA AND / OR FOOTPATHS WHERE NECESSARY IS THE RESPONSIBILITY OF THE OWNER

- CLIENT NOTES:**
- BE AWARE OF UNDERGROUND SERVICE RUNNING WHEN DIGGING
  - 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)
  - REMOVAL AND RE-INSTALLATION OF FENCING AS REQUESTED BY LAND OWNERS TO BUILDING SCHEDULES IN ACCORDANCE WITH THE BUILDING ACT (USE BY OWNER TO GAIN & GAIN)
  - PERMISSION FROM ADJOINING LAND OWNERS ACCORDINGLY AND GIVE 24 HOURS NOTICE PRIOR TO THE REMOVAL / RE-INSTALLATION OF FENCING

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

- DRAINAGE:**
- PROVIDE 50mm x 100mm DOWNPIPES PRIOR TO SOAKWELL OVERLAYS AND FINAL LAYOUT/TYPE GRADES TO CIVIL ENGINEER'S DESIGN
  - LOT 1: 100mm x 100mm x 200mm x 100mm x 100mm TOTAL AREA: 3000mm x 300mm = 900m<sup>2</sup>
  - PROVIDE 2 x 100mm x 100mm x 200mm x 100mm x 100mm TOTAL CAPACITY: 1.20m<sup>3</sup>

LOT 1 DEVELOPMENT SUMMARY	
SITE ZONING	R20
TOTAL AREA OF SITE	4950m <sup>2</sup>
BUILDING FOOTPRINT	173 + 83 + 257m <sup>2</sup>
SITE COVERAGE	254/495 = 51.3%
ALLOWABLE COVERAGE	50%

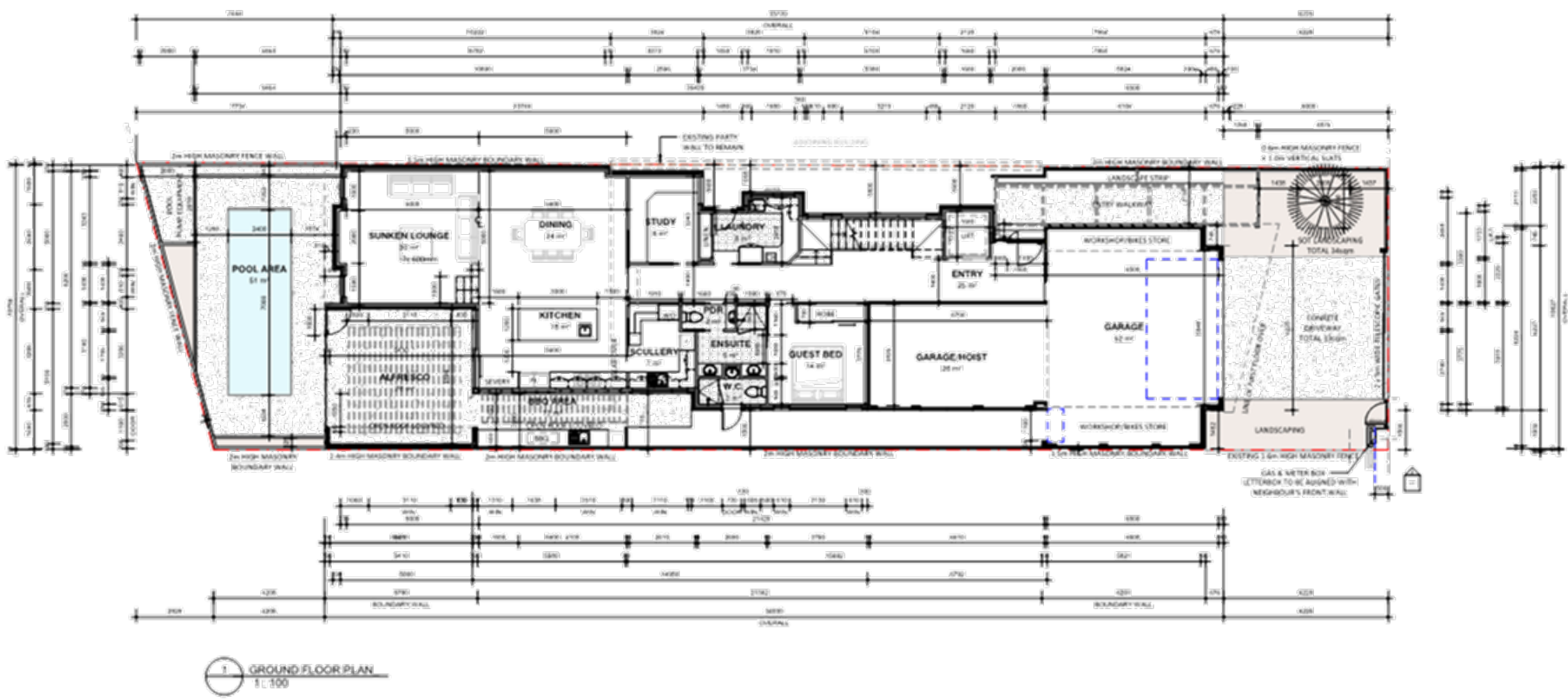
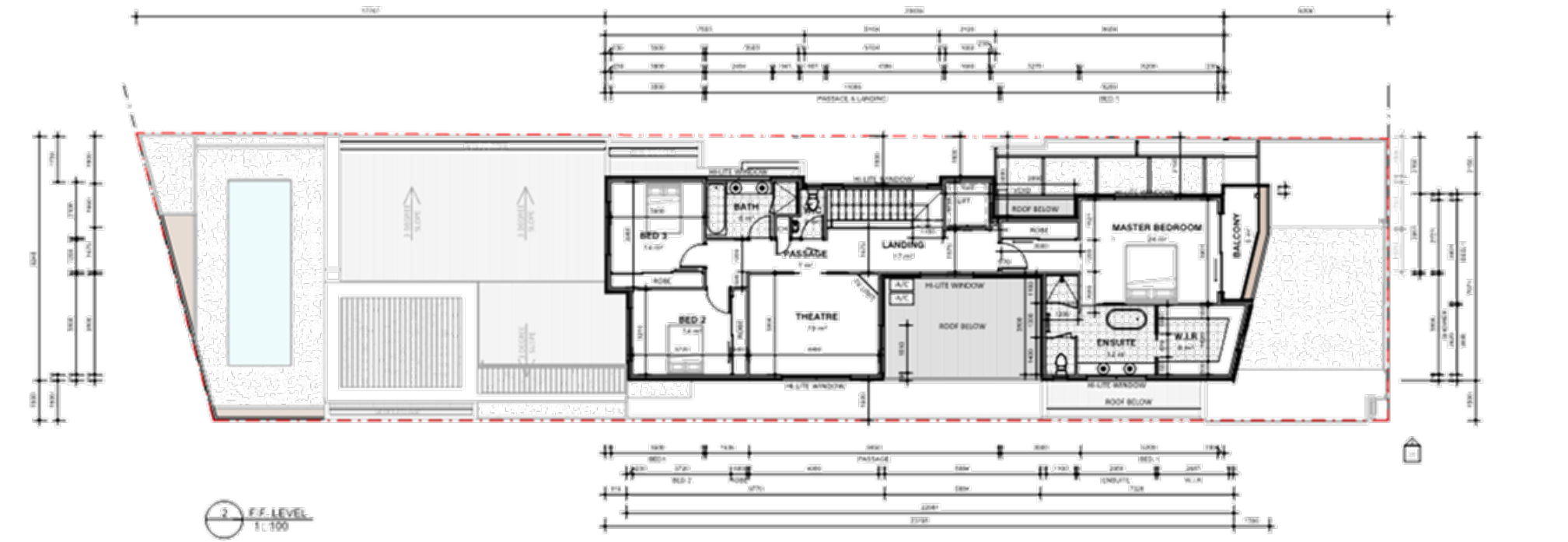
REV	DESCRIPTION	OWN	CHK	DATE
N	ISSUED FOR DA	LTA	CLIENT	12/01/26
O	ISSUED FOR DA	LTA	CLIENT	17/02/26

DRAWING: SITE PLAN PLAN # SK A.02 REV: O

SCALE AS SHOWN TO BE AS

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

**LTA ARCHITECTS**  
 REG NO: 3867  
 Phone: 0417948520  
 Email: info@ltaarchitects.com.au  
 Web: www.ltaarchitects.com.au



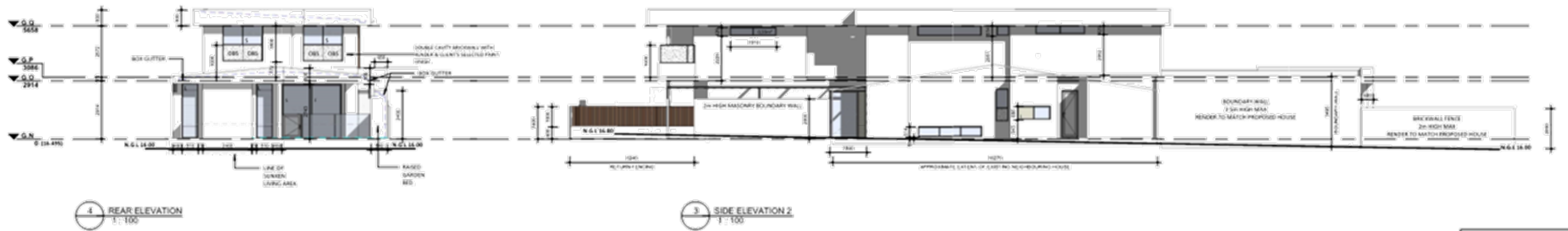
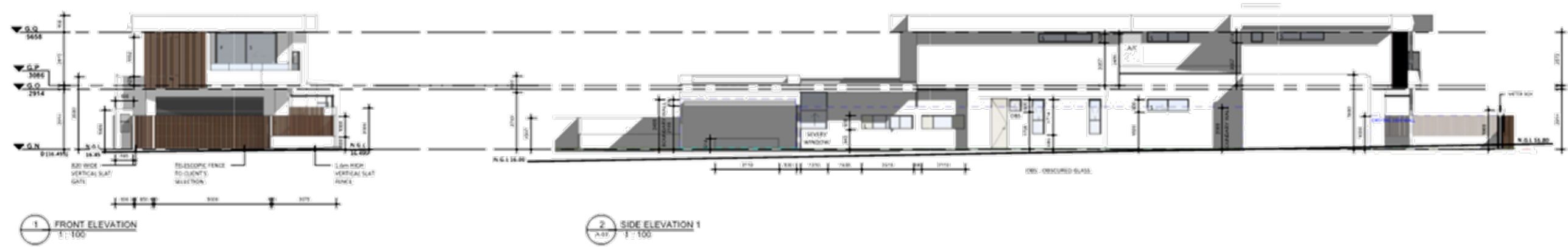
**GENERAL NOTES:**  
 1. COLLUSION CHECK AT 20' PITCH.  
 2. NON-COMBUSTIBLE JOINTS.  
 3. SEE ARCHITECT'S NOTES FOR ALL REQUIREMENTS.  
 4. CONFIRMATION OF MATERIALS.  
 5. ALL WORK TO BE COMPLETED BY 17/03/26.  
 6. REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL STRUCTURAL DETAILS.  
 7. WEATHER AND SOUNDING CONDITIONS APPLICABLE FOR ALL MATERIALS.  
 8. ALL FINISHES TO BE AS SHOWN ON DRAWINGS.

REV	DESCRIPTION	OWN	CHK	DATE
N	ISSUED FOR DA	LTA	CLIENT	13/03/26
O	ISSUED FOR DA	LTA	CLIENT	17/03/26

DRAWING: FLOOR PLAN  
 PLAN #: SK A.03  
 SCALE AS SHOWN TO BE AS SHOWN

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

**LTA ARCHITECTS**  
 REG. NO. 1887  
 Phone: 0437948520  
 Email: info@ltaarchitects.com.au  
 Web: www.ltaarchitects.com.au



**GENERAL NOTES:**  
 - METAL ROOF @ 8° PITCH  
 - NON COASTAL ZONE  
 - 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 2 HIGH FINISHING BRICK  
 - FOR ODD COURSE HEIGHT WINDOW USE 3 HIGH FINISHING BRICK

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

REV	DESCRIPTION	OWN	CHK	DATE
N	ISSUED FOR DA	LTA	CLIENT	12/04/25
O	ISSUED FOR DA	LTA	CLIENT	17/02/26

DRAWING: ELEVATIONS PLAN # SKA.04 REV: 0  
 SCALE AS SHOWN TO BE AS

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

**LTA ARCHITECTS**  
 REG. NO. 1887  
 Phone: 0437948520  
 Email: info@ltaarchitects.com.au  
 Web: www.ltaarchitects.com.au

