

**REPORTS AND RECOMMENDATIONS**

**FOR THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**TUESDAY, 2 JULY 2024**

1. This Meeting makes Recommendations to the Manager Statutory Planning & Building.
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 & 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 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, 5 JULY 2024**



**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT  
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,  
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 2 JULY 2024.**

**PRESENT**

T Cappellucci  
T Geddes  
J Caracciolo

Principal Statutory Planner  
Senior Planning Officer  
Senior Planning Officer

**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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**U24/0636 – THREE X THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPLECROSS (REC) (ATTACHMENT)**

Ward : Applecross - Mount Pleasant Ward  
 Category : Operational  
 Application Number : DA-2024-34  
 Property : Lot 27 (67) Matheson Road, Applecross  
 Proposal : Three x Three Storey Grouped Dwellings  
 Applicant : Hemsley Planning Pty Ltd  
 Owner : Crossmore Holdings Pty Ltd  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : None.  
 Responsible Officer : Kate Bainbridge  
 Manager Statutory Planning & Building

**AUTHORITY / DISCRETION**

**DEFINITION**

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

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPLECROSS (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for three grouped dwellings at 67 Matheson Road, Applecross.
- The existing site contains four multiple dwellings and is zoned Residential R12.5. Clause 26 (3) of Local Planning Scheme No. 6 (LPS6) allows for replacement development to comparable intensity.
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1 Parts B & D (R-Codes) and relevant local planning policies including Local Planning Policy 3.1 – Residential Development (LPP3.1) and Local Planning Policy 1.9 (LPP 1.9).
- The proposed development requires a performance assessment in relation to street setbacks, lot boundary side setbacks (including boundary walls), open space, building height, outdoor living area, landscaping and vehicular access.
- Consideration by the Development Advisory Unit is limited to building height, with all other variations determined by the Manager Statutory Planning and Building through delegated authority in accordance with Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1).
- The application was advertised in accordance with the provisions of the R-Codes, Planning and Development (Local Planning Scheme) Regulations 2015 and LPP1.1.
- One submission was received during the advertising period which was an objection to the building height, lot boundary setbacks, visual privacy and concerns with plot ratio/density.
- The applicant has amended the plans regarding the visual privacy and lot boundary setback variations which are now compliant with the deemed-to-comply provisions of the R-Codes in relation to the submission of the affected landowner.
- The applicant also amended the plans in relation to the street setbacks and building height to address the City's concerns to ensure the development better integrated into the streetscape within the locality.
- Notwithstanding the objection received, it is considered that the development is acceptable when assessed against the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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**Figure 1 – Aerial Photography**

**BACKGROUND**

**Scheme Provisions**

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R12.5
Use Type	: Grouped Dwelling
Use Class	: Permitted

**Site Details**

Lot Area	: 770m <sup>2</sup>
Retention of Existing Vegetation	: None
Street Tree(s)	: Yes x2
Street Furniture (drainage pits etc)	: Yes
Site Details	: Refer to Figure 1 above

**DETAIL**

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

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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**Local Planning Scheme and Local Policy Requirements**

City of Melville Local Planning Policy 1.9 – Height of Buildings

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to approve variation
LPP 1.9 Cl 2.1.1 – General Residential and Mixed-Use Zone	8m eave height  9m external wall (concealed roof) height	8.4m to 8.7m eave height  9.1m to 9.3m external wall (concealed roof) height	Requires assessment using Performance Criteria	Development Advisory Unit (DAU)

City of Melville Local Planning Policy 3.1 – Residential Development

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to approve
LPP 3.1 Cl. 1 C2.1 (iii) – Street Setbacks	3.75m minimum and 7.5m average	<b>Ground Floor</b> Unit 1 – less than 7.5m average  Unit 2 – 3.1m minimum and less than 7.5m average  Unit 3 - less than 7.5m average  <b>First Floor</b> Unit 1 - less than 7.5m average  Unit 2 - 3.1m minimum & less than 7.5m average	Requires assessment using Performance Criteria	Manager of Statutory Planning and Building (MSPB)

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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Development Requirement (Cont.)	Deemed to Comply	Proposed	Comments	Delegation to approve
		<p><b>Second Floor</b> Unit 1 - less than 7.5m average</p> <p>Unit 2 - 3.1m minimum &amp; less than 7.5m average</p> <p>Unit 3 - less than 7.5m average</p>		
LPP 3.1 Cl. 6 C3.2 (ii) – Boundary Walls	In areas coded less than R20 (subject site R12.5), walls not higher than 3m for a length of 9m behind the primary street setback line specified in Table 1 of the R-Codes (7.5m for subject site), to side boundaries only (excludes the rear boundary of the parent lot).	<p><b>Unit 2</b> North – Ground floor gym, first floor kitchen and second floor drying</p> <p>West – Ground floor activity, first floor study and Second floor bed 3</p> <p><b>Unit 3</b> East – Ground floor stairs, First floor stairs and Second floor stairs</p>	<p>Not behind 7.5m primary street setback, 14.1m in length, and 9m in height</p> <p>Not behind 7.5m primary street setback, 9.5m in length and 9m in height</p> <p>Not behind 7.5m primary street setback, 11.2m to 15.5m in length and 9m in height</p>	MSPB

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Residential Design Codes Volume 1 – Part B

Development Requirement	Deemed to Comply	Proposed	Comments	Delegation to approve variation
5.1.1 – Site Area – Table D	R12.5 Requirements Minimum Site area of 700m Average Site Area of 800m Minimum frontage 17m	<b>Unit 1:</b> 240.5m <sup>2</sup> 12m frontage <b>Unit 2:</b> 281.5 m <sup>2</sup> <b>Unit 3:</b> 270m <sup>2</sup> 10.4m frontage  Average of 256.66m <sup>2</sup>	Requires assessment using Performance Criteria noting LPS6 Clause 26(3).	MSPB
5.1.3 – Lot Boundary Setbacks Cl. 3.1 (i)	<b>Unit 1 - South:</b>  First Floor Balcony - Setback required 1.9m  Second Floor Dressing - Setback required 2m	1.4m  1.4m	Requires assessment using Performance Criteria	MSPB
	<b>Unit 2 - West:</b>  First Floor Balcony - Setback required 3.1m  Second Floor Balcony - Setback required 1.7m	1m  1m	Requires assessment using Performance Criteria	MSPB
	<b>Unit 3 - East:</b>  Second Floor Balcony Setback required 4.3m	1.5m	Requires assessment using Performance Criteria	MSPB

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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<b>Development Requirement (Cont.)</b>	<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve variation</b>
5.1.4 – Open Space Table B	55% Open space minimum	<b>Unit 1</b> 51.87%  <b>Unit 2</b> 51.15%	Requires assessment using Performance Criteria	MSPB
5.3.1 – Outdoor Living Area C1.1	Behind front setback area, directly accessible from primary living space, minimum 4m x 4m dimensions and 2/3 without roof	<b>Unit 1</b> Within street setback area and 3.1m dimension  <b>Unit 2</b> Within street setback area and 3.8m dimension  <b>Unit 3</b> Within street setback area and 3.5m dimension	Requires assessment using Performance Criteria	MSPB
5.3.2 – Landscaping C2.2 (ii)	Not more than 50% of the street setback area to be impervious surfaces	<b>Unit 1</b> 38%  <b>Unit 2</b> 48%  <b>Unit 3</b> 32%	Requires assessment using Performance Criteria	MSPB
5.3.5 – Vehicular Access	Driveway not closer than 6m to street corner	<b>Unit 2</b> 3.2m	Requires assessment using Performance Criteria	MSPB

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Development Requirement (Cont.)	Deemed to Comply	Proposed	Comments	Delegation to approve variation
5.4.1 – Visual Privacy C1.1 (i)	Bedroom/Study 4.5m setback, Living room 6m setback and Balcony 7.5m setback	<p><b>Unit 1:</b></p> <p>First floor Balcony setback of 2.3m to Unit 2</p> <p>Second floor Balcony setback of 3.6m to Unit 2</p> <p><b>Unit 2:</b></p> <p>First floor balcony setback of 0.9m to Unit 3</p>	Requires assessment using Performance Criteria	MSPB

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

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

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

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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Submission Number	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/ Uphold/ Not Uphold)
1	<p><b>Setbacks:</b> Development should comply with the standard setbacks.</p>	Objection	<p>All lot boundary setbacks to the submitters affected adjoining property meet the deemed-to-comply requirements of the R-Codes via amended plans received during the application process. The lot boundary setbacks which still require the exercise of discretion relate to the internal lot boundary setbacks between the individual units which are acceptable under the design principles.</p> <p>The street setbacks have been amended and are considered to meet the design principles.</p>	Not Uphold
	<p><b>Height:</b> Concerns with a 3 storey dwelling in relation to other single family homes in the locality.</p>	Objection	<p>The building height has been reduced since assessment. There are other three storey single houses within the immediate locality. See officer comment section within this report.</p>	Not Uphold

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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Submission Number (Cont.)	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/Uphold/Not Uphold)
1	<p><b>Privacy:</b> Concerns with privacy from the adjoining grouped dwelling balconies.</p>	Objection	<p>All visual privacy meets the deemed-to-comply requirements of the R-Codes via amended plans received during the application process and relevant conditions for screening being recommended. There is performance solution proposed to address visual privacy between the individual units which are considered to be acceptable under the design principles.</p>	Not Uphold

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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Submission Number (Cont.)	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/Uphold/Not Uphold)
1	<p><b>Plot Ratio/Densities:</b> Concerns with plot ratio and scale.</p>	Objection	<p>As there are four multiple dwellings on the subject site presently, the replacement of these dwellings with three grouped dwellings can be considered under Clause 26(3) of LPS6, however the new dwellings need to consider the plot ratio of the existing development and density code applicable to the subject site to ensure the new development is of an appropriate scale and size. Noting that plot ratio is not applicable to grouped dwellings, the scale and site area for each grouped dwelling was considered appropriate and meets the relevant design principles under Site Area within Part D of the R-Codes Volume 1.</p>	Not Uphold

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPLECROSS (REC) (ATTACHMENT)**

<b>Submission Number (Cont.)</b>	<b>Summary of Submission</b>	<b>Support/Objection</b>	<b>Officer's Comment</b>	<b>Action (Condition/ Uphold/ Not Uphold)</b>
1			Amended plans were received by to address concerns shared by the City in relation to scale and suitability within the streetscape to ensure that the development now meets the relevant design principles in this regard.	

**II. OTHER AGENCIES / CONSULTANTS**

Not Applicable.

**STATUTORY AND LEGAL IMPLICATIONS**

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

**FINANCIAL IMPLICATIONS**

There are no 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.

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPLECROSS (REC) (ATTACHMENT)****COMMENT**Building Height

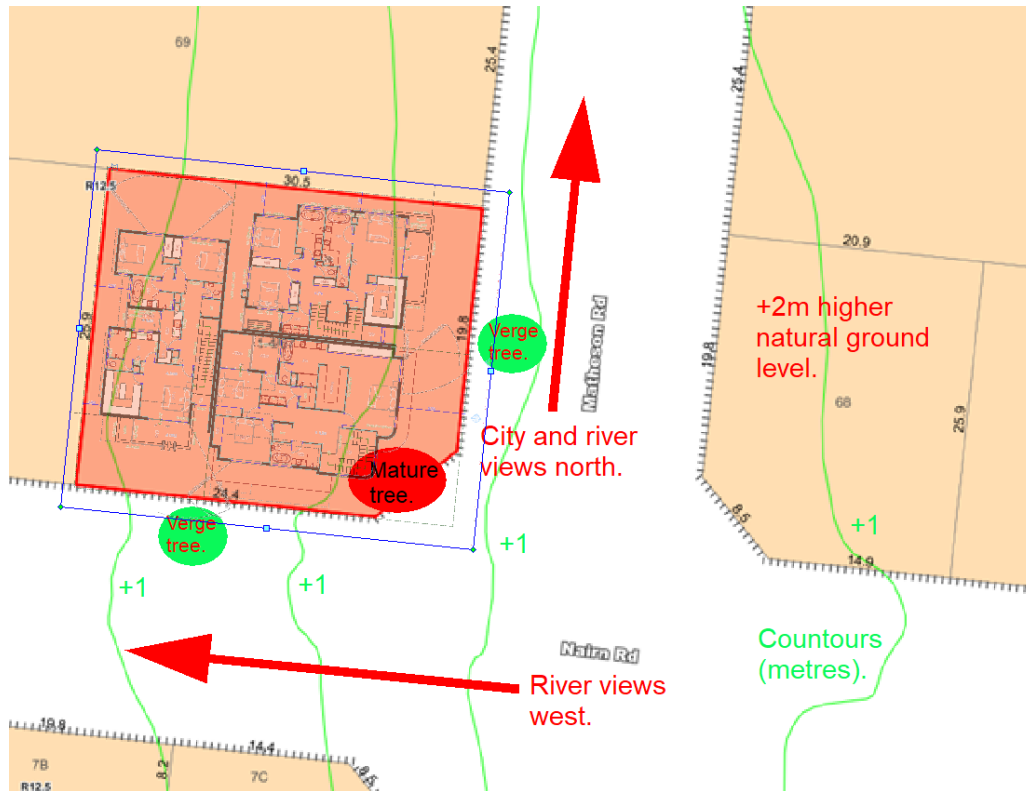
The subject site is located on a street corner lot, located at the intersection of Matheson Road and Nairn Road, within close proximity to the Swan River foreshore. The subject site has a west to east upward slope of some 2m, with a 7.5m contour level close to the south western corner of Nairn Road and 8 Nairn Road, and a 9.5m contour level on the north eastern side close to 69 Matheson Road.

As noted earlier in this report in the requirement section, the proposed development does not meet the deemed to comply provisions of LPP 1.9 and requires a design principle assessment in regard to building height. The design principles contained in Clause 5.1.6 Building Height of the R-Codes seek to protect the amenity of the adjoining properties and the streetscape and where appropriate maintain access to sunlight, daylight for major openings, and existing views of significance for adjoining properties. The proposed development is considered to meet these design principles as discussed below:

**Design Principle P6:**

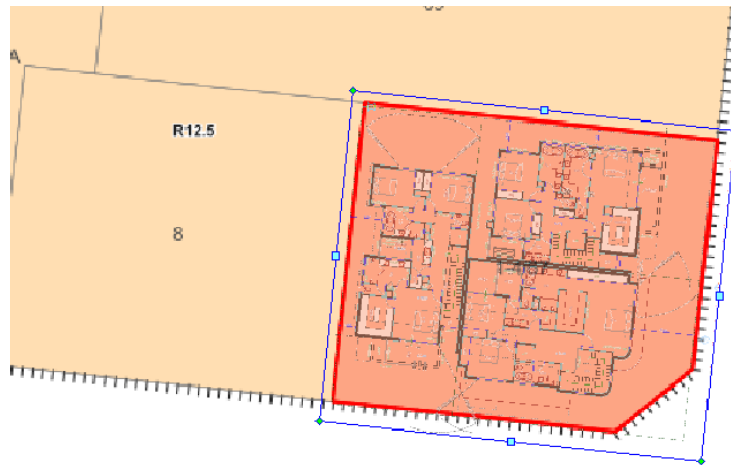
- The proposed dwellings are well articulated, through the use of varied setbacks, floor to ceiling windows, landscaping and a mix of materials which combine to reduce the bulk impact on to the adjoining properties.
- The positioning of open spaces, outdoor living areas and major openings optimises northern or eastern aspects of the site to ensure adequate sunlight and daylight in winter months.
- The additional building height proposed does not create an adverse impact on the amenity of surrounding properties noting the proximity to other three storey dwellings within the locality given proximity to the river.
- The additional building height sought is not considered to adversely affect the amenity of the streetscape due to the immediate existing streetscape context. To the south on the opposite corner of the subject site, 7B and 7C Nairn Road, also zoned R12.5, as shown in **Figure 3 and 4 below**, are contemporary dwellings of similar scale and design to the proposed dwellings.
- Although the eave heights are not in accordance with LPP1.9, all dwellings have a concealed roof with minor eaves/architectural features proposed. The design of each dwelling is a concealed roof and the additional 0.1m to 0.3m in height in some sections due to the topography of the site can be considered to not impact adjoining properties existing views of significance.
- Whilst the eastern properties have a higher natural ground level (NGL) than that of the subject site by some 2m (see **Figure 2 and 3 below**), the extent of existing views of significance of the eastern properties to the river facing west are limited by a combination of the eastern properties having two storey dwellings and hence likely to have majority of their view obscured by dwellings which meet the maximum deemed to comply height and there are 2 existing verge trees and a mature private property tree which will further obstruct views.

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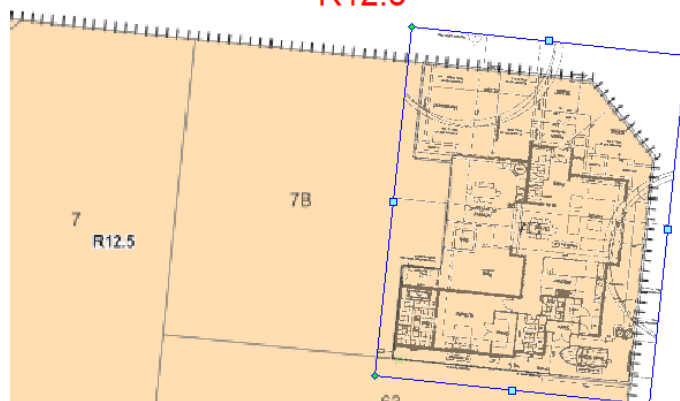


**Figure 2: Shows topography and orientation of views of significance in relation to subject site and adjoining sites.**

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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Similar corner  
dwelling design in *Nairn Rd*  
R12.5



**Figure 3: Shows dwelling across the road at 7C Nairn in R12.5 zoning as not out of place within the existing streetscape.**

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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**Figure 4: Shows dwelling (with 3 storeys) across the road at 7C Nairn in R12.5 zoning as not out of place within the existing streetscape.**

### **CONCLUSION AND ALTERNATE OPTIONS**

The proposed development has undergone amendment to address the submissions received and City's concerns in relation to appropriateness within the streetscape, resulting in a proposal which meets the relevant design principles and performance criteria of the planning framework applicable.

This application is therefore 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 at the next available Council meeting.

### **OFFICER RECOMMENDATION**

### **APPROVAL**

- 1. The development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City.**
- 2. All stormwater generated on site is to be retained on site in accordance with the City's stormwater design guidelines.**

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPLECROSS (REC) (ATTACHMENT)**

3. Prior to the initial occupation of the development, all unused crossover(s) shall be removed and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.
4. Prior to commencement of construction a crossover application shall be submitted to and approved in writing by the City's Technical Services department. The crossover shall be designed to be.
  - a maximum width being in accordance with the City's Crossover Guidelines, Standards and Specifications;
  - located a minimum of 2m away from the outside of the trunk of any street tree; and
  - a minimum of 1m from any existing street infrastructure.

The approved crossover is to be constructed prior to the initial occupation of the development to the satisfaction of the City.

5. Where a driveway meets the street, walls or fencing within sight line areas are to meet the requirements contained under clause 5 of Local Planning Policy *LPP3.1 Residential Development*, to the satisfaction of the City.
6. Any street walls and fences (including the height of any retaining walls) constructed within the primary and secondary street setback areas shall meet the requirements contained under clause 3 of Local Planning Policy *LPP3.1 Residential Development* to the satisfaction of the City.
7. The street walls and fencing 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.
8. Prior to the initial occupation of the development, the boundary wall/s shall, as a minimum, be finished to a clean face brick standard, to the satisfaction of the City.
9. Prior to the initial occupation of the development, the proposed trees (as marked in red on the approved plans) shall be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.
10. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPECROSS (REC) (ATTACHMENT)**

- 11. 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.**
- 12. The privacy screening/obscure glazing shown on the approved plans shall have installed, fixed obscure glazing or screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with C1.1 or C1.2 of Clause 5.4.1 of Residential Design Codes Volume 1. The privacy screening/obscure glazing shall be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.**
- 13. Prior to the initial occupation of the development, the openings as marked in RED on the approved plans shall have installed, fixed obscure screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with C1.1 or C1.2 of Clause 5.4.1 of Residential Design Codes Volume 1. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.**

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
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- 14. A minimum of 30 days prior to the lodgement of a Building application/commencement of demolition, the applicant shall submit a Demolition and Construction Management Plan (CMP) to the City of Melville for approval. The CMP shall be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans. The CMP will require approval by the City prior to the issue of the associated Building Permit or Demolition Permit. Once approved in writing by the City, the development is to be carried out in accordance with the CMP to the satisfaction of the City. Any modifications to the CMP are to be approved by the City in writing.**
- 15. Construction is not permitted to obstruct traffic without prior written consent from the City's Technical Services department. Should the construction require a lane or road closure, a Traffic Management Plan is required to be approved by the City prior to any such works.**
- 16. Prior to commencement of development, a detailed landscaping and reticulation plan for the subject site and road verge(s) adjacent to the site shall be submitted to and approved in writing by the City. The landscaping plan is to include proposed details of (but is not limited to):**
- (a) The location, number and type of proposed trees and shrubs including planter size and planting density;**
  - (b) Any lawns to be established;**
  - (c) Any existing vegetation and/or landscaped areas to be retained; and**
  - (d) Any verge treatments**
- The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.**

**U24/0636 – THREE x THREE STOREY GROUPED DWELLINGS AT LOT 27 (NO. 67)  
MATHESON ROAD, APPLECROSS (REC) (ATTACHMENT)**

**ADVICE NOTES:**

1. The City is responsible for the allocation of street numbers in accordance with AS/NZS 4819:2011 Geographic Information – Rural and Urban Addressing. The applicant/owner is advised that the following street numbers have been provisionally allocated to the proposed development:

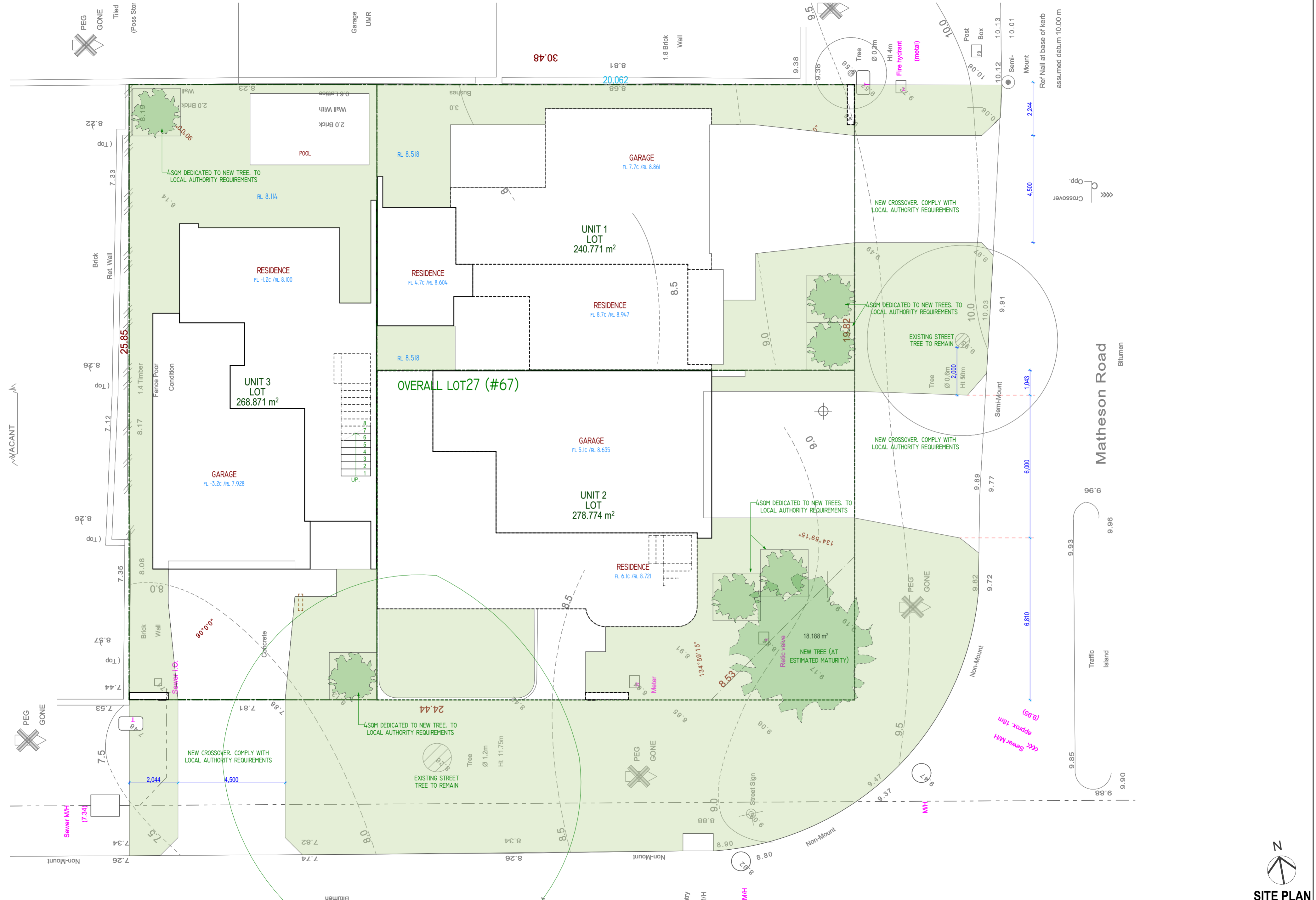
Current Street Address	Proposed Street Address
1/67 Matheson Road APPLECROSS WA 6153	8A Nairn Road, APPLECROSS WA 6153 – Unit 3
2/67 Matheson Road APPLECROSS WA 6153	8B Nairn Road, APPLECROSS WA 6153 – Unit 2
3/67 Matheson Road APPLECROSS WA 6153	67 Matheson Road, APPLECROSS WA 6153 – Unit 1
4/67 Matheson Road APPLECROSS WA 6153	

It is recommended that the Applicant confirm these street numbers with the City prior to the completion of building works. At this time, the City will notify Landgate, Australia Post, Alinta Gas, Western Power and the Water Corporation of the new address details. Please note that Australia Post requires letterboxes to be located on the street to which the property is addressed.

**ATTACHMENTS  
OF THE  
DEVELOPMENT ADVISORY UNIT  
MEETING  
HELD ON  
TUESDAY, 2 JULY 2024  
U24/0636**

**Distributed: Friday, 5 July 2024**





**SITE PLAN**  
SCALE 1:100



**SITE PLAN**



**PROPOSED RESIDENCES**  
(StrataLot1-4) Lot 27#67 Matheson Rd, APPLECROSS  
**FOR INFRATEC**

**PL5**



GROUND FLOOR PLAN  
SCALE 1:100

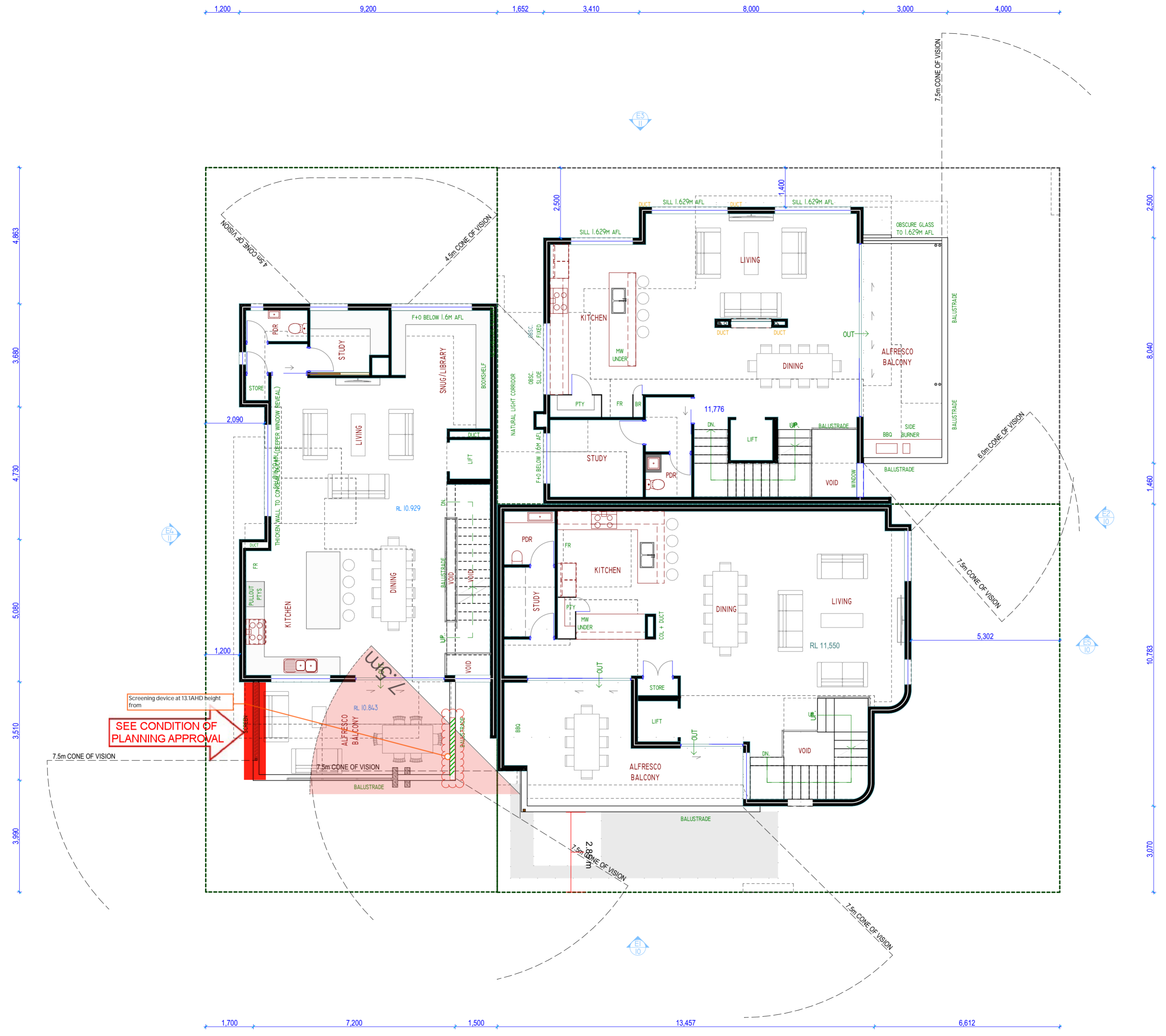
GROUND FLOOR PLAN



PROPOSED RESIDENCES  
(StrataLot1-4) Lot 27#67 Matheson Rd, APPLECROSS  
FOR INFRA TEC

print to scale @A2 AC27 13/06/2024 rev 12PL Planning Submission

PL7



MID FLOOR PLAN  
SCALE 1:100



PROPOSED RESIDENCES  
(StrataLot1-4) Lot 27#67 Matheson Rd, APPLECROSS  
FOR INFRATEC

print to scale @A2 AC27 13/06/2024 rev 12PL Planning Submission

PL8

MID FLOOR PLAN





UPPER FLOOR PLAN  
SCALE 1:100



PROPOSED RESIDENCES  
(StrataLot1-4) Lot 27#67 Matheson Rd, APPLECROSS  
FOR INFRATEC  
print to scale @A2 AC27 13/06/2024 rev 12PL Planning Submission

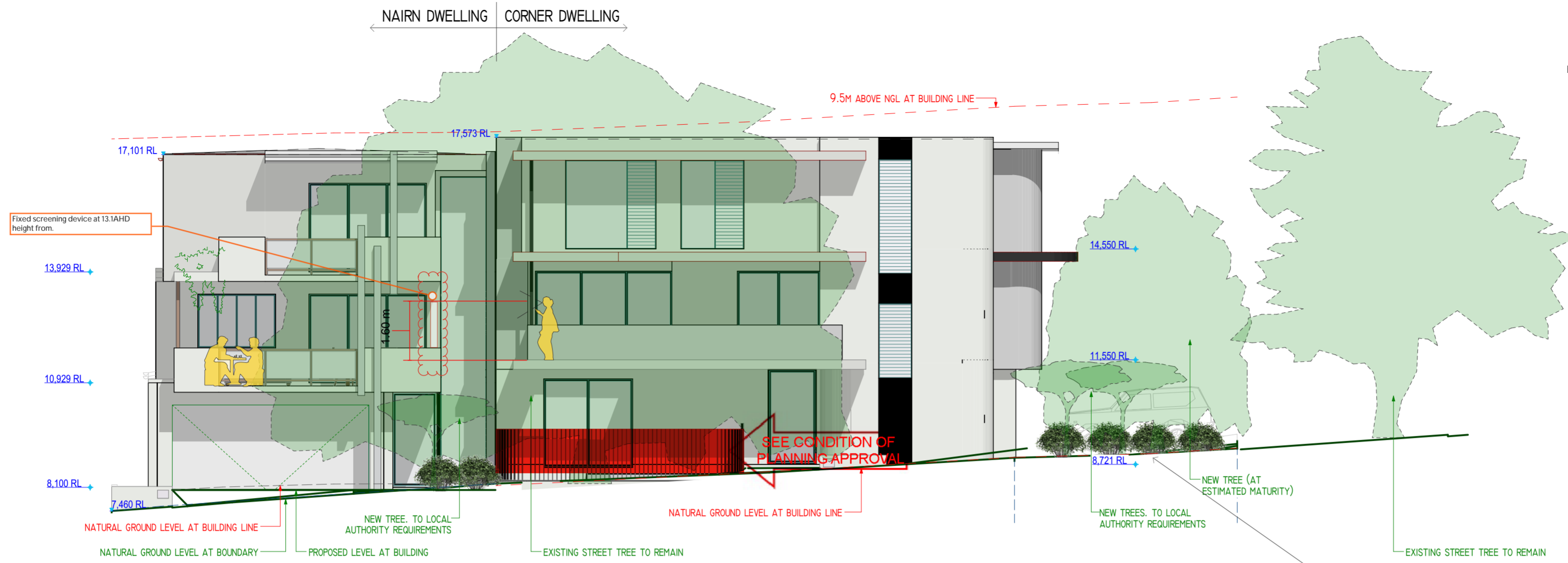


UPPER FLOOR PLAN

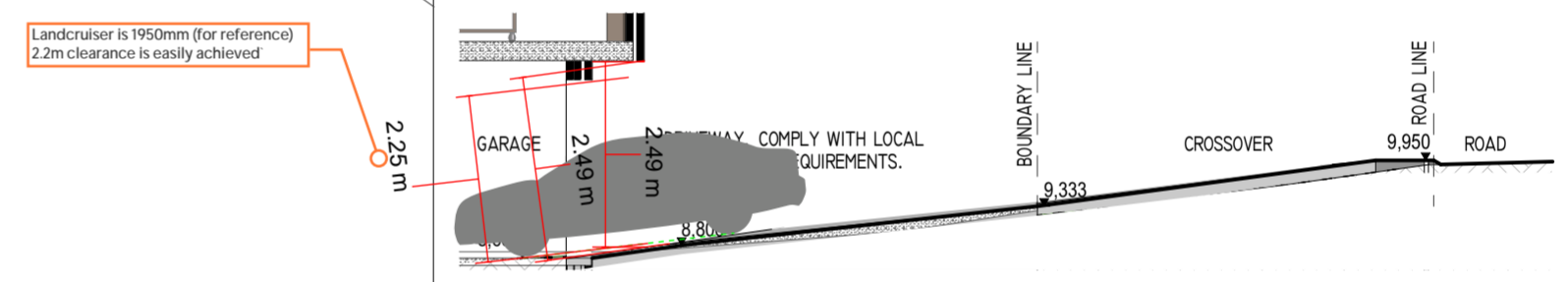
PL9

"SCREENS" = SELECTED SCREENING TO COMPLY WITH RCODES.  
 SCREENS TO ALLOW BREEZES AND CONTROLLED YET  
 COMPLYING VIEWS, WHILST MINIMISING OVERLOOKING  
 + IMPACT ON NEIGHBOURS

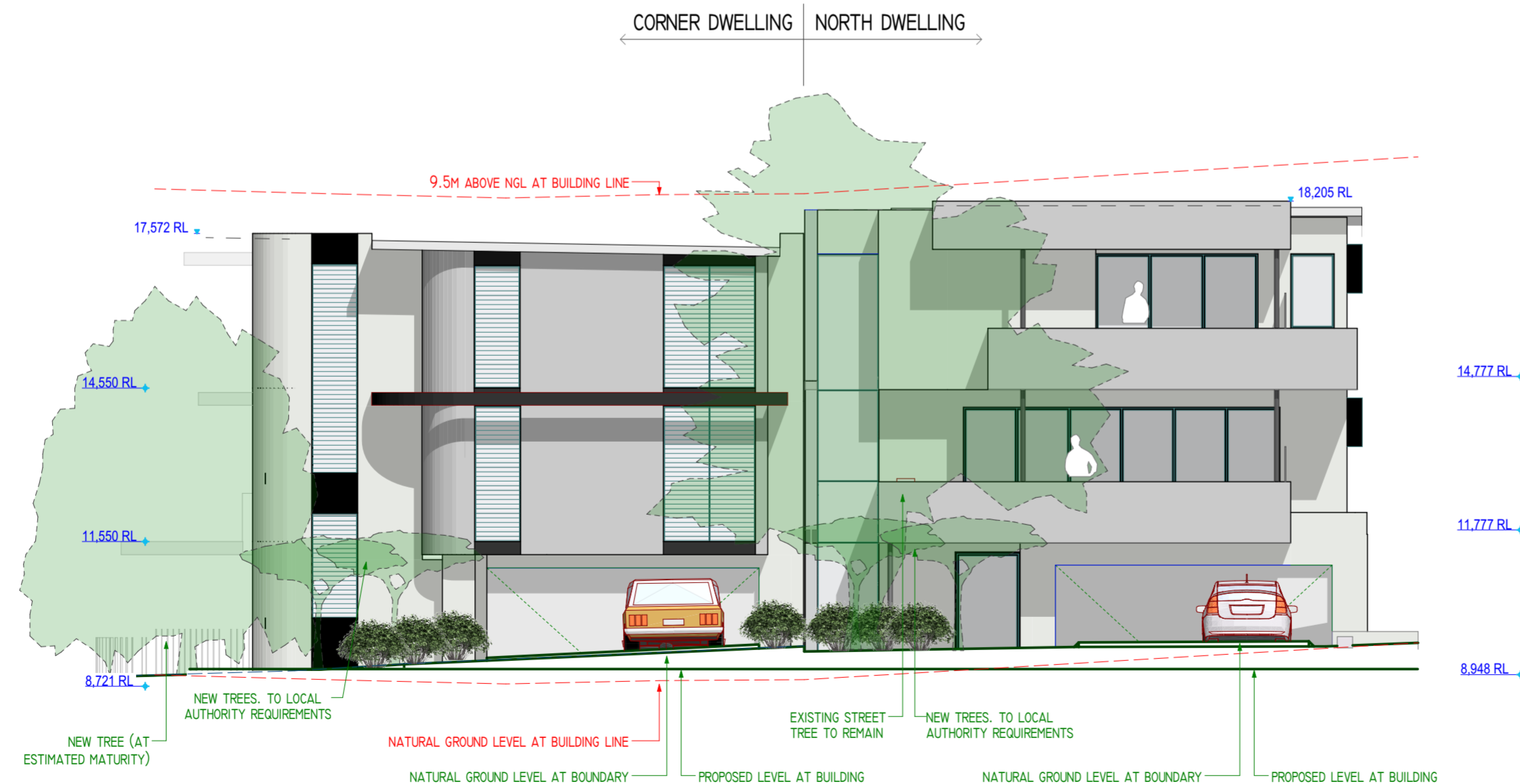
- EACH LOT TO CONTAIN:
- PHOTOVOLTAIC PANELS TO ROOF, 20 PANELS, 6KW
  - RAIN WATER TANK (SIZE + LOCATION TBC)
  - ELECTRIC CAR CHARGING STATION
  - NEW TREE TO COUNCIL REQUIREMENTS



**SOUTH / NAIRN ELEVATION**  
 SCALE 1:100



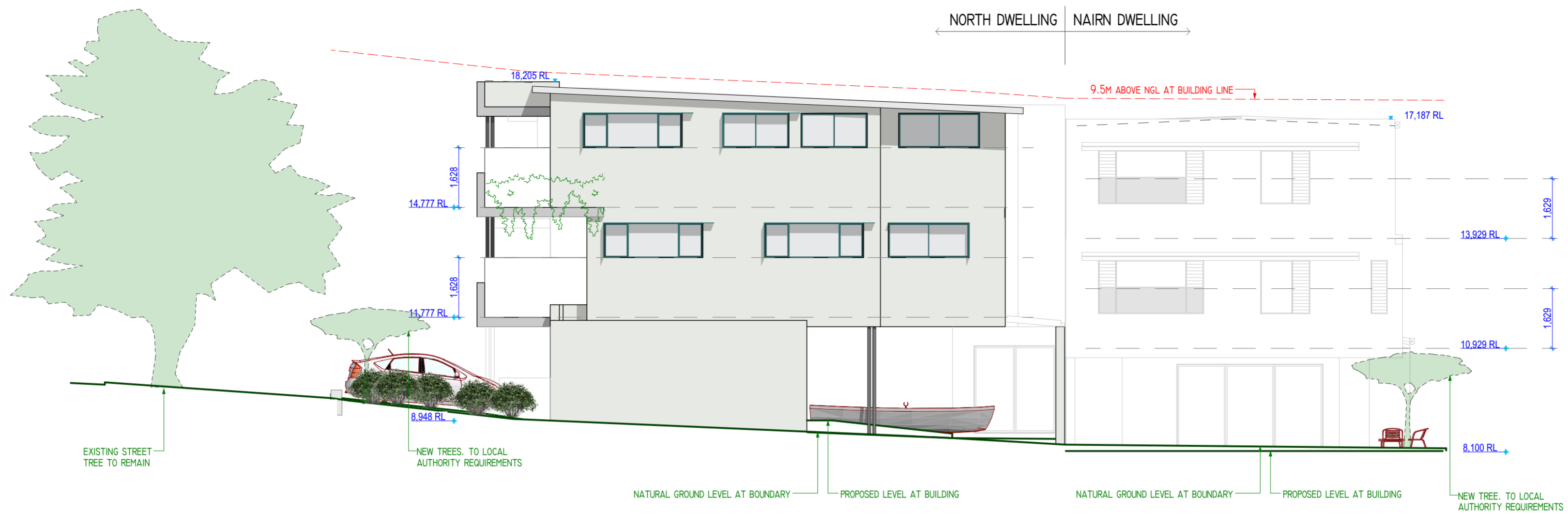
**CORNER LOT DRIVEWAY**  
 SCALE 1:100



**EAST / MATHESON ELEVATION**  
 SCALE 1:100

"SCREENS" = SELECTED SCREENING TO COMPLY WITH RCODES.  
 SCREENS TO ALLOW BREEZES AND CONTROLLED YET  
 COMPLYING VIEWS, WHILST MINIMISING OVERLOOKING  
 + IMPACT ON NEIGHBOURS

- EACH LOT TO CONTAIN:
- PHOTOVOLTAIC PANELS TO ROOF, 20 PANELS, 6KW
  - RAIN WATER TANK (SIZE + LOCATION TBC)
  - ELECTRIC CAR CHARGING STATION
  - NEW TREE TO COUNCIL REQUIREMENTS



NORTH ELEVATION


SCALE 1:100

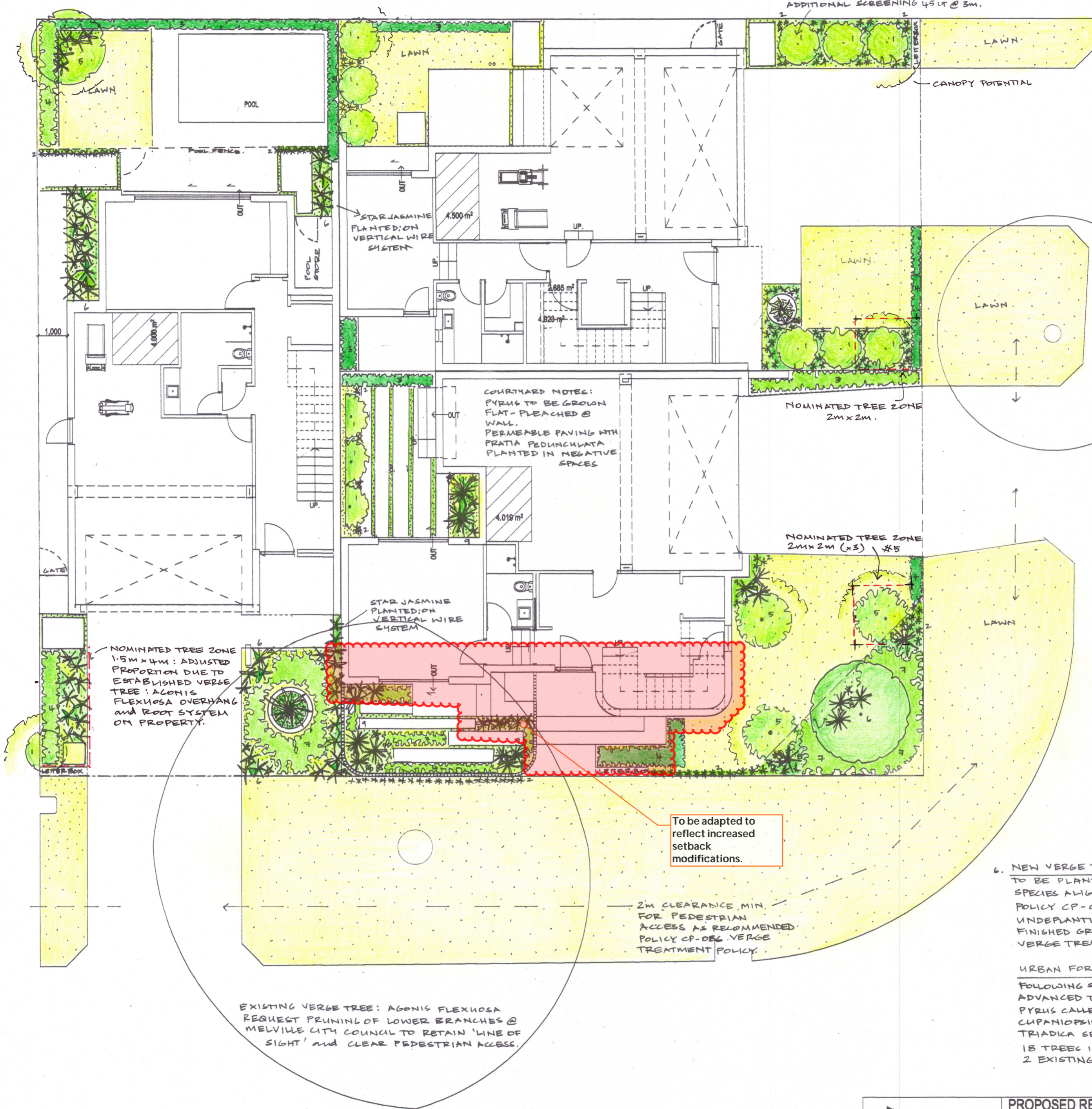


WEST ELEVATION

SCALE 1:100

ELEVATIONS

	PROPOSED RESIDENCES (StrataLot1-4) Lot 27#67 Matheson Rd, APPLECROSS			<b>PL11</b>	
	<b>FOR INFRATEC</b>				
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- HOUSE 1 - PLANTING SCHEDULE**
1. PYRUS CALLERYANA 'CLEVELAND SELECT'
  2. LOMANDRA 'LITTLE LIME'
  3. VIBURNUM TINUS
  4. RAPHIOLEPIS 'SNOW MAIDEN'
  5. OPHIOPOGON JAPONICUS NANUS
- ADDITIONAL:**
- PLANTER BOWL @ FRONT DOOR:  
 ZAMIA FURFURACEA  
 DICHONDRA 'SILVER FALLS'

- HOUSE 2 - PLANTING SCHEDULE**
1. PYRUS CALLERYANA 'CLEVELAND SELECT'
  2. LOMANDRA 'LITTLE LIME'
  3. VIBURNUM TINUS
  4. RAPHIOLEPIS 'SNOW MAIDEN'
  5. LAGESTROEMIA INDICA 'NATCHEZ'
  6. CUPANIOPSIS ANACARDIODES
  7. MYOPORUM PARVIFOLIUM : FINE LEAF
  8. ALOE 'ALWAYS RED'
  9. ALOE 'OUTBACK ORANGE'
  10. RAPHIOLEPIS 'ORIENTAL PEARL'
  11. OPHIOPOGON JAPONICUS NANUS

- HOUSE 3 - PLANTING SCHEDULE**
1. PYRUS CALLERYANA 'CLEVELAND SELECT'
  2. LOMANDRA 'LITTLE LIME'
  3. VIBURNUM TINUS
  4. VIBURNUM ODORATISSIMUM
  5. TRIADICA SEBIFERA
  6. ASPIDISTRA ELATIOR  
 RAPHIOLEPIS 'ORIENTAL PEARL'  
 OPHIOPOGON JAPONICUS NANUS
  7. MYOPORUM PARVIFOLIUM - FINE LEAF.
- ADDITIONAL:**
- PLANTER @ FRONT COURTYARD:  
 FURCRAEA 'JET STREAM'  
 PITTOSPORUM 'MISS MUFFET'  
 DICHONDRA 'SILVER FALLS'

6. NEW VERGE TREE: CUPANIOPSIS ANACARDIODES TO BE PLANTED AND SUPPLIED BY BUILDER 100% SPECIES ALIGNS TO CITY OF MELVILLE STREET TREE POLICY CP-029. UNDERPLANTING WITHIN MAXIMUM 600MM FROM FINISHED GROUND HEIGHT. AS PER POLICY CP-056 VERGE TREATMENT POLICY

URBAN FOREST and GREEN SPACE POLICY CP-102  
 FOLLOWING SPECIES TO BE PLANTED MIN 450 - SEMI ADVANCED TO MIN HEIGHT 2M:  
 PYRUS CALLERYANA, LAGESTROEMIA INDICA 'NATCHEZ', CUPANIOPSIS ANACARDIODES (100%)  
 TRIADICA SEBIFERA (100%)  
 18 TREES IN TOTAL: NEW PLANTING  
 2 EXISTING STREET TREES TO BE RETAINED.

EXISTING VERGE TREE: AGONIS FLEXUOSA  
 REQUEST PRUNING OF LOWER BRANCHES @ MELVILLE CITY COUNCIL TO RETAIN 'LINE OF SIGHT' and CLEAR PEDESTRIAN ACCESS.

To be adapted to reflect increased setback modifications.

2M CLEARANCE MIN. FOR PEDESTRIAN ACCESS AS RECOMMENDED POLICY CP-056. VERGE TREATMENT POLICY.

NOMINATED TREE ZONE 1.5M x 4M: ADJUSTED PROPORTION DUE TO ESTABLISHED VERGE TREE: AGONIS FLEXUOSA OVERHANG and ROOT SYSTEM ON PROPERTY.

COURTYARD NOTE: PYRUS TO BE GROWN FLAT- PLEACHED @ WALL. PERMEABLE PAVING WITH PRATIA PEDUNCULATA PLANTED IN NEGATIVE SPACES

NOMINATED TREE ZONE 2M x 2M.

NOMINATED TREE ZONE 2M x 2M (x3) / #5

**LANDSCAPING PLAN**