



SHIRE OF PEPPERMINT GROVE

LATE ITEM

**Ordinary Council Meeting
26 April 2016**

TABLE OF CONTENTS

SUBJECT HEADING	PAGE
Item No.9.1.1 – Alterations and Two Storey Additions: Lot 122 (N0.9) Keane Street - Attachment # 1	3



Ordinary Council Meeting

**Item No.9.1.1 – Alterations and Two Storey
Additions: Lot 122 (N0.9) Keane Street -
Attachment # 1**

URBAN PLANNING

ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment 1	9 Keane Street

Voting Requirement : Simple Majority
 Subject Index : Property
 Location / Property : 9 Keane Street
 Index
 Application Index : 015-160
 TPS No 3 Zoning : Residential R12.5
 Land Use : Single Dwelling
 Lot Area : 1735m2
 Disclosure of any Interest : Nil
 Previous Items : N/A
 Applicant : C & R Newton
 Owner : R Newton
 Responsible Officer : Michael Whitbread Manager of Development Services

COUNCIL ROLE

- Advocacy** *When Council advocates on its own behalf or on behalf of its community to another level of government / body / agency.*
- Executive** *The substantial direction setting and oversight role of the Council eg. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative** *Includes adopting local laws, town planning schemes & policies.*
- Review** *When Council reviews decisions made by Officers.*
- Quasi-Judicial** *When Council determines an application / matter that directly affect 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.*

PURPOSE OF REPORT

For Council to consider contemporary two storey alterations and addition to a Category 1 brick and tile heritage listed dwelling. The plans include an extension to the replacement boundary wall.

SUMMARY AND KEY ISSUES

- The additions will result in the original form and fabric of the house being retained.
- The contemporary design would not overwhelm the category 1 listed house.
- Conditional approval is recommended.

LOCATION

Please refer to the attached location plan.

BACKGROUND

The existing house is included on the Shire's heritage list as a category 1 building.

Rear additions to this turn of the 20th century house were first approved in 1954, with further additions of a sunroom and a family room in 1991. A raised terrace followed at the rear of these additions in 1996.

A detached garage with a parapet wall along the eastern boundary was also approved in the early 1990's.

Council at its meeting held on the 15 December 2015, granted planning consent for alterations and additions, above an existing basement level at the rear of the subject site.

The lot is subdivisible under the current zoning and density code applicable to the site. However, subdivision is a process conducted by the Western Australian Planning Commission and would be the subject of a separate application.

The landowners are aware that a future subdivision of the site would require that the house would still need to comply with the Shire's development standards in regards to plot ratio, setbacks and opens space.

It should also be noted that there is a bedroom in the current basement area. The landowner contacted Council prior to lodging their application seeking clarification on the number of storeys permitted. Given that the basement is more than 50% below natural ground level and complies with the definition under the Scheme.

Council, at the Agenda Briefing Forum held on 22 March 2016,(Council decision 878 refers) resolved that the application;

...be deferred until next council meeting in April, for further information on queries that have be raised'.

Council concerns in regard to the impact of the additions on the heritage house, rationalization of fenestration, likely effect on the original chimneys and the need for coloured elevations were subsequently discussed with the applicant. Revised plans were lodged with the Shire on the 19 April 2016.

CONSULTATION

Adjoining/affected land owners were advised of the proposed development in writing and given 14 days to make a submission. One submission was received expressing two areas of concern, privacy from the upper storey windows, and also requesting that any air-conditioning units be located to minimise noise emissions.

The revised plans have addressed the concerns in regard to windows.

STRATEGIC IMPLICATIONS

There are no Strategic Plan implications evident at this time.

POLICY IMPLICATIONS

There are no significant policy implications evident at this time.

STATUTORY IMPLICATIONS

Town Planning Scheme No.3

The proposal has been assessed in regard to the relevant Scheme provisions, Residential Design Codes and Scheme Policies as outlined in the table below.

<u>TOWN PLANNING SCHEME NO. 3</u>		
Scheme Requirement/Clause		Assessment/Comment
1	0.5 plot ratio.	0.2 plot ratio: Complies.
2.	10-metre height (excluding basement)	6.8 to10-metres (including basement)
<u>RESIDENTIAL DESIGN CODES</u>		
Deemed to comply		Assessment/Comment
1	6-metre rear setback	20.5-metre setback: Complies.
2.	55% Open Space	79% open space: Complies.
3.	1.5-metre side setback	Refer to Officers Comment

Heritage

The municipal inventory data sheet for No.9 Keane Street states that the house was built in 1900 from dressed limestone with red brick quoining and had a corrugated iron roof.

Previous alterations and additions to the building had not encroached on the form and fabric of the original dwelling which has remained largely intact.

The definition of a category 1 place under the Shire's Heritage List is;

Building's which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered or extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character.

Council requested at the Agenda Briefing Forum held on the 8 March 2016, an assessment by the Shires Heritage Consultant. The following report, in italics, provides comment on the impact of the proposed additions on the streetscape of Keane Street and the category 1 building on the subject site.

This heritage advice relates to a development application prepared by Mike Richardson Architect, on behalf of the Newton's in February 2016. We met with the owner, Chris Newton, and you on 14 March 2016, to look at the development context, the existing significant house, the later extensions, and the possible impact of the proposed changes.

Background

9 Keane Street a Category 1 place in the Shire's Municipal Heritage Inventory. It is cited in the statement of significance as being of some historical significance for its long association with the Nankivills and Drapers. It is also cited as being a fine example of the Federation Queen Anne style and a representative of the early development of the Shire.

No. 9 is relatively intact at the front of the house, has been internally refurbished and has an addition on the rear that has little or no significance. In fact the addition is quite poorly planned.

The front gable over the thrust bay does not look quite right and may have been modified in the past to achieve its present low pitch.

The place is sufficiently important for the approach to it being founded in Burra Charter principles and much of what is indicated in the application adheres to those principles in relation to the degree of

significance of the place, and the levels of significance of its elements.

It would appear that the place was significantly changed in the early 1990s and some work was done on repairing the original fabric. Inexplicably, the original flooring was removed in favour of narrow boards. The planning for the addition is most odd and produces a lot of poorly ventilated and poorly lit spaces at the lower level.

Proposal

The submitted plans adequately illustrate the present situation and the proposals for which the applicant is seeking approval.

The proposals are limited to change of the fabric of little significance and the joining up point of old and new is, in fact, a part of the extension work. It is clear that the original four-roomed house was extended by over one metre on the west side and further on the south side, before the rendered brick addition was made in the 1990s.

Siting

The plans as submitted indicate that the new elements have been sited so as to have little impact from the street. The only visibility will be for a brief moment on the south-eastern approach. This is for a very brief moment in the streetscape experience and is set well back in the site, and will not be too prominent.

Bulk and Scale

The bulk and scale of the additions are in keeping with that of the existing house. The front elevation on the drawings is not re-assuring, as is the case with elevations. However, given the setback of the house, street level elevation and the location of the addition in relation to these, the new elements are acceptable.

Design Resolution

The basic design resolution appears to be acceptable in general terms. The owners might want to reconsider the link between old and new to allow roofs to drain off the old part of the house effectively. Box gutters are prone to failure and pulling the first floor addition back off the house to allow a 450 or 600 wide box gutter might be a better proposition.

Some simplification of the fenestration would be beneficial and the east, north and west windows could do with shading to improve energy performance by passive means. There are numerous window types and some simplification could bring the composition to a more resolved whole. The addition of solar protection would provide better articulation of the walls in addition to providing better performance.

Also it would appear that there are too many windows in the first floor bedroom and that it will be too bright. Windows should be around 15% of floor area so that the author might like to look at the quantum of windows.

For a house of this quality in this location, Scyon cladding should probably be replaced with something like vertical cedar boards, detailed to allow graceful weathering.

It is not clear what the windows are made of, but they appear to be in a timber sub-frame. The sub-frame notion is a good one and it would be good to know what the rest of the window and joinery material comprise.

FINANCIAL IMPLICATIONS

There are no financial implications evident at this time.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications at this time.

SOCIAL IMPLICATIONS

There are no social implications at this time.

OFFICER COMMENT

The Shire's Heritage Architect's report was generally supportive of the proposal, however, there are some reservations regarding the external cladding and fenestration, particularly the size and the effects of the elevations of the additions. The issues surrounding the fenestration have been resolved with a simplification of the size and number of windows as was recommended by the Shire's Heritage Architect. This has been achieved by the removal of the ground floor windows that were part of the 1991 additions to the house. This change would do much to improve the presentation of the western elevation. At the same time the new windows on the first floor have been re-designed to form a more harmonious composition.

The proposed parapet wall along the eastern boundary, is an extension to the existing structure, and would have minimal impact to the adjoining property. The proposed addition adjoins the service alcove and laundry door of the house on the affected eastern side. It is also worth noting that the existing parapet wall is appreciably lower than the affected neighbour and as the proposed addition follows this same floor level the resulting visual impact would be very similar to a boundary fence.

There are no objections to the proposal on planning grounds and subject to standard and appropriate conditions for this form of development approval can be recommended.

OFFICER RECOMMENDATIONS – ITEM No. 9.1.1

That Council grant planning approval for alterations and additions on Lot 122 (No.9) Keane Street, Peppermint Grove in accordance with the plans and specifications submitted on 23 February 2016 and revised plans dated the 19 April 2016, subject to the following conditions.

- 1. All stormwater being retained and disposed of on-site, details of which are to be submitted and approved prior to the issue of a building permit by the Shire.**
- 2. The street trees adjacent to the Lot 122 shall be protected during construction and no goods or building materials shall be stored on the street verge or within the drip line of the street tree(s).**
- 3. The development the subject of this approval shall be commenced within two years of the date of issue of the consent forms, and completed at the conclusion of the third year.**
- 4. Details of the location of any air-conditioning systems shall be submitted to the satisfaction of the Chief Executive Officer of the Shire prior to the issue of building Permit.**
- 5. A schedule of colours materials and finishes shall be submitted to the satisfaction of the Chief Executive Officer of the Shire prior to the issue of building Permit.**
- 6. All windows to the additions shall comply with the Visual privacy provisions of the R Codes.**
- 7. The submission of a building management plan prior to the issue of a building permit for the proposed development outlining the how building materials and deliveries to the site will be managed without affecting access to adjoining properties, controlling dust and the provision for trades parking to ensure two way road access is maintained.**
- 8. Details of the screen wall and infill panels demonstrating 50% open aspect above 900mm in accordance with the Local Laws Relating to Fencing shall be submitted and approved prior to the issue of a building permit.**
- 9. The external face of the boundary wall shall be finished to the satisfaction of the Chief Executive Officer of the Shire.**
- 10. Prior to the issue of a building permit, the applicant shall submit to the satisfaction of the Chief Executive Officer of the Shire, a schedule of colours materials and finishes.**

Advisory Note

- i) The proponent is advised that Council, in granting planning consent for the development, has assessed the proposal for the replacement boundary wall under the Design Principles of the Residential Design Codes.**

- ii) In regard to condition 4 above air conditioning unit should be located to minimise noise emissions to adjoining properties.**

