



DEVELOPMENT PROPOSAL SUMMARY

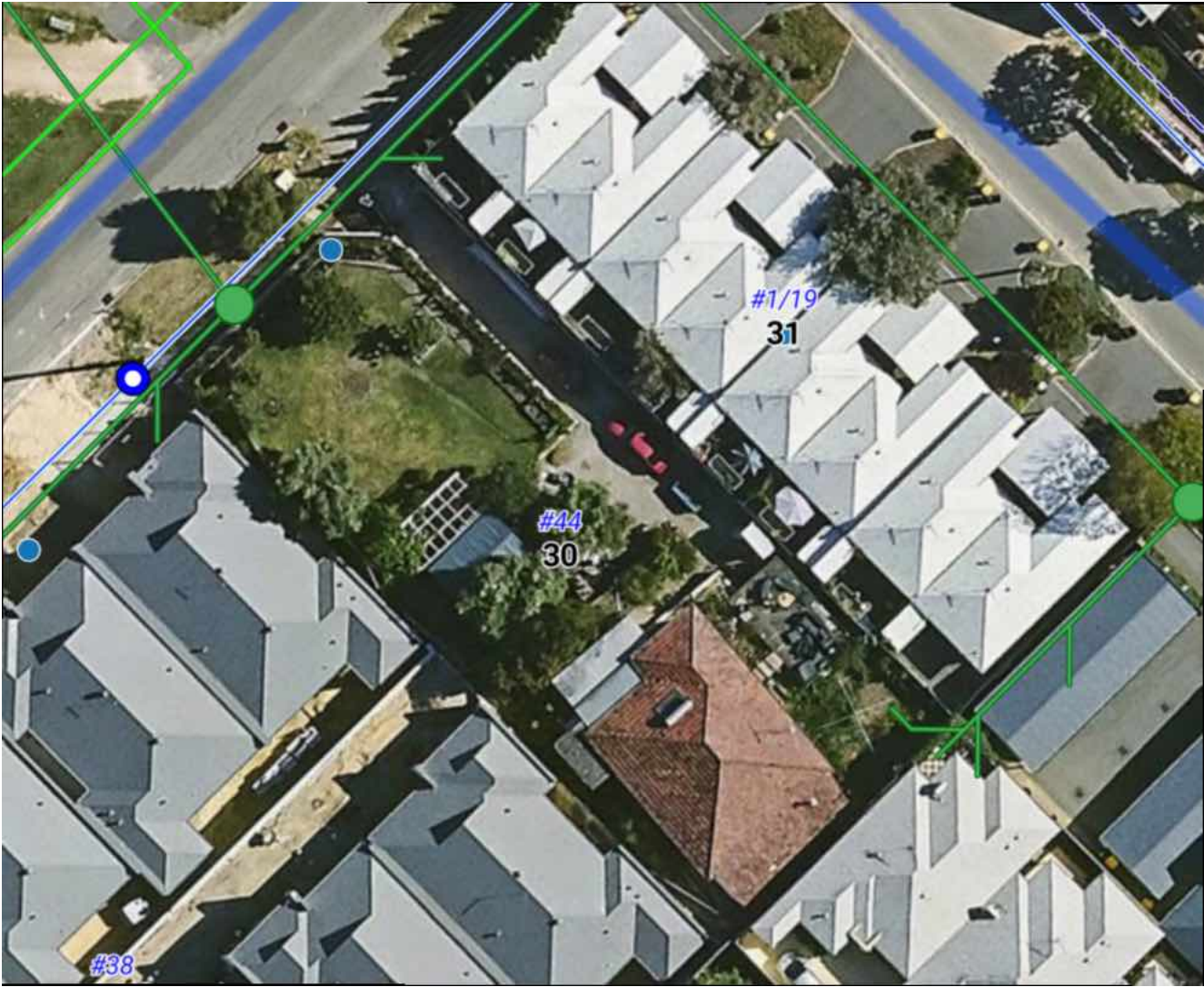
16/06/2026

Project: Proposed Additions to Residence
Lot 30 (No. 44) Harper Street, Woodbridge

Project Proposal Details

1. Site Details

Site Area 1012m2
Dimensions Street frontage: 20.12m
Side boundaries: 50.29m
Rear boundary: 20.12m
Local Authority: City of Swan
LPS2 Zoning: Residential
LPS2 R-Code: R60
Existing use: Existing single residence at the rear portion of the site
Essentially vacant at the rear
Context: Existing single and two storey residential units to all adjacent properties





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2. Proposal Description

Proposal: The existing circa 1950's brick tile timber floor residence is located at the rear of the dwelling with a large garden in the front area.
The proposal includes additions to an existing residence including Bedroom and Ensuite additions and to take advantage of the site slop a basement level, along with structural improvements to the existing Garage / Terrace.
The existing house requires the existing non serviceable terracotta roof tiles replaced with selected metal tiles.
The adjacent properties have been developed with single storey units.

3. Proposal Data

Site Area 1012m²
Existing residence:

4 Residential Design Codes Volume 1 PART C

Refer R Codes Volume 1 page II Part D applies to all single houses R50 and above.

THE GARDEN

1.1 Private Open Space

C1.1.1 Single consolidated for site area >220m²: Min. 40m²/ dwelling
Total dwelling private open space: Approx' 600m² behind the primary street setback off 2m)
Justification comments:
(Existing) complies

1.2 Trees and Landscape

C1.2.1 Min 15% soft landscaping, with a minimum dimension of 1m
Area required: 151.8m²
Areas proposed: approximately 330m² (excluding rear areas)
Justification comments:
(Existing) complies

C1.2.2 Min 30% soft landscaping to primary setback area
Setback area: 20.12m x 2m = 40.24m²
Min area: 12.67m²
Area provided: approximately 22.6m²
Justification comments:
(Existing) complies

C1.2.4 Tree Canopy
1 small tree in primary street setback
Justification comments:
(Existing) complies



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C1.2.6/7 Significant existing tree
Not applicable

C1.2.8 Landscaping plan
Not applicable

1.3 Communal Open Space
Not applicable

1.4 Water management and conservation

C1.4.1 Stormwater to be retained on site.
Justification comments:
The proposal includes on site stormwater retention that will be in the form of soak wells under the paved areas. Details to be provided with building permit application

THE BUILDING

2.1 Size and layout of dwelling

Primary Living Space *Existing Living Area to remain at this stage*
C2.1.1 Required: Primary Living Space min. 3.8m x 3.8m
Proposal: Existing Living area approximately 6.1m x 4.1m
Complies

Storage

C2.1.9 Store provide to each dwelling
Proposal: *Existing Sheds to remain at this stage*

2.2 Solar access and natural ventilation

Windows and openings

C2.2.1 Required: Every habitable room to be provided with one openable window visible from all parts of the room
10% floor area
min 50% transparent
Existing dwelling: Unchanged.
Proposed additions: All habitable rooms have external windows (refer to drawings)
Complies

C2.2.3 Bathrooms on External walls to have openable window
Existing dwelling: Existing Bathroom has external window
Proposed Additions: Ensuite will incorporate mechanical ventilation + skylight
Complies



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Orientation of major openings

C2.2.4 Proposed Additions: These are on the northern side of the existing dwelling. The new Living area and Terrace are orientated to the north west.
Complies

2.3 Parking

Occupant parking

C2.3.1 Assumed site is Location B
Min': 1 bay
Max' garage/ carport: 2 bays
Existing dwelling: 1 bay in ex Garage unchanged
Complies

C2.3.3 Car spaces and manoeuvring to be designed to comply with AS2890.1
Justification comments:
Existing onsite parking not changed with proposal. Driveway includes capacity to exit in a forward direction.

Visitor parking

C2.3.4 No requirement for 0-4 dwellings

Bicycle parking

C2.3.6 No requirement for 0-9 dwellings

2.4 Waste Management

C2.4.1 Dedicated space to be provided
Justification comments:
Proposed accessible screened bin area at the front of the development

C2.4.2 Not applicable

C2.4.3 To be screened from public view
Justification comments:
Existing bins are stored at the front of the property adjacent to the driveway and behind sliding gate. No change proposed.

2.5 Utilities

C2.5.1 Service utilities to be accessible, etc.
Justification comments:
*To be considered in the detail design where applicable with details included with building permit application.
Owners are considering conversion of power from overhead to underground with meter box located on street boundary line.*

C2.5.3 Solar panels to be on the roof
Justification comments:



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To be considered in the detail design, if applicable.

2.6 Outbuildings

Proposal includes demolition of existing undercroft garage / terrace.
Other existing outbuildings are to remain unchanged.

2.7 Universal design

Not applicable

2.8 Ancillary dwellings

Not applicable. Possible future development.

2.9 Small dwellings

Not applicable

2.10 Housing on lots less than 100m²

Not applicable

3.0 NEIGHBOURLINESS

3.1 Site Cover

C3.1.1	R60 max site cover:	70% = 708.4m ²
	Proposed Area Summary	
	Existing Dwelling:	151.5m ²
	~~Proposed Additions (north):~~	~~76.0m²~~
	Proposed Additions (Bed1):	30.5m ²
	Proposed Additions (Bed 1 Ens):	5.7m ²
	~~Proposed Additions (Basement):~~	~~54.8m²~~
	Existing Garage:	33.5m ²
	SUB-TOTAL:	221.2m ²
	 Proposed GF Entry Porch:	 3.8m ²
	~~Proposed GF Terrace:~~	~~27.6m²~~
	~~Proposed Basement Porch:~~	~~4.9m²~~
	SUB-TOTAL:	36.3m ²

SITE COVER AREA (excl Verandahs): 221.2m² < 708.4m² (= approx' 21.9%)

SITE COVER AREA (incl Verandahs): 221.2m² < 708.4m² (= approx' 21.9%)

Complies

3.2 Building height

C3.2.1 Building height maximum for R60: Pitched roof wall height 10m and total 13m



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Proposed height of wall: Maximum 5m above existing ground levels including on adjacent lot and 5.75m above paving on lot 30 (refer Elevations)
S-W side: Approx' 3.5m-3m wall height above existing GL.

Proposed total building height: Approximately 8.5m above existing ground levels at front of dwelling to the existing ridge being the highest part of the roof.

Complies

3.3 Setbacks

C3.3.1 Street boundary (R60): 2m

Complies

3.4 Lot boundary setbacks

C3.4.1 For wall height up to 3.5m: 1m min
For wall height 3.6-7m: 1.5m min

N-E wall: Double storey additions
Parapet (Boundary) wall on boundary (less than 1m setback)
Proposed Wall length: 12470mm nom
Wall height: 4.5m nom above existing GL at location of wall from existing adjacent courtyard levels on adjacent lot
Setback to wall to Terrace: 1.1.25m
Justification comments:
The proposed northern wall of the additions as is less than 1m from the boundary (is not parallel due to the existing house being extended) is proposed to be a "boundary wall".
The side wall to the Terrace is proposed to be minimum 1m and up to 1.2m rather than 1.5m to maximise daylight opportunities for the Living beyond.
See also comments 3.4.4 below.

S-E wall: Single storey additions
Setback: 1.5m minimum generally to additions
Complies

S-W wall: Single storey additions (elevated floor level)
Length: 9310mm nom (less than 1m setback)
Wall height: 3m - 3.5m nom above existing GL at location of wall
Setback: 700 - 1200mm
Justification comments:
The proposed wall is less than 1m from the boundary due to the existing dwelling not being parallel with the boundary. This wall to be treated as a "boundary wall".
See also comments 3.4.4 below.



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C3.4.2 Second storey max 14m length
NE wall length: Proposed boundary wall 12470mm nom
Justification comments:
The side wall to the Terrace has been setback 1.23m to optimise Terrace proportions and maximise daylight opportunities for the Living room.

Boundary walls

C3.4.4 Boundary walls R60: Must be behind street setback
Max. 7m wall height
Max. 14m boundary length

N-E wall: Parapet (Boundary) wall on boundary (less than 1m setback)
Proposed Wall length: 12470mm nom
Wall height: 4.5m nom above existing GL at location of wall from existing adjacent courtyard levels on adjacent lot
Setback to wall to Terrace: 1.1-2.5m
Justification comments:
The proposed northern wall of the additions as is less than 1m from the boundary (is not parallel due to the existing house being extended) is proposed to be a "boundary wall". The side wall to the Terrace is proposed to be minimum 1m and up to 1.2m rather than 1.5m to maximise daylight opportunities for the Living beyond.

S-W wall: Single storey additions (elevated floor level)
Length: 9310mm nom (less than 1m setback)
Wall height: 3m - 3.5m nom above existing GL at location of wall
Setback: 700 - 1200mm
Complies
Justification comments:
The proposed wall is less than 1m from the boundary due to the existing dwelling not being parallel with the boundary. This wall to be treated as a "boundary wall".

3.5 Site works and retaining walls

C3.5.1 New retaining walls are located to existing retaining walls adjacent to the new Entry.
The northern wall to the Basement addition incorporates a retaining wall as a cut and fill.
Some minor landscaping retaining walls are shown with levels to be confirmed on site.
Refer as to drawings

C3.5.2 1m or less: 0m setback
1.5m 1.5m setback
Justification comments:
The proposed additions work to the levels of the existing residence, garden and driveway levels. The proposed Basement floor level is lower than the current basement level and the additions include retains walls to suit and as applicable.

C3.5.3 Excavation permitted behind the street setback line.
Complies



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3.6 Streetscape

Addressing the street

C3.6.1 *Complies*

C3.6.5 Not applicable

C3.6.6 Not applicable

Street walls and fences

C3.6.7 Existing, not part of the works.

Not applicable

Justification comments:

The existing front dwelling front fences, etc. are all to remain.

C3.6.8 Existing, not part of the works.

Not applicable

Justification comments:

The existing front dwelling front fences, etc. are all to remain.

3.7 Access

Vehicle Access

C3.7.1 *Complies*

Justification comments:

The existing crossover and driveway to be retained and to be utilised for access for the existing dwelling

Driveways

C3.7.3 Width: Min. 3m

Existing: nom 3.2m min'.

Complies

Justification comments:

The existing crossover and driveway to be retained and to be utilised for access for the existing dwelling

Sightlines

C3.7.7 *Complies*

Justification comments:

The existing front fencing and gates are to be retained.

Pedestrian access

Not applicable

Communal street and battle-axe legs

Not applicable



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3.8 Retaining existing dwellings

Not applicable

3.9 Solar access for adjoining sites

C3.9.1	R60 overshadowing of adjoining property:	50% max.
	Overshadowing measured at noon 21 June	Perth: VSA 32.5degrees
	lot 100 (38) Harper St maximum:	for lot area 3036m ² = 1518m ² max.
	Proposed:	27.6m ² (including fence shadow)
	<i>Complies</i>	

3.10 Visual privacy

For development adjoining an existing dwelling

C3.10.1	Outdoor space:	6m cone of vision
	Proposal:	Terrace has cone of vision impact
	Justification comments:	
	<i>The proposal includes a 1.6m min high screen to a portion of the Terrace as well as a section of landscaping hedge screening proposed to provide appropriate privacy protection. Refer to drawings</i>	

Bedroom:	3m cone of vision
Proposal:	Bedroom window has been setback to achieve compliance
	Justification comments:
	<i>Complies</i>