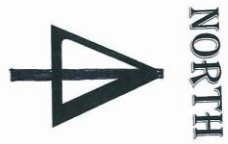


LOCATION PLAN



ARCHITECTURAL PLANS



SITE PLAN

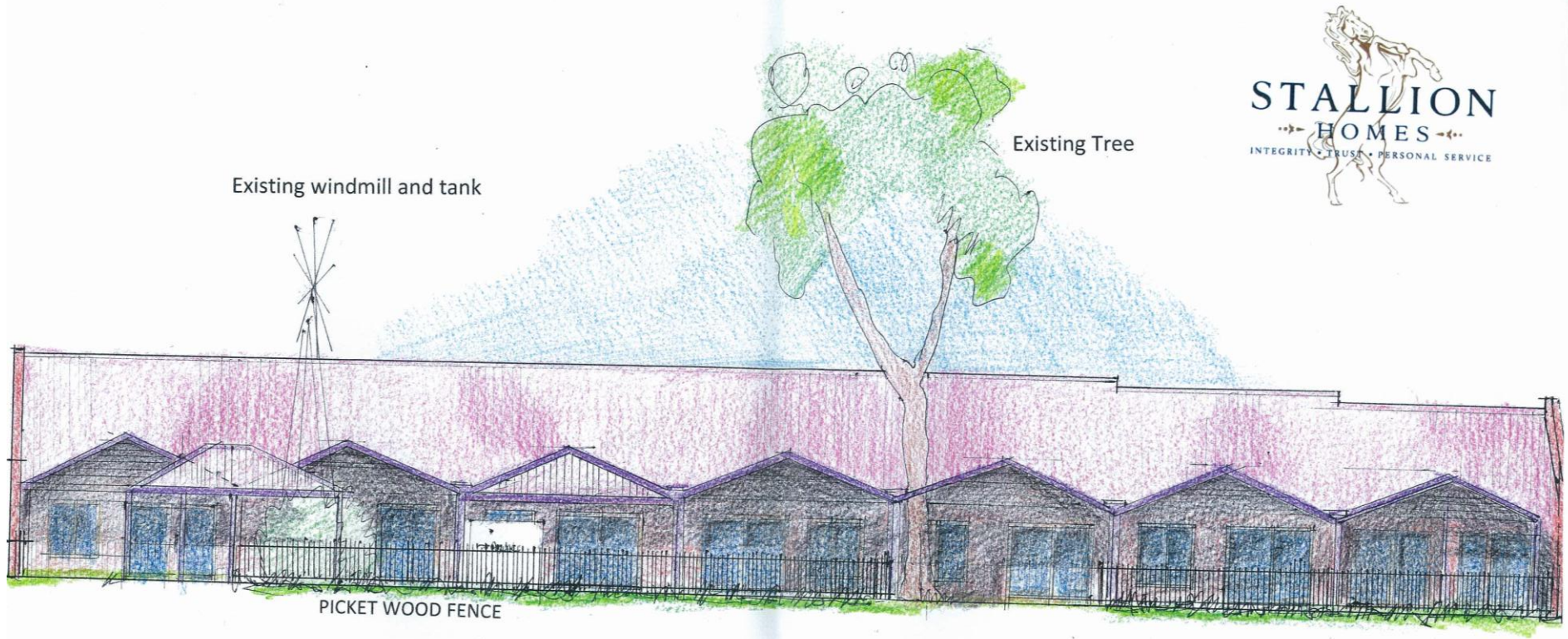
17 April 2013

Scale 1: 200

Client: OMT Pty Ltd.
 Client contact: Garry Zacher
Building designer:
 Stallion Homes
 Contact: Nick Broadhurst (08) 9621 2020

ITEM 9.1.1
 APPENDIX B

Mearns Street



West Elevation
George Street

Client: OMT Pty Ltd.
Client contact: Garry Zacher
Building designer:
Stallion Homes
Contact: Nick Broadhurst (08) 9621 2020

17 April 2013
Scale 1: 100 Page 6



East Elevation

Meares Street

Client: OMT Pty Ltd.

Client contact: Garry Zacher

Building designer:

Stallion Homes

Contact: Nick Broadhurst (08) 9621 2020

17 April 2013

Scale 1: 100

Page 7



South Elevation

Client: OMT Pty Ltd.

Client contact: Garry Zacher

Building designer:

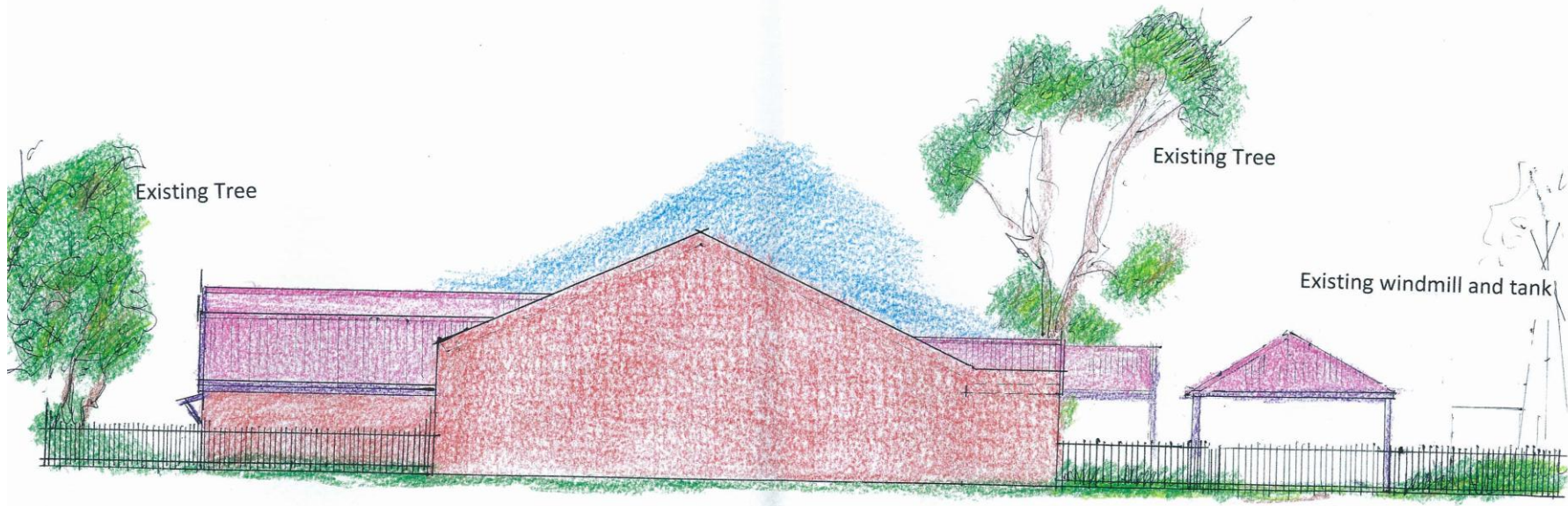
Stallion Homes

Contact: Nick Broadhurst (08) 9621 2020

17 April 2013

Scale 1: 100

Page 8



Existing Tree

Existing Tree

Existing windmill and tank

PICKET WOOD FENCE

North Elevation

Client: OMT Pty Ltd.

Client contact: Garry Zacher

Building designer:

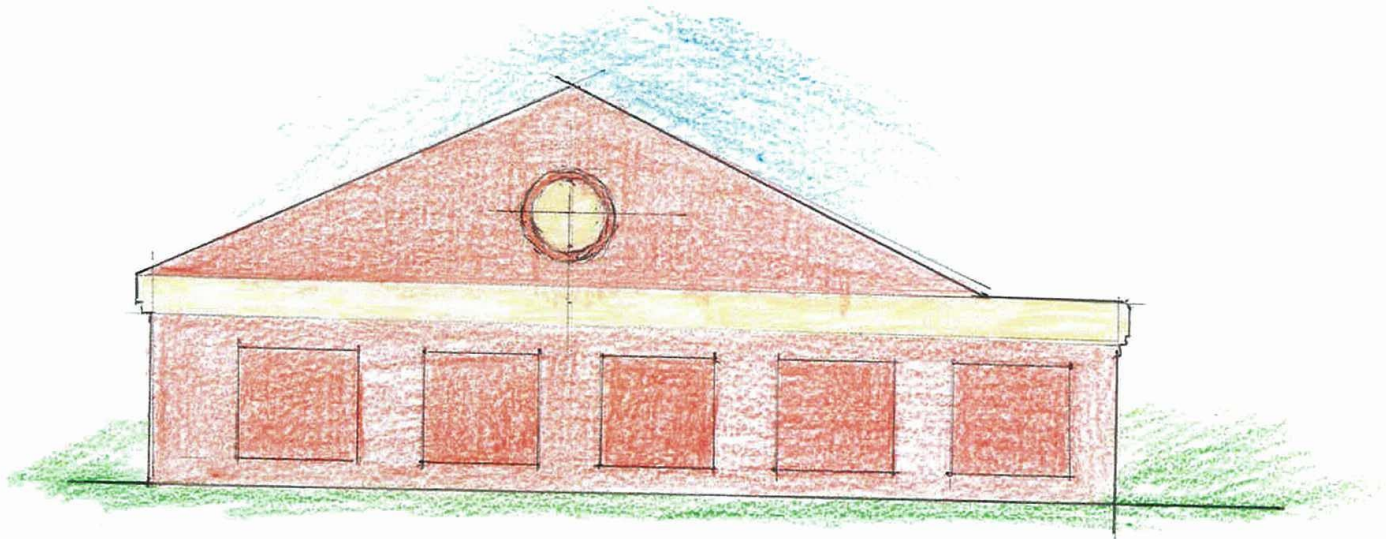
Stallion Homes

Contact: Nick Broadhurst (08) 9621 2020

17 April 2013

Scale 1: 100 Page 9

SAMPLE OF BRICKWORK DETAILING



NORTH WALL BRICKWORK DETAIL

SCHEDULE OF SUBMISSIONS

No.	Name Address	Description of Affected Property	Summary of Submission	Council's Recommendation
1.	Martin Petch (27/4/13)	3 Meares Street, York	<p>I wish to lodge an objection to the proposed building of 7 (seven) single storey units on the above block.</p> <ol style="list-style-type: none"> 1. 7 units in a small block (1/4 acre of so) is not necessary in York, this is high density accommodation at its worst. Such housing may be acceptable in Perth suburbs, but not in a small town like York. Such density is a catalyst for arguments between neighbours and the lowering of the tone in the neighbourhood, let along the value of the properties in the area. I also have reservations on the end user as stated in the proposal, probably short term rentals more like, with no interest in local activities. 2. According to the plans I will have a 4 to 5 metre high brick wall on my boundary fence, I thought there had to be a minimum gap between lots, with such a wall it will block the views from two bedrooms, bathroom, and kitchen, and subsequently loss of light into those rooms, this will also compromise light on to the garden thus rendering any veg garden useless should this happen next to a <u>heritage listed building</u>. 3. Will the sewerage be up to it as the pipe in that location is at its lowest point of flow, I know this because I asked the people who put it in why it didn't come to my block, and if there are 7 units using it possible "back-ups" will start causing health problems, even if a pump is installed a 	<p>The issues raised in the submission have been noted and considered throughout the development assessment process. The following comments are provided to each of the concerns raised:</p> <ol style="list-style-type: none"> 1. This area has been identified in the Local Planning Strategy for higher density residential development and has been R-coded R40 accordingly. As indicated in the report, over half of WA's households consist of one or two persons, and therefore, housing must be provided to accommodate their needs. This development will provide affordable housing close to the town centre. There is no evidence that properties used for short-term rentals have negative social outcomes or devalue properties. It is likely that these units, from discussions with local real estate agents, will be owner-occupied by older persons looking to downsize from their current larger single dwellings. 2. Whilst there may be some loss of light to the rooms, this should not be significant, particularly as the aspect of the sun is based in the North in Summer and even further North in Winter and complies with the provisions of the R-Codes. Discussions with the applicant have resulted in an addendum being received that provides an example of detailing on the brickwork for the north facing wall. The intent of these details including;

No.	Name Address	Description of Affected Property	Summary of Submission	Council's Recommendation
			<p>problem will start as soon as the power goes off which has happened not too long ago.</p> <p>4. Drainage from the site has not been explained, the ground is not very porous especially after a long dry break, where will all this excess water go, not into my property I hope. As my house is listed, and as such the foundations are of the old type and are not happy with large amount of moisture, which can cause foundation shifting and cracking in the walls.</p>	<p>integration of different coloured bricks; corbels; circular pattern; and a horizontal band; is to soften the visual impact of the wall. The applicant has also offered to provide landscaping.</p> <p>The proposed nil setback complies with the performance provisions of the R-Codes.</p> <p>3. The applicant will be required to connect to the Water Corporation's sewer infrastructure and will be responsible for any upgrades to the system required by the Corporation.</p> <p>4. As part of standard development approval conditions, all storm water must be contained on the site of which is regulated through compliance. No stormwater will be permitted to affect or be discharged onto neighbouring properties.</p>
2.	Martin Petch (2 May 2013)	3 Meares Street, York	<p>I had a meeting with Mr Zacher this afternoon, and I am really worried about the water runoff from the block even though there are porous blocks being used at the front, there is still a lot of concrete being used this will have an adverse effect on my block and also the foundations of my house. I also asked why he could not have a duplex instead which would be more in keeping with the area, but I think the dollar was more important. I am not at all happy with the proposal and no solution for the high brick wall can be found. This will leave the garden half dead and the rooms in darkness.</p>	Refer to points 2 and 4 above.