

24th August 2015

City of Vincent
244 Vincent St
Leederville WA 6007

Attention: Planning Department, Mr Adam Dyson

Lot 10, #50 Scarborough Beach Road, North Perth

Hello Adam

Please find attached amended plans in response to items raised in your correspondence dated 21/08/2015. Below are comments in support of the variations to the deemed to comply design principals as identified.

- **Engineering Requirements Bin Storage**: Refer to amended plans sheet 1, showing the required bins and wash down area.
- **Engineering Requirements Passing Isle**: Refer to amended plans sheet 1, showing required passing isle.
- **Engineering Requirements Driveway Gradient**: Refer to amended plans, showing driveway gradients as specified.

- **Residential Design Codes 6.1.1 Plot Ratio**: The applicant on a number of occasions through the DAC process was encouraged to make the development more substantial to improve the overall outcome of the residences and to provide a larger scaled development in keeping with the desired streetscape. Through a number of meetings and recommendations which focused on achieving a meritorious outcome and positive contribution to the amenity. The committee was looking to achieve better bedroom sizes and promoted this outcome with the understanding that it would require a slight variation to the Deemed to Comply plot ratio requirements. A review of the streetscape confirms the proposed scale of the development is consistent with the adjoining development and the development trends along Scarborough Beach Road. The applicant therefore seeks councils support for the variation as proposed.



The Subject property from Scarborough Beach Road

- SPC 5 i) Street Setback to front and upper floor setbacks and balcony** – As per councils Residential Design Elements Policy 7.2.1. The above photo demonstrates, the overwhelming theme of the Scarborough Beach Road streetscape is of an evolving mix of higher density Residential developments with varying setbacks and larger built forms. The proposed front setback through the DAC process was determined to be consistent with the desired streetscape. To comply with engineering driveway requirements we have proposed to push unit 2 back further on the site to a 7.6m setback and bringing the proposal in line with the Deemend to Comply standard. The proposal also incorporates adequate articulation and varying wall finishes ensuring the proposed dwellings and the setbacks provided are consistent with and contributing positively to the existing streetscape. The proposal includes an excellent outcome with regards to the extent of landscaping as proposed. The DAC process ensured also the highest outcomes possible with respect to solar orientation and the efficient use of the site. Solar access for adjoining sites has also been maintained. The applicant therefore seeks councils support for the variation as proposed.

- Residential Design Codes P4.1 Setbacks**

West Elevation Alfresco/Stairs Unit 1: As per plan, we have proposed a 1.5m setback to Unit 1 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall over and the open nature of the construction of the alfresco and balcony. The Stair setback is of no impact upon the amenity as it is a low 1000mm high wall. Solar access for adjoining sites has also been maintained

elsewhere. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. The reduction in setback does not result any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

West Elevation Stairs Alfresco Unit 5: As per plan, we have proposed a 1.1m setback to Unit 5 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall over and the open nature of the construction of the alfresco and balcony. The adjoining site in this location consists of an existing residence that is built up to the side boundary and the impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. Solar access for adjoining sites has also been maintained elsewhere. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. The reduction in setback does not result any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

Northern Elevation Alfresco Unit 3: As per plan, we have proposed a 2.0m setback to Unit 3 rear boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying setbacks and is visually broken up in its building bulk by the setback of each adjoining unit. The adjoining site in this location consists of areas set aside for parking. Unit 3 has a minor opening to the corner pier which is less than a square meter in area and an 1800h fence proposed to effectively screen the side. As plans confirm, the impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. Solar access for adjoining sites has also been maintained elsewhere. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. The reduction in setback does not result any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.



Eastern Elevation Entry/Alfresco Unit 3: As per plan, we have proposed a 1.36m setback to Unit 3 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall over and the open nature of the construction of the proposed alfresco. The adjoining site in this location consists of areas set aside for parking and open communal areas which are overlooked by existing balconies. Unit 3 has a minor opening to the corner pier which is less than a square meter in area and an 1800h fence proposed to effectively screen the side. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. The impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. Solar access for adjoining sites has also been maintained elsewhere. The reduction in setback does not result in any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks council's support for the variation as proposed.

Upper floor Western Elevation Balcony/Bed 2 Unit 1: As per plan, we have proposed a 1.5m setback to Unit 1 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall and the open nature of the construction of the alfresco and balcony. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. Solar access for adjoining sites has also been maintained elsewhere. The reduction in setback does not result in any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks council's support for the variation as proposed.

Upper floor Western Elevation Stairs/Bed 1 Unit 5: As per plan, we have proposed a 1.1m setback to Unit 5 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall over and the open nature of the construction of the alfresco and balcony. The adjoining site in this location consists of an existing residence that is built up to the side boundary and the impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. Solar access for adjoining sites has also been maintained elsewhere. The reduction in setback does not result in any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks council's support for the variation as proposed.

Upper floor Northern Elevation Bed 1 Unit 3: As per plan, we have proposed a 3.69m setback to Unit 3 rear boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying setbacks and is visually broken up in its building bulk by the setback of each adjoining unit. The adjoining site in this location consists of areas set aside for parking. Unit 3, Bed 1 window takes great advantage of the northern aspect by proposing one major opening in this location that avoids any issues with privacy due to it looking down at areas of the adjacent site utilized for parking only. The impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. Solar access for adjoining sites has also been maintained elsewhere. The reduction in setback does not result any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

Eastern Elevation Ensuite Unit 3: As per plan, we have proposed a 1.1m setback to a small section of Unit 3 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall over and the open nature of the construction of the proposed alfresco. The adjoining site in this location consists of areas set aside for parking and open communal areas which are overlooked by existing balconies. The proposed design was arrived at after advice given by the DAC committee. Several amendments to the design and treatment of the side elevations were provided prior to the committee offering their support for the design as proposed. The textures, colours and material utilized are a contemporary interpretation of the surrounding locality, comprising a mix of render and feature cladding with modern Colorbond roof profiles. Clean uncluttered architectural features including large eave overhangs and simple uncomplicated roof forms compliment the contemporary development styling. The impact upon the amenity of the adjoining site due to this minor projection into the required setback is considered to be nil. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. Solar access for adjoining sites has also been maintained elsewhere. The reduction in setback does not result any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

Eastern Elevation Bed 1/Bed 2 Unit 3: As per plan, we have proposed a 1.36m setback to Unit 3 side boundary. The development provides excellent solar access and ventilation for the residents. This elevation incorporates adequate articulation and varying wall finishes and is visually broken up in its building bulk by the setback of the bathroom wall over and the open nature of the construction of the proposed alfresco. The adjoining site in this location consists of areas set aside

for parking and open communal areas which are overlooked by existing balconies. The proposed design was arrived at after advice given by the DAC committee. Several amendments to the design and treatment of the side elevations were provided prior to the committee offering their support for the design as proposed. The textures, colours and material utilized are a contemporary interpretation of the surrounding locality, comprising a mix of render and feature cladding with modern Colorbond roof profiles. Clean uncluttered architectural features including large eave overhangs and simple uncomplicated roof forms compliment the contemporary development styling. The impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. Solar access for adjoining sites has also been maintained elsewhere. The location and retention of existing landscaping/screening methods further reduces the impact upon the amenity. The reduction in setback does not result any reduction on the privacy requirements to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

- **Residential Design Codes 6.3.3, P3.1 Bicycle Provisions:** A review of the amended plans will confirm two bicycle bays have been provided and the requirements satisfied. Refer, Basement plan sheet 1. The applicant therefore seeks councils support for this item.



- **Residential Design Elements Policy – BDPC 3, Roof Pitch:** The overwhelming theme of the Scarborough Beach Road streetscape is of an evolving mix of higher density Contemporary Residential developments with reduced setbacks and larger built forms and non-traditional roof forms. The proposed architectural styling, through the DAC process was determined to be consistent with the desired streetscape. The proposal incorporates adequate articulation and varying wall finishes ensuring the proposed dwellings and the setbacks provided are consistent with and contributing positively to the existing streetscape. Several amendments to the design and treatment of the elevation style were provided prior to the committee offering their support for the design and roof form as proposed. The textures, colours and material utilized are a contemporary interpretation of the

surrounding locality, comprising a mix of render and feature cladding with a low modern Colorbond roof profile. Clean uncluttered architectural features including large eave overhangs and simple uncomplicated roof forms compliment the contemporary development styling. The low roof pitch also reduces the buildings bulk and the extent of overshadowing. The DAC process ensured also the highest outcomes possible with respect to solar orientation and the efficient use of the site. Solar access for adjoining sites has also been maintained. The impact upon the amenity of the adjoining site due to the proposed roof pitch is considered to be nil. The proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

- **Residential Design Codes 6.4.1, P1.1 Overlooking.**

Unit 5 Kitchen: The proposed window has been amended to be a highlight window and hence complies with the code. The applicant therefore seeks councils support for this item as amended.

Unit 3 Alfresco: The adjoining site in this location consists of areas set aside specifically for parking and is already overlooked by existing balconies. Unit 3 has a minor opening to the corner pier which is less than a square meter in area and an 1800h fence proposed to effectively screen the side. The impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. The design as proposed has oriented the active habitable spaces to take advantage of the northern orientation and the lack of privacy issues generally to the rear of the site. The reduction in setback as proposed does not result any reduction on the existing privacy to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

Unit 5 Alfresco: The proposed alfresco is immediately adjacent to an existing boundary wall which eliminates any opportunity for overlooking to the side and an area set aside for parking to the rear. Privacy to the adjoining sites are ensured elsewhere by the use of highlight windows, obscure windows or locating major openings away from this area. The impact upon the amenity of the adjoining site due to this variation in setback is considered to be nil. The design as proposed has oriented the active habitable spaces to take advantage of the northern orientation and the lack of privacy issues generally to the rear of the site. The reduction in setback as proposed does not result any reduction on the existing privacy to the adjoining site and hence the proposed design complies with the Deemed to Comply standard. The applicant therefore seeks councils support for the variation as proposed.

- **Residential Design Elements Policy – SPC 13, Front fencing:** As per the amended plans the proposed fence heights have been reduced to suit the heights required. The applicant therefore seeks councils support for this item.

The development proposed represents an aesthetically pleasing outcome for the site. The strong architectural lines are consistent with existing residences. The modern urban architectural style using modern proportions and natural tones to deliver an uncluttered open and interactive residence that is well oriented to take advantage of the northern aspect without compromising the amenity of the adjoining sites. The owner and applicant have retained the streetscape theme, access to light, ventilation and privacy of the adjoining dwellings whilst improving the amenity of the location. The proposal has been given councils DAC full support and the applicant has met with all the required outcomes that the committee required. The proposal has also to my understanding undergone extensive community consultation and received only favorable comments. The applicant therefore seeks councils support for the application as proposed.

Any queries please call or email.

Best regards

Craig

Craig Stocks
Design Consultant
Design Right