

**REVISED DESIGN PRINCIPLES SUBMISSION TABLE (12 FEBRUARY 2016)  
SEVEN (7) MULTIPLE DWELLINGS ON LOT 29 (No.498) FITZGERALD STREET, NORTH PERTH**

R-CODE DESIGN ELEMENT & LOCAL PLANNING POLICY	PROPOSED VARIATION TO 'DEEMED TO COMPLY REQUIREMENTS'	DESIGN PRINCIPLES JUSTIFICATION
<p><b>Element 6.1.4 C4.1 – 'Lot boundary setbacks'</b></p>	<p>The application proposes that:</p> <p>i) portions of the proposed development (i.e. first floor) will have varying setbacks ranging between 1.19 metres and 2.8 metres from the southern side boundary in lieu of 3.5 metres as required by the 'deemed to comply requirements' of the R-Codes; and</p> <p>ii) portions of the proposed development (i.e. first floor) will have a 2.8 metre setback from the northern side boundary in lieu of 6.6 metres as required by the 'deemed to comply requirements' of the R-Codes.</p>	<ol style="list-style-type: none"> <li>1. The proposed setback variation for the upper floor components of the new development from the northern side boundary (i.e. 0.8 metres) is considered minor and therefore unlikely to have any adverse impacts on the local streetscape or any adjoining properties in terms of its bulk and scale.</li> <li>2. The proposed development meets the 'deemed to comply requirements' of Element 6.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes as it does not detrimentally impact access to light and ventilation for any existing dwellings on the adjoining properties.</li> <li>3. The proposed development makes effective use of all available space and provides for the creation of adequate internal and external living areas which will benefit all future occupants.</li> <li>4. The proposed setback variations to the side boundaries will not have an adverse impact on the local streetscape in terms of its bulk and scale.</li> <li>5. It is considered that those portions of the development proposing a reduced setback from the side boundaries are consistent in terms of its design, bulk and scale with other similar residential developments recently approved by the City in the immediate locality.</li> <li>6. The proposed development meets the 'deemed to comply requirements' of Element 6.4.1 C1.1 ('Visual privacy') of the R-Codes.</li> <li>7. Those portions of the proposed development with a reduced setback from the northern side boundary abuts the side setback area and extensive rear yard area of the existing single detached dwelling on adjoining Lot 3 (No.500) Fitzgerald Street. As such it is contended that the proposed development on Lot 29 will not have any adverse impacts on any outdoor living areas or major openings to habitable rooms associated with the existing dwelling on adjoining Lot 3.</li> <li>8. In addition to the above point, it is highly likely that adjoining Lot 3 will be redeveloped in the future for a similar multiple dwelling development given the land's location along an major 'transport corridor'.</li> <li>9. Those portions of the proposed development with a reduced setback from the southern side boundary abuts a new three (3) storey multiple dwelling development (including car parking area) currently under construction on adjoining Lot 30 (No.496) Fitzgerald Street. As such it is contended that the proposed development on Lot 29 will not have any adverse impacts on any outdoor living areas or major openings to habitable rooms associated with the future multiple dwelling development on adjoining Lot 29.</li> </ol> <p>Having regard for all of the above it is contended that those portions of the new multiple dwelling development on Lot 29 proposing a reduced setback from the northern and southern side boundaries satisfy the 'design principles criteria' of Element 6.1.4 of the R-Codes and may therefore be approved by the City.</p>

<p><b>City of Vincent Local Planning Policy 7.2.1 'Residential Design Element- Criteria SADC5 – 'Street setback'</b></p>	<p>The application proposes that:</p> <p>i) the primary front setback does not reflect the predominant pattern of the immediate locality (i.e. five adjoining properties). As such the proposed front setback is 4 metres in lieu of an estimated front setback of 8.84 metres as required by the 'deemed to comply requirements' of Criteria SADC5 of the City's 'Residential Design Elements' policy;</p> <p>ii) The second floor of the proposed development is setback 0.75 metres from the ground level in lieu of 2 metres as required by the 'deemed to comply requirements of Criteria' SADC5 of the City's 'Residential Design Elements' policy; and</p> <p>iii) The roof top garden comprises nil setback from the ground level in lieu of 1 metre as required by the 'deemed to comply requirements of Criteria' SADC5 of the City's 'Residential Design Elements' policy.</p>	<ol style="list-style-type: none"> <li>1. The proposed front setback variation will not have an adverse impact on the streetscape or the adjoining properties.</li> <li>2. The proposed development has been designed with a variable setback along its Fitzgerald Street frontage to help provide an interesting and articulated front facade.</li> <li>3. The proposed development has been designed to make a positive contribution to the local streetscape and an 'active frontage' to Fitzgerald Street.</li> <li>4. The proposed development will not have an adverse impact on the Fitzgerald Street streetscape in terms of its overall bulk and scale and is generally consistent with other similar residential developments approved by the City in the immediate locality, specifically the recently approved multiple dwelling development on adjoining No.496 Fitzgerald Street.</li> <li>5. The front setback of the proposed development is reflective of various developments within the nearby North Perth Town Centre which contain nil front setbacks.</li> <li>6. The proposed front setback of the new development on Lot 29 meets the 'deemed to comply requirements' of Element 6.1.3 C3.1 ('Street setback) of the R-Codes.</li> <li>7. The proposed variation to the front setback of the new multiple dwelling development on Lot 29 will significantly improve current levels of passive surveillance over Fitzgerald Street.</li> <li>8. Sufficient space is available within the front setback area on the ground floor to accommodate gardens and landscaping, all of which will be designed and constructed to ensure that the development is visually attractive and makes a positive contribution to the local streetscape.</li> <li>9. Abutting Lot 29 is a substantial verge area with a width of 3.5 metres along the Fitzgerald Street frontage. The verge width provides an increased setback between the proposed development and the road pavement, therefore minimising the impact of the proposed built form on the Fitzgerald Street streetscape.</li> </ol> <p>Having regard for all of the above it is contended that the proposed variation to the front setback for the new multiple dwelling development on Lot 29 satisfies the 'design solution' of SPC 5 of the City's Residential Design Elements Policy and may therefore be supported and approved by the City.</p>
<p><b>City of Vincent Local Planning Policy 7.2.1 'Residential Design Element- Criteria BDADC 3 – 'Roof forms'</b></p>	<p>The application proposes that the roof form for the new development on Lot 29 will have a five (5) degree skillion roof in lieu of a pitched roof structure comprising between 30 degrees and 45 degrees as required by the 'deemed to comply requirements' of Criteria BDADC 5 of the City's 'Residential Design Elements' policy</p>	<ol style="list-style-type: none"> <li>1. The proposed development has been designed using a modern roof form which is common throughout the metropolitan area and most recently along Fitzgerald Street.</li> <li>2. The roof form of the proposed development (i.e. skillion roof) is consistent with other residential developments recently approved by the City within the immediate locality.</li> <li>3. The skillion roof form of the proposed development helps to provide an interesting and articulated facade.</li> <li>4. The proposed development meets the 'deemed to comply requirements' of Element 6.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes as it does not detrimentally impact access to light and ventilation for any existing dwellings on the adjoining properties.</li> <li>5. It is recognised that the City is considering changes to its 'Residential Design Elements' policy to facilitate the approval of varying roof types (i.e. skillion or concealed roofs).</li> <li>6. The proposed roof form of the new development on Lot 29 will not have an adverse impact on the Fitzgerald Street streetscape in terms of its overall bulk and scale.</li> </ol> <p>Having regard for all of the above it is contended that the proposed skillion roof form for the new multiple dwelling development on Lot 29 satisfies the 'design solution' of BDPC 3 of the City's Residential Design Elements Policy and may therefore be supported and approved by the City.</p>