

Justifications for 124 Wright Street, Highgate

124 Wright Street is a 551 sqm block fronting Wright Street with the ROW Phelps Lane on its Northern boundary.

It is proposed to build six (6) Single Bedroom Dwellings under the WA Residential Design Codes Special Purpose Dwellings part 5.5.3

124 Wright Street Highgate is in a near city suburb with excellent access to the CBD via train, bus, car or cycle networks. It has a diverse population profile encompassing many inhabitants suited to a Single Bedroom Dwelling; downsizers, first home owners, singles and couples without children etc

Single Bedroom Dwellings are affordable dwellings with more privacy than might be offered in an apartment block. They offer the ability to have a pet, low maintenance costs as there are no communal facilities like elevators, gyms, pools; the dwellings and inhabitants can interact more with the surrounding neighborhood due to all having ground floor access and they offer a diversity in housing types for the area.

U1 is under the 70sqm plot ratio at 69.15

U2 is slightly over the 70sqm plot ratio at 72.16sqm

U3-6 are slightly over the 70sqm plot ratio at 71.2sqm

The small increase of 1-2sqm has allowed greater articulation to the facades and improved amenity inside the dwellings to create a study nook and increased storage areas.

As these Single Bedroom Dwellings have no common areas and will be survey strata titled they are more akin to single dwellings than grouped dwellings and do not have a store room. Adequate internal and external areas are provided to store any items belonging to the inhabitants.

All open space, lot size and courtyard sizes are in excess of the amounts required.

SPC 5 Street Setbacks

Front setback:

U1 and U2 Wright Street Ground Floor :

The front ground floor wall of the dwellings on Wright Street are set back 6.68m from Wright Street which exceeds the setbacks required for Wright St. However the upper storey balcony and chimney do protrude into the front setback area by approx. 2m.

Some of this protrusion is offset by the 6.68m setbacks in the increased side setbacks.

The carport is also located in the front setbacks

U3-U6 Phelps Lane Ground Floor:

The setbacks front setbacks on Phelps Lane for both storeys range from 2.99m to 6.5m.

First floor setbacks for both frontages:

The first floor dwellings walls and balconies are not set back from the ground floor as per the Residential Design Elements policy. We are seeking variations to the Deemed-to-Comply Criteria relating to upper floor setbacks due to the clearly incorporated appropriate articulation consisting of varying finishes (render and vertical cladding) and staggering of the upper floor walls to moderate the impact of the building on the existing or emerging streetscape. The lesser setback is integral to the contemporary design of the development and improves the amenity of the dwelling occupants and neighbours on Harold St. Due to the increased ground floor setbacks we have been able to create a Northern front courtyard to the houses. This also helps achieve greater privacy for the residents of Harold St who have previously voiced their concern over balconies and setbacks impacting them. Having front courtyards and balconies also improves the passive surveillance of Phelps Lane and Wright Street

SPC 8. Setback of Garages and Carports

Carports within Front Setbacks

All garages for dwellings 1-6 are within the front setbacks. These carports are visually permeable and multi functional allowing the carport area to flow into the front courtyard improving the amenity for the occupants. As the carports are on the Northern aspect for the Phelps lane dwellings it has been kept as open as possible to allow Northern light penetration.

All 6 carports have been designed with a contemporary minimalist style to not dominate or reduce visibility to the dwelling. Roofing is concealed and less than 5 degree pitch to reduce the impact of the structure. The roof is cantilevered out from the balcony to float and not appear bulky.

To improve the security of these carports we are seeking permission to install automatic concertina gates that have 50% or greater permeability.

The 2 carports on Wright St have been placed together so that there is only one crossover on Wright St. This will replace the existing crossover currently on Wright St.

SPC 11. Buildings on Boundary

Between the Single Bedroom Dwellings there are two storey high walls on boundary to create Terrace style dwellings. The dwellings have been built to the boundary to increase the size of the front and rear open space and courtyards which positively impact the amount of Northern light penetration.

The proposed 2 storey high boundary wall with 15 Phelps Lane has been discussed with my neighbor Henry Brown and he is supportive of this structure as he would like to rebuild this dwelling and build a 2 storey wall on boundary abutting mine.

SPC 16. Landscaping

A number of 50+ year old mature trees from the existing house have been excavated and transplanted into pots and will be returned to the site on completion of construction.

BDPC 3. Roof Forms

We have selected a 5 degree pitched roof to minimize the height of the dwellings and impact on Southern neighbours. This 5 degree pitched roof is sympathetic to the area as there is a concealed low pitch roof directly opposite Units 4, 5 and 6

BDPC 11. Energy Efficient Design

Although U1 and 2 face Wright St and the western orientation the impact of the afternoon sun has been reduced with the deep balconies/alfresco reducing strong westerly afternoon sun penetration.

Extensive glazing has been designed for Northern walls to ensure winter light penetration.

These dwellings will be constructed to 7 star or higher ratings.