

Thursday, 23 November 2023

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**LOT 696 (PROPOSED LOT 2) #21 GLENBANK CRESCENT, KALLAROO. WA 6025  
 PROPOSED 1 x SINGLE STOREY GROUPED DWELLING**

My client has employed me to provide Design & Development Application Documentation for a Proposed Single Storey Grouped Dwelling to be erected @ Lot 696 #21 Glenbank Crescent, Kallaroo. The sole objective of this proposal is to allow the land owner utilise the land area and R20 zoning density code with their block by subdividing half and allowing a new abode while also altering/ renovating the existing dwelling. Intentions are to provide two up to date residences in character with the vibrant lifestyle present in the locality, whilst still allowing functional living and open space areas for each future residents abode respectively.

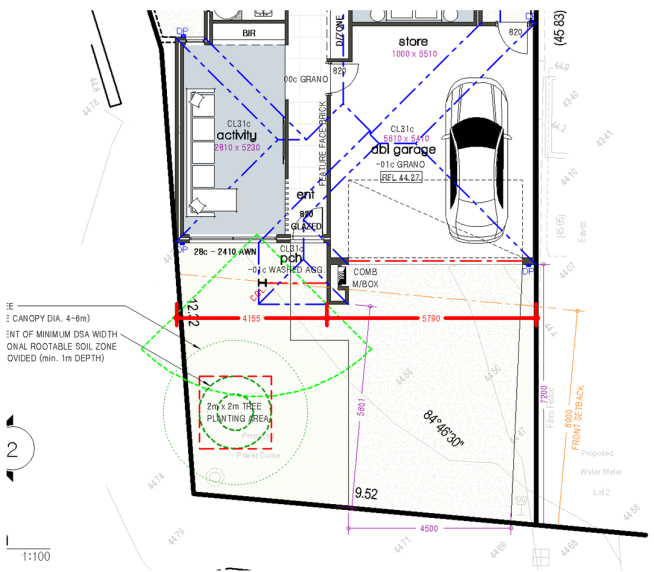
**Design Proposal Justification**

We believe the proposed grouped dwelling development achieves a more than satisfactory result in adhering to the relevant design guidelines outlined in State Planning Policy 7.3 Residential Design Codes Volume 1 & the Local Planning Policy. We ask that the following design justifications be taken into the city's consideration when making assessment in accordance with the City's Local Planning Scheme and Deemed to Comply requirements of the R-Codes.


| Deemed-to-comply  | Proposed Variation   | Justification  |
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| <b>5.1.3 Lot boundary setbacks (R-Codes and RDLPP)</b>  |  |  |
| C 3.1 –<br>Lot 1 (existing):<br>Dining/living wall setback of 1m from the eastern boundary<br><br>Lot 2 (proposed):<br>Alfresco – Ensuite wall setback of 1.1m to the western boundary<br><br>Activity wall of 1.5m to the western boundary<br><br>Dining and kitchen wall setback of 1.8m to eastern boundary<br><br>Living wall setback of 5m to eastern boundary | Lot 1 - Lot boundary setback of 0m to the eastern lot boundary<br><br>Lot boundary setback of 1.1m to the western boundary<br><br>Lot boundary setback of 0m to the western boundary<br><br>Lot boundary setback of 1m to the eastern boundary<br><br>Lot boundary setback of 1.6m to eastern boundary | <ul style="list-style-type: none"> <li>+ The proposed wall to Lot 1 dining / living along the common boundary is a direct result of trying to retain the existing property on the original block and requires a parapet for satisfactory room sizes to the extension of the existing residence.</li> <li>+ We believe the wall to Lot 1 does not have an impact on the amenity of the adjoining property and is designed to make more effective use of space on the lot, the wall is below two-thirds the boundary length and is less than 3.5m in height.</li> <li>+ The setback variations for each proposed dwelling from the internal lot boundary can be attributed to the irregular shape of the land (i.e. angled boundaries). In addition, the extent of variation (i.e. length of wall etc) are considered to be minor and will not adversely impact the adjoining dwellings within the development.</li> <li>+ We believe the parapet wall to the activity does not have an impact on the amenity of the adjoining property, is designed to make more effective use of space to the entry where the wall is below two-thirds the boundary length and is less than 3.5m in height.</li> <li>+ Purpose has been taken in positioning the majority of the activity wall further behind the front setback average in an effort to reduce the impact of building bulk of the new development. We believe this is achieved while effectively allowing adequate sunlight &amp; ventilation to the other dwelling and providing suitable neighbours privacy and entry surveillance sightlines.</li> <li>+ The offending walls will not have an adverse impact on the streetscape in terms of bulk and scale and have been orientated as to not impact or impede the proposed dwellings within the development.</li> <li>+ The shadows cast by the portion of non-compliant walls within the development occupy the front setback or majority retained within each property.</li> </ul> |

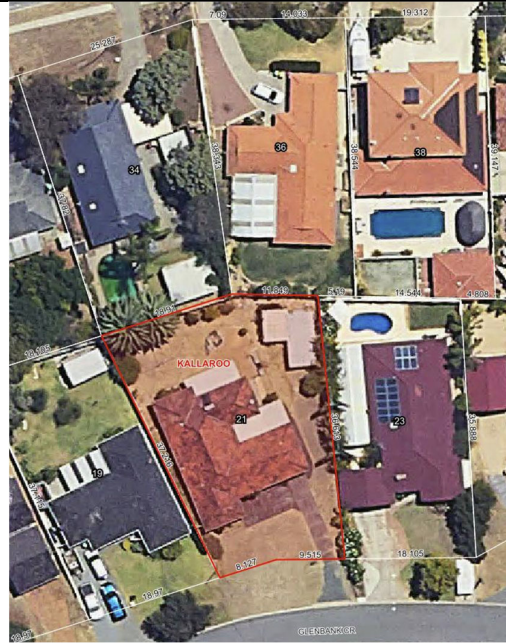
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|  |  | <p>+ The current orientation of the land allows each dwelling within the development be designed to facilitate good access to natural light and ventilation and major openings setback as to not have an impact on the existing dwellings on the adjoining properties.</p> <p>+ Due to the fall of the land diminishing to the rear of the property attempt to propose a satisfactory FFL to the new dwelling has been considered.</p> <p>+ We acknowledge the living room wall position and the dining/ kitchen setback from the eastern boundary, but with inclusion of 1800 high boundary fencing above the proposed new retaining wall @ RL44.27 to the opposed property in this location, should be deemed negligible to possible overlooking issues.</p> <p>+ Neighbouring property to this boundary has erected a patio along the length of this boundary which resolves any possible overlooking issues and thus the setback does not adversely impact the neighbouring property to this boundary.</p> <p>+ In addition, the extent of variation i.e. length of wall 4.0m to the living and 6.99m to the kitchen respectively, should be considered to be minor in relation to wall length for the setback proposed and will not adversely impact the adjoining dwellings light &amp; ventilation of the OLA located on the neighbouring property in the area.</p> <p>+ The current tiered composition of each dwelling contributes to the orientation of the land &amp; allows each dwelling within the development be designed to facilitate sufficient access to natural northern light and adequate ventilation.</p> <p>We believe the current design &amp; offending walls will not have an adverse impact on the adjoining properties in terms of bulk and scale. Both boundary walls are positioned significantly further back than the minimum requirement thus making them non-intrusive to the streetscape.</p> |
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**5.2.1 Setback of garages and carpports (R-Codes and RDLPP)**

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| <p>C1.1 - Garages set back 4.5m from the primary street and 0.5 metres behind the dwelling alignment (excluding any minor incursion).</p> | <p>- Proposed 1.21m in front of dwelling alignment.</p> |  <p>+ The proposed variation to the garages dwelling alignment is considered minor and will not have an adverse impact on the adjoining properties or the local streetscape in terms of bulk and scale. The garage door width for the dwelling will allow for two vehicles to be parked within the garage and avoid cars being permanently parked within the front setback area.</p> <p>+ The garage is positioned only 500mm in front of the entry &amp; activity wall /dwelling alignment thus should be considered negligible. There is an immediate need for inclusion of a feature porch pier to define the dwellings entry point and also discretely house a combination meter box effectively from the front façade and out of view of the public realm as required.</p> |
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|   |   | <ul style="list-style-type: none"> <li>+ The garage does not create reduced connectivity within the local streetscape.</li> <li>+ The proposed garage satisfies the Objectives of 5.1.2 - Street setback (Clause C2.1) of the r-codes, setback 7.2m from the public road boundary, the entrance to the dwelling is clearly visible from the primary street &amp; will not have any impact on the streetscape or the adjoining properties.</li> <li>+ A satisfactory result in street surveillance is provided where the front elevation of the dwelling addresses the street with a clearly definable entry point visible and accessed from the street &amp; major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.</li> <li>+ The garage width is a requirement to comply with the Australian Standards in terms of the minimum garage width for two vehicles. Thus, accommodating the needs of future occupants of the dwelling.</li> <li>+ Provides secure enclosed parking while also allowing for on-site temporary visitor parking, in lieu of guests parking along the street &amp; resulting cul-de-sac congestion issues.</li> </ul> <p>We believe this positively contributes to the future development of the existing streetscape.</p>                        |
| <b>5.3.2 Landscaping (R-Codes)</b>  |   |   |
| C2.2 - No more than 50% impervious surfaces within the street setback area. | Lot 2 (proposed): 51.7% impervious surfacing  | <ul style="list-style-type: none"> <li>+ The proposed additional 1.7% of impervious surface we believe is a satisfactory discrepancy, and is required due to the excessive front setback (7200mm) of the dwelling in relation to the nature of the narrow block boundaries present.</li> <li>+ Total soft landscaping of the development achieves greater than 20% and should be considered favourably in relation to the amount allowed for in the front setback. We believe this is consistent with the minimum requirement for development as per city's local policies.</li> <li>+ Adequate open landscaping area has been allowed for in the front setback with the inclusion of a 2m x 2m planting area for a mature small tree as required per C2.2 of the r-codes. The tree planting area is also free of impervious surfaces and roof cover as required.</li> </ul> <p>We believe the 48.3% of soft landscaping to the front setback should be deemed sufficient as the development still meets the need for a provision of new trees to maintain and enhance the tree canopy and local sense of place. The current arrangement contributes positively to the appearance and amenity of the development for its future residents, which is also consistent with the landscaping present in the existing streetscape of the locality.</p> |
| <b>R-Code Clause 5.4.1 - Open space</b>                                     |   |   |
| 50% Open Space Requirement  | Lot 1 Open Space Calculated @ 48.6% in lieu of 50% (240.76m <sup>2</sup> total plot ratio area) | <ul style="list-style-type: none"> <li>+ The proposed overall lot 2 coverage does not comply with 50% open space from table 1 of the r-codes, but we believe the 1.4% additional area proposed creates a greater amenity for the grouped dwelling.</li> <li>+ Limitations for useable building area are apparent due to the angled lot boundary to the west and the existing fall and sewer line to the rear setback of the subject parcel of land. We believe the proposed development is a suitable use of building area for the new abode.</li> <li>+ OLA achieves far greater than the minimum 30m<sup>2</sup> requirement, thus allowing for a greater useable entertaining outdoor space.</li> <li>+ The outdoor living area is accessible from the main living hub and is considered to be a large &amp; functional space, thus meeting the needs of its future occupants. As such, the proposed open space and outdoor living area provided is considered to be usable, adaptable and will meet the modern needs of its future occupants.</li> <li>+ Proposed lot has a landscaped buffer zone to the rear of the property with intention of minimizing the effect on the surrounding neighbours to both the southern and western boundary have been considered.</li> </ul>   |

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|  |   | <ul style="list-style-type: none"> <li>+ The proposed dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. Direct sunlight and ventilation can be sufficiently attained from the inclusion of large glazed sliding doors to both the dining/living and kitchen spaces provided.</li> <li>+ The orientation of the dwelling provides suitable vehicular/ pedestrian access to the building and allows adequate natural sunlight to it's living areas respectively.</li> <li>+ The minimum inclusion of a 2m x 2m area for planting of 1 x tree landscaping requirement is achieved and believe the extra 1.4% of building area helps improve the liveability of the dwelling with adequate room sizes.</li> </ul>   |
| <b>R-Code Clause 5.3.7 - Site Works</b>  |   |   |
| <p>Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.</p> | <p>Proposed retaining wall heights above 0.5m with nil setback to boundary.</p> <p>Western Boundary max height @ 0.6m;<br/> Northern Boundary max height @ 1.5m;<br/> Eastern Boundary max height @ 1.5m.</p> | <ul style="list-style-type: none"> <li>+ The proposed grouped dwelling's FFL has been calculated for a favourable transition from natural street levels as to provide appropriate interaction and surveillance to the street.</li> <li>+ Retaining wall heights proposed consider and respond directly to the natural features of the site currently present at #21 Glenbank Crescent. The inclusion of 0.6m high retaining wall between new properties, requires minimal excavation from the existing house thus preventing possible future structural damage associated with excessive excavation involved so close to the property.</li> <li>+ FFL's to the existing property are higher than those proposed for the new abode. Due to the excessive fall to the rear of the block, we propose to lift the RL's to the rear as designed in an attempt to limit the amount of possible overshadowing caused to the new abode's OLA. We believe this will provide a more favourable solar passive outcome for both properties.</li> </ul>  <ul style="list-style-type: none"> <li>+ The current site composition and need for nil setback retaining walls to the boundary is in direct response to the natural characteristics of the parcel of land to be subdivided. Subdivision is proposed along the existing split level already existent within the property (seen above).</li> </ul> |



+ Adjoining structures & existing dwellings to the Northern and Eastern boundaries are setback considerably from these respective boundaries.

+ Inclusion of retaining walls to both boundaries are along existing open space areas, thus we believe the new proposed FFL and resulting RL's to the OLA will not have a detrimental affect in each adjoining properties ability to attain natural northern light & will have minimal impact to it's adjacent properties respectively.

+ Maximises natural ventilation and light to the dwelling and OLA spaces and their interaction together, whilst minimising solar impact to adjacent properties.

We believe the inclusion of the current nil setback results in land which can be effectively used for the benefit of it's residents and does not detrimentally affect adjoining properties. To be designed, engineered and landscaped that respect the natural characteristics of the locality.

In conclusion we believe the proposed design for the development is appropriately scaled particularly in respect to bulk and height in relation to existing residences in the area. We believe the proposed development is sympathetic to the scale of the street and surrounding buildings. Ample onsite parking is provided to the dwelling as required, with inclusion of a 2 car lockable garage to the property. Ample vehicle access and manoeuvring has been taken into consideration with inclusion of minimum truncations to sightlines and their respective lot boundaries, along with a favourable driveway gradient being provided. Storage room provisions have been provided also ensuring future residents a >4m<sup>2</sup> of storage area as necessary to allow for minimum storage requirements.

The development has been designed to ensure the new dwelling's orientation and layout is designed to maximise, capture and use prevailing cool breezes to it's most habitable rooms. Passive solar design principles to optimise solar gain in winter and protection from heat gain in summer have been taken into account in the proposed dwellings layout, with open space areas located to the most northern aspect of the block. We believe the proposed group dwelling development is consistent with the desired future character of the area, retaining the existing masonry materials of residential building in the area and providing the necessary renovations to improve the aesthetic nature of the locality, front elevation and streetscape as per outlined in the city's local planning policies.

Hoping this meets with the City's satisfaction.

Thanking you in anticipation,

Robert Sceresini

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