

02ND Nov, 2023

Town Planner,

City of Joondalup

90 Boas Avenue Joondalup WA 6027

Dear Sir, Madam

**RE: PROPOSED BUILT STRATA APPLICATION FOR NEW DWELLING TO 57 TREETOP AVE,
EDGEWATER**

Please find enclosed site plan, floor plans and elevations for proposed new dwelling at the above address. We are proposing to build the new dwelling at the rear of the property. The property falls under the Housing Opportunity Area HOA 8 - Edgewater Station to Trappers Drive.

This property will be developed as a built strata lot with 2 homes on the one property.

We are not seeking any variations from the Development in Housing Opportunity Areas Local Planning Policy (HOALPP)

If you have any questions, please contact me on 0401 510 595 or via email at

info@ecoabode.com.au

Warm Regards

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There is no Planet B. We have to take care of the one we have. (Richard Branson)

Please consider the environment before printing

Dear Planning Officer

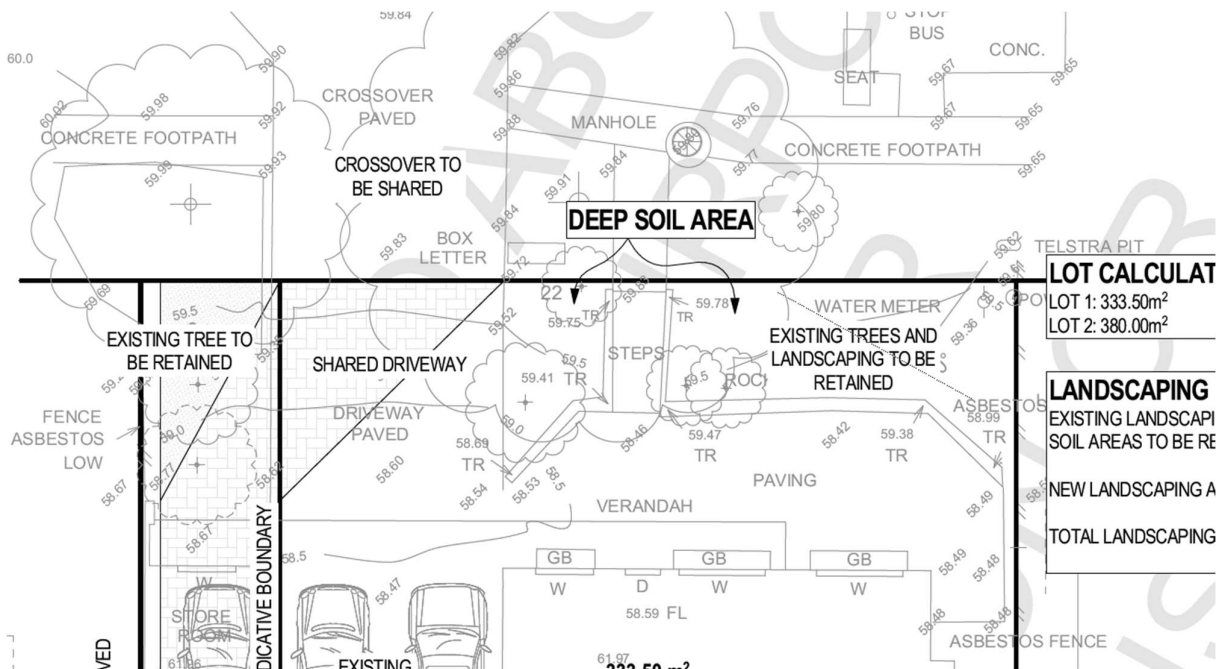
This submission deals primarily with planning matters relating to the submission of a Development Application for a Group dwelling at 57 Treetop Ave, Edgewater, henceforth known as the 'subject site.' In particular, this letter provides an explanation on how we meet an acceptable outcome in relation to the objectives with respect to Housing Opportunity Areas Local Planning, design principles of the Residential Design Codes, and SPP 7.0.

Planning Framework & Site Particulars

- The subject site is zoned R20/40. It is 22m wide with a site area of 715m².
- The subject site is generally rectangular in shape (with a little truncation in the South West corner) and is orientated with a North East facing frontage.
- The subject site is MRS Zoning Urban HOA8 .
- It is not in a bushfire zone area.

Development Context

Development context is required to be taken into consideration when assessing the compatibility of proposal and the characteristics of the existing streetscape. We have decided on retaining the existing trees and native garden at the front of the property, this means keeping the existing house and building on the rear of the site.



We do not want to remove any of this vegetation as has been done in other development areas in Edgewater (e.g. corner of Wisteria Parade and Edgewater)

SPP 7.0 Design Principles

1. CONTEXT AND CHARACTER

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The form of the building is highly responsive to the surrounding context opting to improve upon the three key planning controls of height, plot ratio and street setback. The external appearance has been achieved through multiple revisions since the design was originally conceived to be more in-keeping with existing surrounding development character through adoption of a traditional Skillion roof form and local building materials such as double brick walls and colourbond roofing which is reflective of the materials that are prevalent in the surrounding context. The development is a single storey dwelling and has an appropriate street presentation which attracts less scrutiny as it is setback substantially from the street and lower to the existing front house. In view of these factors, the proposed development is appropriate in its context.

2. LANDSCAPE QUALITY

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Keeping the existing landscaping improves the streetscape presentation and contributes to the leafy streetscape character. This is achieved in part through the location of the green space left between the 2 dwellings and adding a mature tree to the space.

The development proposes the retention of five mature trees and an addition of a mature tree in the development and includes an appropriately sized deep soil area with landscaping prevalent throughout.

3. BUILT FORM AND SCALE

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

The proposed plot ratio is less than permitted and has ensured the design has been comfortably accommodated on the site in a manner that does not compromise the amenity of adjacent occupants particularly in respect of solar access, cross ventilation, privacy considerations and relative scale.

The building height of the development is substantially lower than 3.0m building heights for external walls permitted by Local Planning Policy. The reduced building height and sloping site minimises the impact of bulk and scale on adjoining properties.

Whilst the development proposes one boundary wall development it is only 6.3m wide well within the 9m

accepted by the R-codes.

The boundary wall is at the rear of the block and is limited in length and limited in causing detrimental impact due to the comparatively lower level appurtenant to the subject site.

The building form is responsive to objectives of good design which call for:

- Variety in the use of materials;
- Providing unique design;
- Provision for a clear and safe entry points to the building;
- Screening of services.

4. FUNCTIONALITY AND BUILD QUALITY

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

The development uses durable building products and finishes. .

The building configuration is appropriate for a development of this scale on a lot of this size and orientation where there is limited flexibility, whilst the layouts of the dwelling suited for maximum functionality. Each dwelling is provided an appropriate private open in a location that improves the outlook of the living spaces.

Services are mostly integrated into the overall design and will have no detrimental impact on the streetscape.

5. SUSTAINABILITY

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

The proposed design solution is consistent with the principles of SPP7.3 particularly through the design of the dwelling (solar access and ventilation), and the choice of construction materials to reduce heating and cooling costs; permeable paving surfaces to reduce the creation of stormwater and provide groundwater recharge, and the selection of retain waterwise planting/landscaping species that are suited to Perth's climate (refer to landscape plan).

6. AMENITY

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

The development is reflective of community expectations for development in the residential zone in offering a dwelling types that will improve the dwelling diversity within the City and contribute to the City's dwelling target. The site is in close proximity to public transport, employment opportunities.

The development has been oriented and designed to minimise the impact of overshadowing on the adjoining properties within the limitation of the site. The level of overshadowing is consistent with that of a single dwelling in the R40 code.

In conceiving the design the following issues were considered:

- Each dwelling has been provided with a private recreation area, that has a functional area and configuration conducive to recreational use. The private recreation areas are directly accessible from the internal living areas and most benefit from good solar access;
- Effort has been made to avoid living room windows of dwellings with the development from directly overlooking the windows or private areas of adjoining homes
- Day lighting has been considered for the general amenity of the dwelling and daylight to all rooms therein;

7. LEGIBILITY

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

The development proposal addresses Treetop Avenue with a single accessible driveway entry uniquely identified , house structure is at the rear of the primary street. The design is objectively considered to be easily navigable, with the communal open space delineated from parking, storerooms and other utilities.

8. SAFETY

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Access to the development is provided via a secure vehicle driveway entry within the site and limiting the opportunity for concealment within the development.

Fences and walls are not included as the development already has fences that are in good condition and the front of the block is approximately 1m lower than street level.

9. COMMUNITY

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

The common area is considered to achieve this design principle by promoting incidental contact opportunities with other residents and reminding residents of its existence every day. The development is considered adaptable in terms of Home size, which caters to a wide range of demographics .

10. AESTHETICS

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

The proposed building is designed having regard to the future surrounds and development of this street block and surrounding precinct. The design includes a varied and contextually complementary form, materials, and colour palette whilst the landscaping scheme compliments the proposals hard surface aesthetics. The material and finishes palette includes rendered brick walls, and a colourbond roof that reference the local architectural character. This is further reinforced by a contrasting painted light grey sand render treatments taking cues specifically from the front dwelling .

Particular effort has been made to enrich the public domain experience through the creation of a single storey human scale-built form.

Summary

The project has been designed to provide a development that is respectful of community sentiment and balances those desires in providing appropriate internal amenity dictated by the design controls included with SPP7 & Residential Design Codes. The proposed development responds to an appropriate built form appearance highly cognoscente of its surrounds.

Should clarification on any aspects of this matter, please do not hesitate to contact myself by email at info@ecoabode.com.au

Kind regards

Meera Chokshi
Eco Abode