

Dear Planning Administration Team Leader Officer,

PROPOSED 3 x SINGLE STOREY GROUPED DWELLING ON:

Lot174 # 115 Mars street, Carlisle WA, more fully described as Plan 1740 contained within Certificate of Title Volume 1828 Folio894

This letter has been produced in support of the above mentioned proposal with respect to variations to the deemed-to-comply provisions of the Western Australian Residential Design Codes (R-Codes) for: 4.5 Site cover - Special transitional provision, and planning justification addressing the relevant Performance Criteria under Clause 1 of Local Planning Policy 25 – Streetscape, in support of the proposed variation to the street setback.

Site Description

The subject property address is being developed in association with a Western Australian Planning Commission (WAPC) survey strata subdivision application. The WAPC application pending to be issued.

Variations to R-Codes

Part C Clause 3.1 C1.1.1 Site Cover variation

R-Codes Clause 3.1.1 deemed-to-comply provision recognises compliance where:

C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a. Table 3.1a Maximum site cover requirements 60% for R30 lots.

The site area of lot 1 is $300\text{m}^2 / 185.78\text{m}^2 = 61.9\%$

The site area of lot 2 is $300\text{m}^2 / 193.22\text{m}^2 = 64.4\%$

The site area of lot 3 is $316\text{m}^2 / 177.53\text{m}^2 = 56.1\%$

we contend that the site cover variation is justified against the following design principles:

Design Principles

Development demonstrates compliance with the following design principles (P):

C3.1 Site Cover – Design Principle Assessment

The proposed development seeks a variation to the Deemed-to-Comply site cover provisions under Clause C3.1. Notwithstanding the variation, the development is considered to satisfy Design Principle P3.1.1 for the following reasons:

i. Appropriate Building Bulk

The proposed built forms has been designed to achieve an appropriate scale and bulk consistent with the intent of the applicable density coding and surrounding residential context. Building articulation, and separation between dwellings reduce the visual impact of the overall site coverage.

ii. Landscaping and Deep Soil Areas

The development retains functional landscaping areas throughout the site, including proposed 8 new trees planting in deep soil zones capable of supporting medium to large vegetation. The landscaping outcome contributes positively to residential amenity and softens the built form presentation.

iii. Solar Access and Natural Ventilation

The dwellings have been designed to maintain adequate northern solar access to habitable living areas and private open space. Window placement and building orientation also provide effective opportunities for cross ventilation and natural airflow throughout the development. Each dwelling is provided with functional private open space areas that support outdoor recreation, circulation, and residential amenity. The external areas remain usable and accessible despite the proposed variation to site cover.

iv. Utilities and Essential Services

Adequate space has been incorporated within the site for servicing requirements, including bin storage, drying areas, access paths, utilities, and other essential residential infrastructure.

v. Streetscape and Local Character

The proposed development is considered compatible with the existing and desired character of the locality. The built form, scale, and landscaping collectively ensure the development integrates appropriately within the streetscape context.

Accordingly, the proposal is considered to satisfy the intent of Design Principle P3.1.1 and the requested variation to the Deemed-to-Comply site cover provision is considered appropriate.

Variations to local planning policy 25- Streetscape

Variation to the street setback

Clause 1 - Setback of Buildings Generally

Acceptable Development

The Acceptable Development provisions illustrate possible ways of meeting the associated Performance Criteria:

Buildings (other than carports and garages) to be set back from a primary street as follows:

A minimum 6.0 metre average with a 3.0 metre minimum from the street boundary, to be determined in accordance with Figure 1a, 1b and 1c 'Street Setback' as contained in the Residential Design Codes; and....

Performance Criteria

P1 Buildings set back an appropriate distance to ensure they:

- contribute to the desired streetscape;*
- provide adequate privacy and open space for dwellings;*
- allow safety clearances for easements for essential service corridors;*
- are consistent with the rhythm and scale of development in the street;*

- *promote the creation of new streetscapes environments through the use of existing rights-of way; and*
- *protect residential amenity from disturbance from non residential development abutting a right-of-way and provide for safety of residential development and surveillance of the right-of-way.*

Street Setback Variation

The proposed development seeks approval for an average street setback of 5.6 metres in lieu of the deemed-to-comply setback requirement of 6.0 metres.

The variation is minor in nature and the development satisfies the objectives of Performance Criterion P1 of the applicable Local Planning Policy for the following reasons:

- i. The proposed setback maintains a consistent and visually compatible relationship with surrounding development and will contribute positively to the established streetscape character of the locality.
- ii. The reduced setback does not result in excessive building bulk or visual dominance when viewed from the street and remains consistent with the prevailing rhythm, scale and pattern of development within the streetscape.
- iii. Adequate Verandah open space is retained on site to support residential amenity, landscaping opportunities and functional outdoor living areas for occupants.
- iv. The proposal does not compromise privacy outcomes for adjoining properties, with appropriate building separation and orientation maintained.
- v. The development will not impact the provision of essential services, access arrangements or required easements.
- vi. The design promotes passive surveillance of the street and contributes to a safe and active residential interface.
- vii. Given the setback variation is limited to 0.4 metres, the proposal is not anticipated to adversely affect the amenity of the streetscape or adjoining properties.

Accordingly, the proposal is considered to satisfy the intent of Performance Criterion P1 and the variation is considered appropriate in the context of the site and surrounding development pattern.