

Wednesday 13 May 2026

Town of Victoria Park
99 Shepparton Road,
Victoria Park WA 6100

To Whom It May Concern,

PROPOSED SSL1, LOT 15 (#35), COHN STREET, CARLISLE

Proposed Residential Dwelling

Please find enclosed a development application for a proposed grouped housing development within the Town of Victoria Park. The proposal has been prepared to complement the established residential character of the locality while ensuring the land is utilised efficiently and in a manner consistent with contemporary planning objectives.

The site is designated Residential R30, requiring a minimum lot size of 260 m² and an average of 300 m² in accordance with the Residential Design Codes (R-Codes). The proposal fully satisfies these standards, with Unit 1 comprising 337.51 m² and the overall site area totalling 674 m², exceeding both the minimum and average lot size requirements. This supports an appropriate residential density, enables provision of ample private open space, and maintains a high level of amenity for future occupants.

The development has been carefully designed to deliver a functional, attractive, and liveable housing outcome. The layout incorporates strong passive surveillance, maximises northern solar access, and provides well-connected internal and external living spaces that contribute to resident wellbeing. The architectural detailing and site arrangement respond respectfully to the prevailing streetscape and contribute positively to the built form character of the neighbourhood.

In summary, the proposal meets the objectives of the Town of Victoria Park Local Planning Scheme and the R-Codes, representing a cohesive and context-responsive residential development that enhances the amenity and quality of the local area. An assessment against the relative design principles has been prepared addressing the minor variations to the deemed-to-comply provisions of the Western Australian Residential Design Codes (R-Codes) associated with this application:

- 3.1 Site Coverage
- 3.3 Street Setback
- Local Planning Policy 25 Streetscape



Figure 1: Subject site aerial.

Background

1. The subject site is zoned 'Residential' and designated a density coding of R30 under the provisions of Town of Victoria Park Local Planning Scheme.

Justification

The following justification is provided in line with the design principles of the R-Codes and objectives of the Dual Density Design Planning Policy to demonstrate proposal's compliance.

Variations to R-Codes/Planning Framework

Clause 3.1 Site Coverage

C4 Open space provided in accordance with Table B (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.

Proposed 43.31% open space in lieu of required 45%

The development has been arranged to deliver a highly liveable dwelling that performs well environmentally and functionally, with particular emphasis on access to daylight, natural ventilation, and well-connected outdoor spaces. Although the proposal includes a minor open-space variation (43.41% in lieu of 45%), the design clearly satisfies the intent of the relevant Design Principles and maintains a high standard of residential amenity.

A core feature of the proposal is the deliberate orientation of the primary Outdoor Living Area to maximise northern solar exposure. This placement supports passive solar heating and cooling, improves overall energy performance, and reduces reliance on mechanical systems throughout the year. By directly linking the outdoor spaces with the main internal living areas, the layout ensures seamless interaction between indoor and outdoor zones, enhancing comfort and day-to-day usability for future occupants.

The outdoor areas are further strengthened through the inclusion of carefully considered landscaping, which provides shade, improves microclimatic conditions, and contributes positively to both the visual and

environmental quality of the development. These measures ensure the external spaces remain attractive, functional, and supportive of a high-quality living environment.

Despite the slight numerical shortfall in open space, the proposal delivers a design outcome that meets and in some aspects exceeds the intent of the Design Principles. The strong solar orientation, efficient layout of outdoor areas, and incorporation of landscape features all contribute to a development that provides excellent amenity, environmental responsiveness, and a well-resolved built form.

3.3 Street Setback

The proposed street setback has been carefully evaluated and is considered to meet the relevant Design Principles by delivering a well-modulated and contextually responsive built form that reinforces the established R30 streetscape. Although the setback is marginally reduced, its impact is substantially mitigated through strong façade articulation, with the garage and principal entry recessed to 4.5 metres. This deliberate modulation introduces depth, breaks up the visual mass, and ensures the dwelling sits comfortably within the existing and anticipated character of the locality.

The forward portion of the building is positioned behind a mature, significant tree, which provides natural screening and reduces the perceived prominence of the reduced-setback element. Retaining this tree maintains a meaningful landscape presence along the frontage and supports the public-realm amenity, thereby meeting the intent of P3.3.1 in relation to landscaping opportunities, visual relief, and streetscape integration. The arrangement continues to accommodate privacy, parking, utilities, and essential services without compromising sightlines, functionality, or safety. Additionally, the site takes into account an inconsistent streetscape with buildings setback up to 2m within the neighbouring vicinity to allow a transitioning streetscape.

The architectural composition employs a clear hierarchy with varied setback depths and a defined entry point, achieving the level of articulation sought under P3.3.2. Minor projections are restrained and well-considered, and the frontage has been designed to avoid excessive blank walls, reduced vehicle dominance, and unobtrusive service elements. These features collectively ensure the building mass remains visually lightweight and compatible with both the prevailing and future streetscape context.

In summary, the combination of recessed primary elements, thoughtful façade articulation, and the softening effect of the retained mature tree results in a built form that achieves a high-quality outcome despite the reduced numerical setback. The proposal therefore satisfies the Design Principles and contributes positively to the character and amenity of the streetscape.

Local Planning Policy 25 Streetscape

The proposed grouped dwelling development has been carefully configured to respond to the established and evolving streetscape character identified in Local Planning Policy 25 – Streetscape. The surrounding dwellings display a varied pattern of front setbacks, including reduced setbacks of approximately 2 metres adjacent to the site. By adopting a similarly modulated setback arrangement, the proposal aligns with these prevailing built form cues and maintains a coherent and consistent visual rhythm along the street.

The dwelling's architectural presentation—incorporating articulated façades, a considered roof profile, and complementary landscaping—ensures a high-quality and well-resolved frontage. The inclusion of an additional crossover has been designed to remain balanced within the broader streetscape composition, ensuring vehicle access does not become visually dominant and that meaningful landscaping opportunities are retained. This approach reinforces the intent of LPP 25 by contributing positively to the character and amenity of the public realm.

The development also integrates sustainable and contemporary design principles while respecting the established aesthetic of the area. Building modulation, passive solar orientation, and structured landscaping work together to deliver a built form that is both environmentally responsive and compatible with the desired neighbourhood character.

In line with CPTED principles, the proposal enhances natural surveillance through the strategic orientation of major openings, clearly defined entries, and active living spaces addressing the street. The Master Suite's principal opening provides an additional layer of passive observation, supporting a safer and more engaged street frontage.

Collectively, these design responses ensure the development meets the objectives of LPP 25 by presenting a sympathetic, high-quality, and contextually appropriate addition to the streetscape.

Proposed Average setback 4.7m in lieu of 6m

The proposed development seeks approval for an average primary street setback of 4.7m in lieu of the 6.0m requirement. Notwithstanding this variation, the design provides a minimum setback of 3.5m, exceeding the minimum requirement of 3.0m under the Local Planning Policy 25. The reduced average setback has been carefully considered to ensure it contributes positively to the streetscape and achieves the intent of the Local Planning Policy and equally R-Codes design principles.

The proposal will contribute positively to the desired streetscape by introducing a well-articulated built form that avoids a rigid and uniform setback line. Instead, the variation allows for subtle modulation along the frontage, creating visual interest and a more human-scaled interface with the street. This approach supports contemporary infill outcomes and enhances the interaction between the dwelling and the public realm, promoting passive surveillance and a more active, engaging streetscape environment.

In terms of consistency with the rhythm and scale of development, the proposed average setback remains compatible with typical residential development patterns, particularly in areas experiencing incremental redevelopment. The combination of a compliant minimum setback and a modest variation to the average ensures that the building does not appear visually dominant or out of character. On a lot with a frontage width of 13.42m, the siting maintains an appropriate proportion between building bulk and open space, thereby preserving a cohesive and orderly streetscape rhythm.

The variation does not compromise residential amenity, with adequate provision of private open space maintained. The design allows for functional and usable outdoor areas while ensuring appropriate separation between the dwelling and the street. Landscaping opportunities within the front setback are retained, assisting in softening the built form and enhancing privacy for occupants, while also contributing to the visual quality of the streetscape.

The subject site is located within an interface area adjoining land zoned Light Industry, resulting in a streetscape that is inherently transitional in nature. This context is characterised by a mix of residential and non-residential influences, where built form, setbacks, and streetscape presentation are generally more varied and less uniform than in established residential precincts.

Furthermore, the proposal maintains sufficient clearances to accommodate essential services and infrastructure, ensuring that safety and servicing requirements are not adversely affected. The reduced average setback has been designed to avoid interference with service corridors, demonstrating that the variation does not result in any practical or operational constraints.

Overall, the proposed average setback of 4.7m represents a balanced and appropriate design response that aligns with the objectives of the Residential Design Codes. It supports the creation of an improved

streetscape, maintains compatibility with the surrounding context, and delivers a high level of residential amenity.

Proposed Building on Boundary setback 4.3m in lieu of 6m

The proposal seeks approval for a building on boundary setback of 4.3m to the south-western boundary in lieu of the 6.0m Local Planning Policy. This variation has been carefully designed in accordance with the relevant design principles and is considered appropriate given the specific site context. Importantly, the development fully complies with the overshadowing requirements of the Residential Design Codes, ensuring that no undue impact is imposed on adjoining properties in terms of access to sunlight or solar amenity.

The reduced setback responds to the site's conditions and enables an efficient and functional building layout without compromising neighbouring amenity. Compliance with overshadowing provisions demonstrates that the variation does not result in excessive building bulk or adverse visual impacts when viewed from adjoining properties. The design maintains a reasonable degree of openness and separation, ensuring that the perceived scale of development remains consistent with expectations for residential development.

Furthermore, the variation is considered acceptable within the broader context of the locality, particularly noting the transitional nature of the streetscape and the adjoining zoning influences. In this setting, a degree of flexibility in setbacks is appropriate and allows for a more responsive and practical design outcome. The proposal achieves a balanced interface to the adjoining property by carefully managing building form, height, and orientation, ensuring that impacts are minimised.

Overall, the proposed 4.3m setback to the south-western boundary satisfies the intent of the planning framework by delivering a development that respects adjoining amenity, maintains appropriate building scale, and achieves compliance with critical performance criteria such as overshadowing.

Conclusion

The proposed grouped dwelling development has been carefully designed to align with the objectives of the Town of Victoria Park's Local Planning Policy 25 – Streetscape and the broader planning framework. Through its considered setback arrangement, high-quality architectural treatment, and integration with neighbouring built form patterns, the proposal maintains and enhances the established character of the street. The development incorporates appropriate landscaping, sustainable design measures, and a layout that optimises natural surveillance in accordance with CPTED principles, ensuring a safe, attractive, and functional residential environment.

Overall, the proposal represents a well-resolved and contextually appropriate development that will contribute positively to the amenity, appearance, and ongoing evolution of the locality. It is therefore respectfully submitted for the Town's favourable consideration.

Yours faithfully,