

Att Planning Approvals
Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA

APPLICATION FOR DEVELOPMENT APPROVAL - FOR A NEW SINGLE DWELLING

LOT 2 (66) SOLAR WAY, CARLISLIE

Please find attached our application for development approval for a new single dwelling located at Lot 1 (57) Apollo Way, Carlisle.



The proposal complies with Town of Victoria Park Local Planning Scheme No 2 and the Residential Design Code Volume 1, Part C and Town of Victoria Park Local Planning Policy 25 Streetscape with exception of the following:

SETBACK OF BUILDINGS	Complies
<p>Acceptable Developments</p> <p>(a) 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 <i>Refer to R-Codes Vol 1 Figure Series 2</i></p> <p>(e) where a boundary wall is proposed, the boundary wall is to be setback a minimum of 6.0 metres from the primary street frontage, or a minimum of 3.0 metres where (f) or A2 applies.</p> <p>A2 Secondary Streets</p> <p>3.0 metre minimum on ground floor, which may be reduced for a porch, architectural feature or limited portions of wall which provide visual relief or interest to the elevation. Upper floors to be setback 3.0 metre minimum while also incorporating portions of wall with greater setback and visual relief.</p>	<p>NO</p> <p>N/A</p> <p>YES</p>

<p><u>Comment:</u></p> <p>Main building setback (primary street Apollo Way) – 4.010m</p> <p>Main building setback (secondary street setback Solar Way) – 3.512M</p> <p>Apollo is a mix of established and new development. The proposed new dwelling will be a positive contribution to the Solar Way, Streetscape. The open verandah, articulated façade, varied roof lines and materials will result in enhancing streetscape while respecting the desired character of the locality.</p> <p>The proposed setback maximizes the area that can be used or private outdoor living area for the enjoyment of the residence with a north/easterly aspect from the private outdoor living area.</p>	
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<u>SETBACKS OR GARAGES AND CARPORTS</u>	<u>Complies</u>
<p><u>Acceptable Development</u></p> <p>(a) Garages projecting a maximum of 1.0m forward of the façade of the dwelling;</p> <p>(b) Garages setback a minimum of 4.5m from the primary street (subject to (d) below) and achieving an average setback (inclusive of both the garage and other buildings) of at least 6.0 metres. This may be reduced to a minimum of 3.0 metres (with no average setback requirement) where the development results from subdivision of the original corner lot and the garage fronts the original secondary street.</p> <p>(e) Garages (including those incorporating boundary walls) to be setback a minimum of 3.0 metres from the secondary street and compliant with subclause (a).</p>	<p>NO</p> <p>N/A</p> <p>NO</p>
<p><u>Comment</u></p> <p>The site has recently been established from an old built strata to a new formed survey strata development. To form housing diversity within the locality a smaller narrower lot has been created. To effectively develop the site this has resulted in a garage setback of 1.612m to the secondary street.</p>	

The crossover is located to ensure the existing established verge trees are maintained.



View of the established verge tree

The house has been designed to maximise the solar orientation with the main living room and private outdoor living area with a north-easterly aspect. In addition, generous room is provided to provide for soft landscaping.

<u>SURVILLANCE OF THE STREET</u>	<u>Complies</u>
<p><u>Acceptable Development</u></p> <p>(a) at least one habitable room window of the dwelling has a clear view of the street and the approach to the dwelling; or</p> <p>(c) a highly visible front entry;</p>	
<p><u>Comment:</u></p> <ul style="list-style-type: none"> - Generous surveillance is provided from the habitable rooms of the master suit with a wrap around window the secondary street frontage corner and study, - - Highly visible front entry is provided from the verandah/portico entry statement. 	

BUILDING DESIGN

Acceptable Development

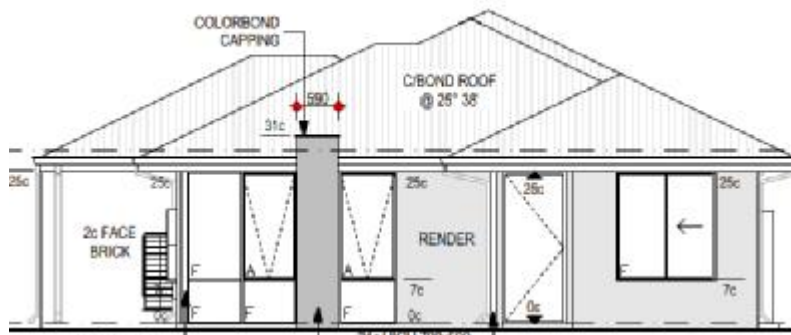
- (a) In the case of those portions of roof within the streetscape zone that may have an impact on the street:
 - i. roof form to be consistent with that predominant in the street, in the case of a new dwelling(s); and
 - ii. be a minimum roof pitch of 25 degrees and a maximum of 35 degrees, or match the roof pitch of the existing dwelling in the case of additions to a dwelling; and
 - iii. be a consistent pitch with each other (other than verandahs).
- iii. in relation to (ii), an eave is to be provided across the front façade of a portion of a dwelling containing a boundary wall (including a garage), and an eave is also to be provided to the side unless impractical to do so.
- (k) In relation to windows within the streetscape zone:
 - i. to have a primarily vertical emphasis, with a grouping of small or highlight windows only being acceptable as a minor element in the facade ;
 - ii. not to be obscure glass;
 - iii. no floor-to-ceiling windows (but not excluding doors to balconies and outdoor living areas); and
 - iv. overall the elevation is to read as one with primarily vertical orientated windows.

Siting and Orientation

- (m) Dwelling frontages to be primarily parallel to, and orientated towards, the street in order to retain traditional streetscape characteristics. In the case of dwellings which have a street frontage to a secondary street, the elevation facing the secondary street is to be designed to have visual interest and is not to read as the side of a house.
- (n) The location of the front door of the dwelling to be provided at the front of the dwelling, or if at the side, be identifiable from the street by an entry feature ie. porch.
- (p) In Carlisle and Lathlain, the roof colours of light cream (equivalent to 'Colorbond Classic Cream'), green, black and dark grey (darker than 'Colorbond Monument') are not acceptable, with all other roof colours being acceptable.

Comment:

The proposed new dwelling is designed to meet the acceptable development design criteria for Carlisle. The design respects the existing and future desired streetscape. The new dwelling is incorporating a 25 degree pitch roof, large window, portico entry and varied building materials.



Taking into consideration the requirements of the R Codes and the objectives of the Town of Victoria Local Planning Policy Streetscapes the proposal provides for an attractive high-quality development that will complement the existing streetscape.

The design will not unreasonably impact the streetscape in a negative manner in terms of overshadowing, setbacks, bulk, height, safety and security or the amenity of the adjoining property owners. On this basis it is requested that the council support our application.

If you should have any questions or require any additional information, please do not hesitate to contact the undersigned.

