

DEVELOPMENT APPROVAL APPLICATION

Lots 1004 Raleigh Street &
1005 Bishopsgate Street, Carlisle

TOWN OF VICTORIA PARK
Received: 18/07/2024

LAND OWNER:	WESTERN AUSTRALIAN PLANNING COMMISSION (WAPC)	
HOUSING OWNER	MY HOME AUSTRALASIA LIMITED	
LOCAL GOVERNMENT:	TOWN OF VICTORIA PARK	
ZONING:	R60	
DIAGRAM 18940	VOLUME 1187	FOLIO 965
SITE CATEGORY	3	
PROPOSED DEVELOPMENT	24 MULTIPLE DWELLINGS	



MICHELLE BLAKELEY
ARCHITECT

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EXECUTIVE SUMMARY

DEVELOPMENT SITE:

Lots 1004 Raleigh Street & 1005 Bishopsgate Street, Carlisle

Lot 1004 1343m²

Lot 1005 1157m²

Total area 2500m²

Amalgamation not required - separate buildings and access

LOCAL GOVERNMENT:

Town of Victoria Park

COMPLIANCE:

State Planning Policy 7.3 Residential Design Codes Volume 1 2024

Local Government Planning Policies

ZONING: R60

BAL

This site is not currently designated as bush fire prone.

MINIMUM M2 PER DWELLING

Residential Design Codes Volume 1 Table D Site Area Requirements = R60 = 85m²

Lot 1004: 112m² per dwelling

Lot 1005: 96m² per dwelling

COMMUNAL OPEN SPACE

Exceeds the required 300m²

MAX HEIGHT

3 storeys - YES

YIELD

6 X 1 X bed = 47m² FECA , 18m² + outdoor living space

18 X 2 X bed = 67m² FECA 21m² + outdoor living space

Total 24 dwellings

Lot 1004 12 dwellings

Lot 1005 12 Dwellings

SETBACKS

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Primary street setback = 2m min - YES

Secondary street setback = 1m min - YES

Boundaries = 3m min - YES

Privacy: 4.5m setback required - YES

All dwellings are LIVABLE HOUSING SILVER STANDARD

TREE RETENTION

Tree retention report included with DA report.

15 X trees retained on site. All high value retention trees are retained.

4 X trees of medium / low retention value removed from site.

13 X Trees on street verges retained. 1 X tree removed

All removed trees will be replaced on site.

OVERSHADOWING

1.36% of Lot 600

No overshadowing to Lot 501

Other boundaries adjoin Road Reserve

STORAGE

1 X 1 bed = 3m²

1 X 2 bed = 4m²

PARKING

Compliant with Location A

10 x occupant car bays including 1 x UA bays

6 x visitor parking

3 x motorbike/scooter parking

Bicycles 12 x occupants, 3 x visitor parking

INTRODUCTION

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This development application is for a 24 multiple dwelling development at Lots 1004 Raleigh Street and 1005 Bishopsgate St, Carlisle.

The dwellings are being built to rent. This is not a strata development.

The property and tenants will be managed by a Department of Communities approved and registered Community Housing Provider.

Amalgamation of the two lots is not required to enable the development.

This report provides a detailed assessment of the proposal in accordance with the relevant State and local planning frameworks and comprehensively demonstrates the merit of the proposal and its appropriateness for development approval.

The proposal provides sympathetic development density and scale for the subject site in line with the future desired built form outlined in the local planning framework and will contribute to the future housing needs of the area.

The State Planning Policy 7.0 includes ten principles for good design. The proposal has responded to each of these. Throughout the design process, work has been rigorously assessed against these principles and our response is described in this submission.

When considering approval of this submission, we draw your attention to State Planning Policy 7.3 Residential Design Codes - Volume 2 - Apartments

2.8 Development incentives for community benefit

CONSIDERATIONS FOR LOCAL GOVERNMENTS

PLANNING GUIDANCE

PG 2.8.1 The following are examples of community benefit that may be considered in exchange for additional development potential or flexibility incorporated into a local planning scheme, local development plan or local planning policy.

— ***Affordable housing: development commits to deliver affordable dwellings in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority.***

— ***Dwelling diversity: where providing a dwelling type identified as a priority by the local government, such as aged and dependent dwellings, universal access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models to meet demand.***

SUPPORTING DOCUMENTATION

- Development Site Plans, Floorplans, Elevations
- Landscape Plan and Planting Schedule
- Tree Retention Report
- Site Survey Drawing
- 3d render images
- Materials Schedule



DEVELOPMENT SITE

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PLANNING CONTEXT

The development site is zoned Residential R60 in accordance with Town of Victoria Park Local Planning Scheme No. 1.

The site consists of two lots and has three street frontages: Miller Street, Bishopsgate Street and Raleigh Street.

The site is a narrow strip of turf with a perimeter of mature trees. An arborist has been engaged to report on the condition of the trees and advise on the impact of the development on existing trees. The buildings have been located to minimise removal of trees. There is water and power connections to the site to service a water reticulation system.

The lots are owned by WAPC and had been used for Parks and Recreation under Management of the Town of Victoria Park.

In 2023, through Amendment 56 to Town Planning Scheme No. 1, the Town was directed by the WAPC/ Minister for Planning to rezone the subject sites to Residential R60. The rationale provided by the WAPC for this included the following :

- a) consistency with the urban design principles of the WAPC Central Sub-regional planning framework which is broadly supportive of medium density development at appropriate locations, as part of meeting the development targets of inner and middle-ring metropolitan local governments:
- b) the opportunity to develop the subject land as a demonstration of high-quality medium-density development in the context of the Medium Density Codes being processed by the WAPC as part of its review of State Planning Policy 7.3 Residential Design Codes Volume 1.

CARLISLE PRECINCT PLAN

The amended Carlisle Precinct Plan notes:

Development shall generally be in accordance with the R-Codes (where applicable) and any relevant planning policy.

The following additional provisions apply to No. 8 Raleigh Street, Carlisle (Lot 1004 on DP 45185, CT: 2604/545) and No. 45 Bishopsgate Street, Carlisle (Lot 1005 on DP 45185, CT: 2604/546):

- i. Trees to be retained in accordance tree retention plan approved by the local government prior to subdivision and/or development; and***
- ii. Vehicle access shall not be provided to/from Miller Street.***



Neighbouring houses



Aerial view of site and surrounding houses



View of the site from Bishopsgate Street

DEVELOPMENT SITE

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AMENITIES AND INFRASTRUCTURE

The site is in the suburb of Carlisle in the Town of Victoria Park and is 5kms from the Perth CBD.

The Perth-Armadale train line runs through Carlisle. The site is a 10 minute walk to Victoria Park train station and a 12 minute walk to Carlisle Train Station.

A major bus route runs along Star Street with five minute walk to the nearest bus stop from the site.

The local retail centre is along Archer Street and is a seven minute walk from the site.

The suburb has four major parks and recreation reserves. Carlisle Lathlain Bowling Club, several schools, nursing homes and South Metropolitan TAFE are nearby.

Koolbardi Park is opposite the site. It is a large recreation area with playground, sporting courts, barbecues, picnic facilities and dog exercise area.

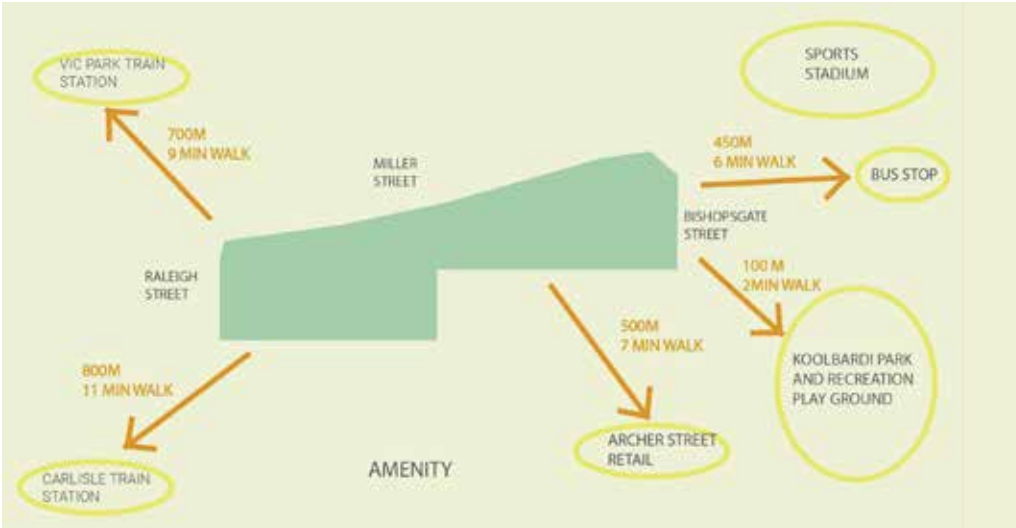
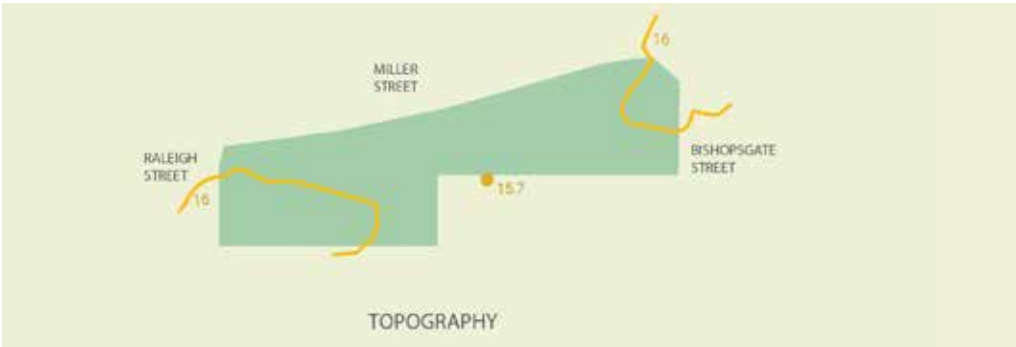
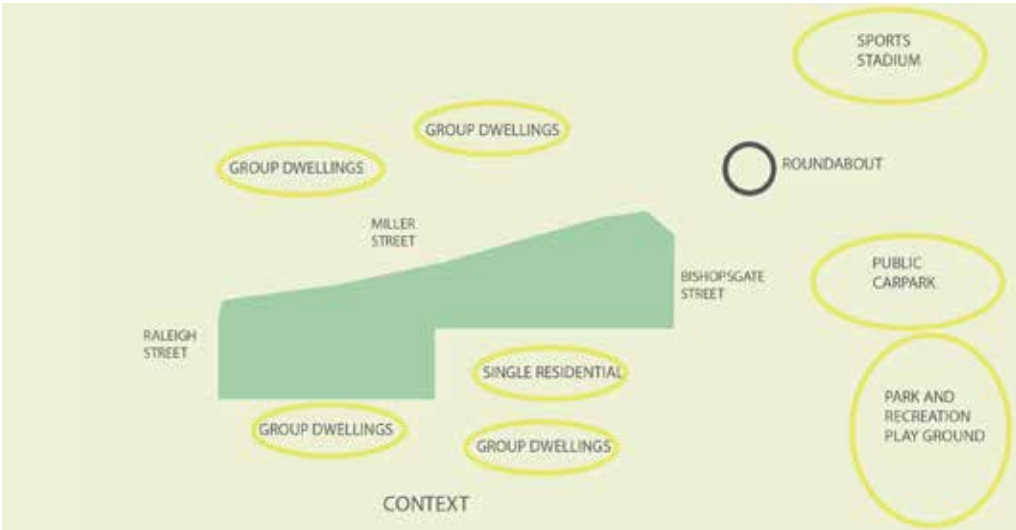
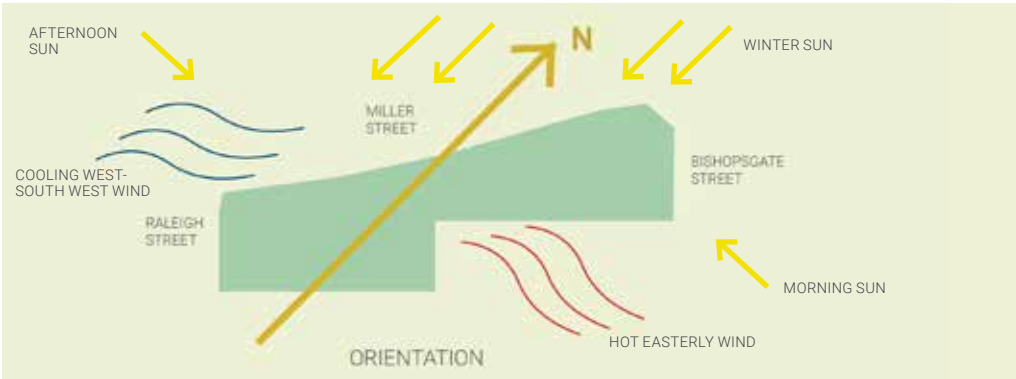
Mineral Resources Park (traditionally known as Lathlain Park) is diagonally opposite. It is the home ground of WAFL side Perth Demons and the new headquarters of the West Coast Eagles, also hosting AFLW and pre-season AFL matches.



The site suburban context

SITE ANALYSIS

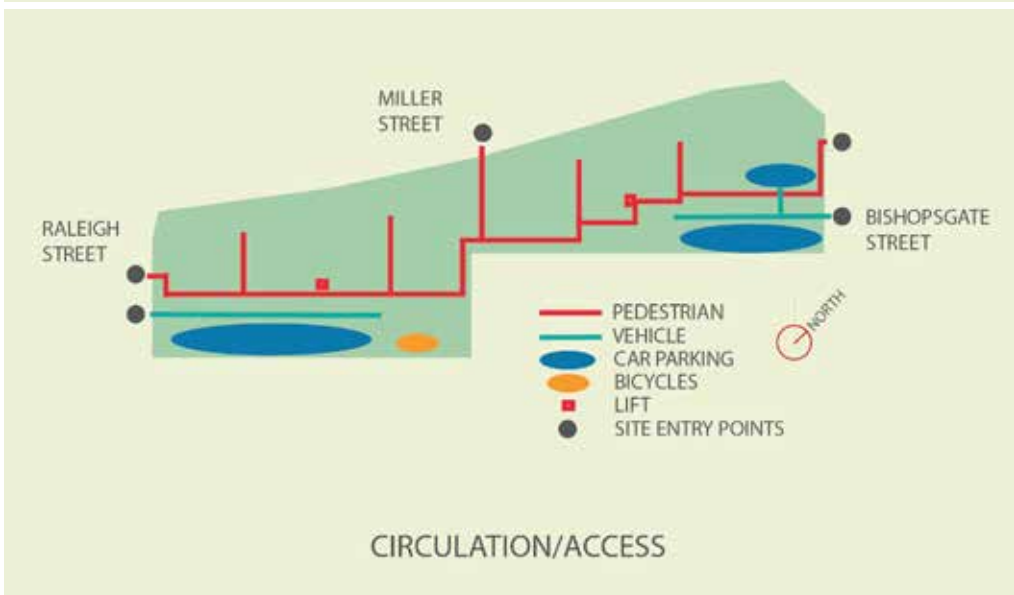
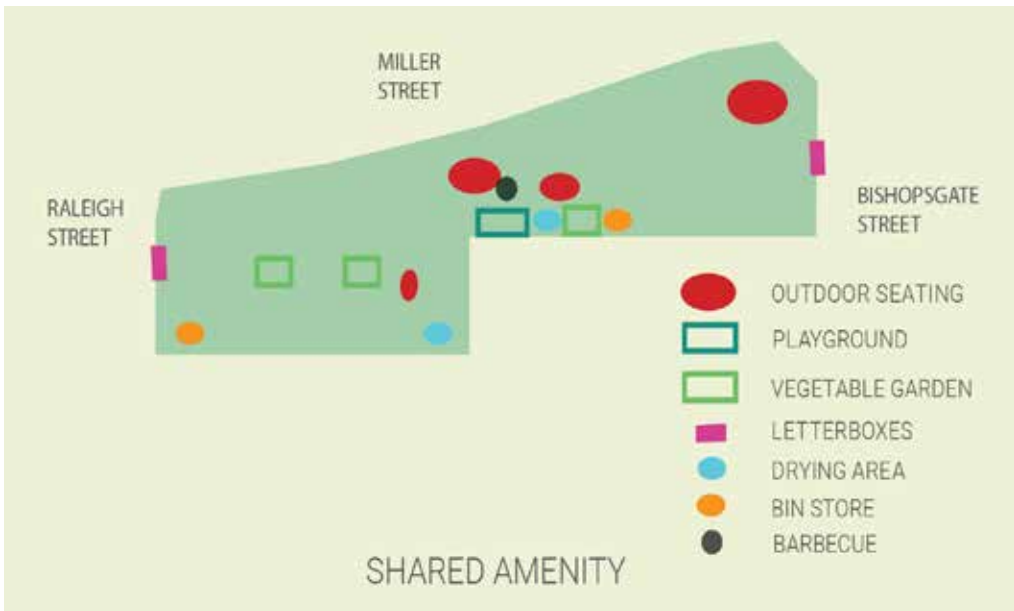
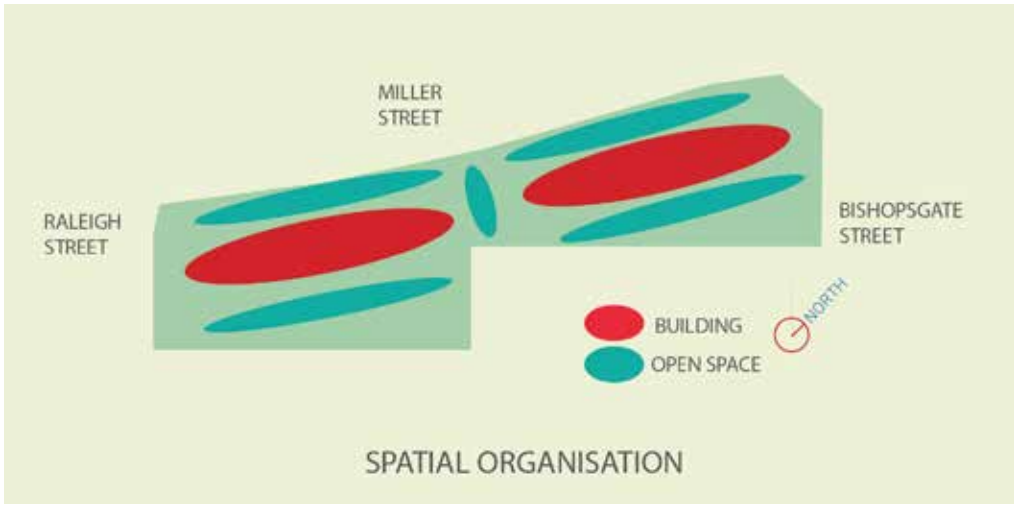
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SITE CONTEXT

DESIGN RESPONSE

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AFFORDABLE HOUSING

The proposed development demonstrates low income affordable housing.

The dwellings are to the recommended floorplan sizes in the Residential Design Guidelines Volume 1 Part C 2024.

Communal outdoor spaces are integral to the enjoyment of the dwellings with generous verandahs providing private outdoor living and landscaped communal spaces providing amenity for young families in particular.

Design and construction also consider the affordable housing development budget using a pre-fabricated timber closed panel system and cost conscious selection of finishing materials and products.

Sustainability and energy efficiency are built into the project to minimise power bills for the residents and the property manager.

OUTCOMES-BASED PLANNING

The R-Codes strongly advocate contextual and site-specific development solutions.

To facilitate good design outcomes, the SPP 7.3 Residential Design Guidelines Volume 1 Part C 2024 provide two pathways for development assessment and determination.

1. Deemed to comply – Deemed-to-comply provisions provide a straightforward means for the development proposal to demonstrate compliance with the objectives and design principles of the R-Codes. They outline the expected minimum development standards that should be met.

2. Design principle – The design principles pathway offers an alternative performance-based approach. This allows for innovative design responses that may be more context and site-responsive. The onus is on the proponent to demonstrate how they have met or exceeded the requirements of the relevant design principle when this pathway is pursued.

Applications for development approval need to demonstrate that the proposal achieves the requirements of each design element of the R-Codes through either of these pathways.

The innovations in this proposal meet Design Principles and intent of the planning framework.



THE PROPOSAL

This Development Approval application proposes construction of 24 x three storey timber frame and metal roof multiple dwellings.

ENVIRONMENTAL PERFORMANCE

The proposal demonstrates exceptional energy efficient performance which will result in a significant reduction in energy consumption. This is achieved by incorporating

- shared solar panels and batteries
- air exchange systems which eliminate the need for mechanical air conditioning
- double glazing
- minimal thermal bridging
- above standard insulation
- air tight membranes enclosing the building envelope.

SETBACKS

The proposal is compliant with the required setbacks:

Primary street setback = 2m minimum

Secondary street setback = 1m minimum in most instances. Some balconies extend into the setback area.
Side/rear setbacks = 3m

OVERSHADOWING

There is no overshadowing to 8 Raleigh Road at 12 noon 21 June.

There is 1.36% overshadowing to adjoining lot 47 Bishopgate Street at 12 noon 21 June.

PRIVACY

The development is compliant with privacy cone of vision requirements. All windows overlooking adjoining lots are +1650FF. Setback for bedrooms/bathrooms/studies to adjoining R30 lots varies up to 11m.

TREE RETENTION

There is a significant number of mature trees on the site. Because of the previous land use as 'parks and recreation', the extant trees are generally around the perimeter of the site leaving open turf down the centre of the lots.

The siting of the building footprint, parking bays and ancillary structures responds to the location of the extant trees and as many trees as feasible have been retained.

An environment consultant's tree retention plan is included with the DA documentation.

YIELD

All dwellings are to Silver Standard Livable Housing guidelines.

6 x 1 x bedroom , 1 x bathroom = 47m² FECA + 14m² dedicated outdoor living space

18 x 2 x bedroom, 1 x bathroom = 67m² FECA + 21.7 - 26m² dedicated outdoor living space

Storage x 1 bed = 3m²

Storage x 2 bed = 4m²

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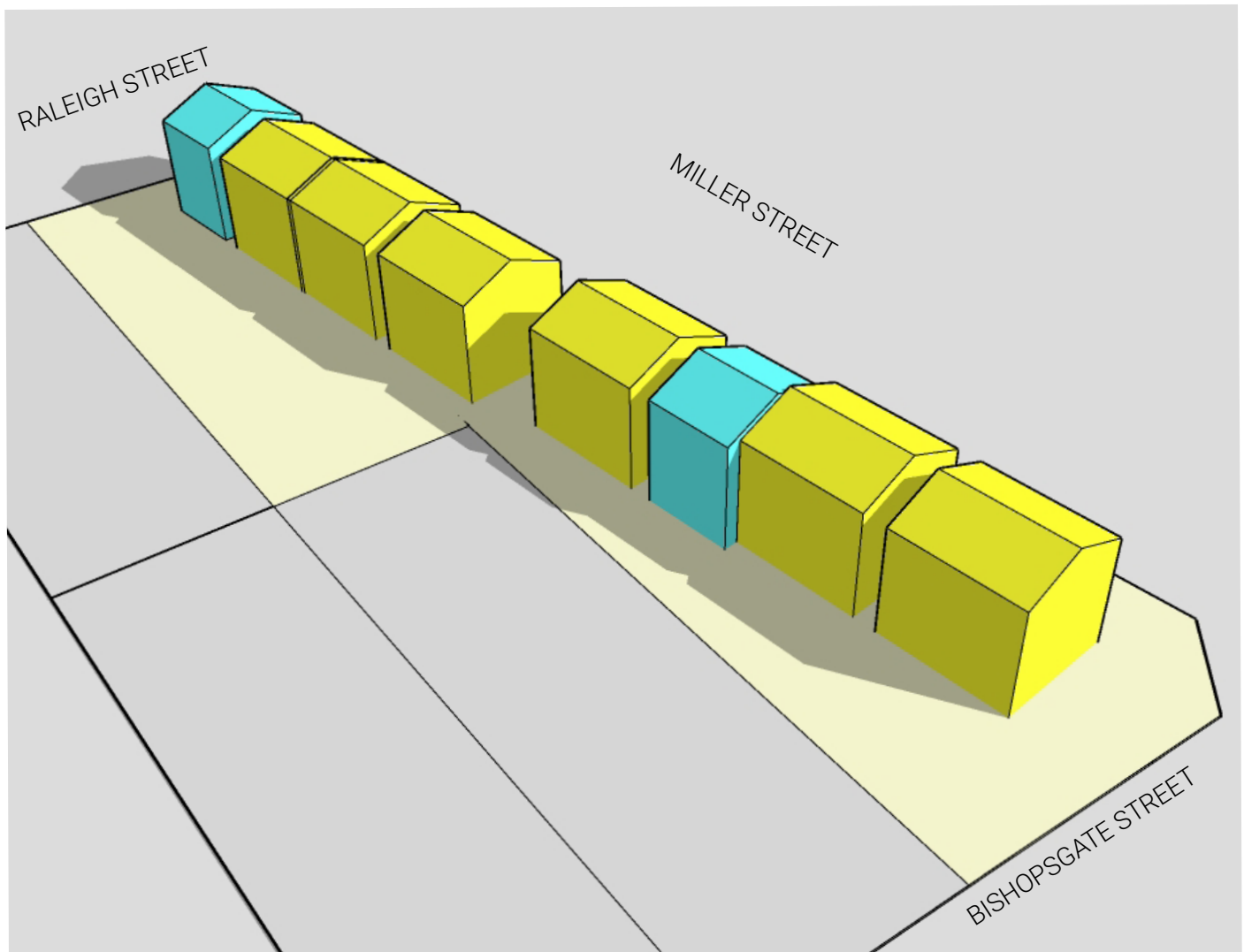


THE PROPOSAL

MASSING MODEL

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- TWO BEDROOM
DWELLING X 18
- ONE BEDROOM
DWELLING X 6



SITE OVERSHADOWING DIAGRAM

All dwellings receive direct Winter sun for two hours between 9am and 3pm on 21 June into all outdoor living spaces and internal living spaces.

There is 1.36% overshadowing to adjoining lot 47 Bishopsgate Street at 12 noon on 21 June.

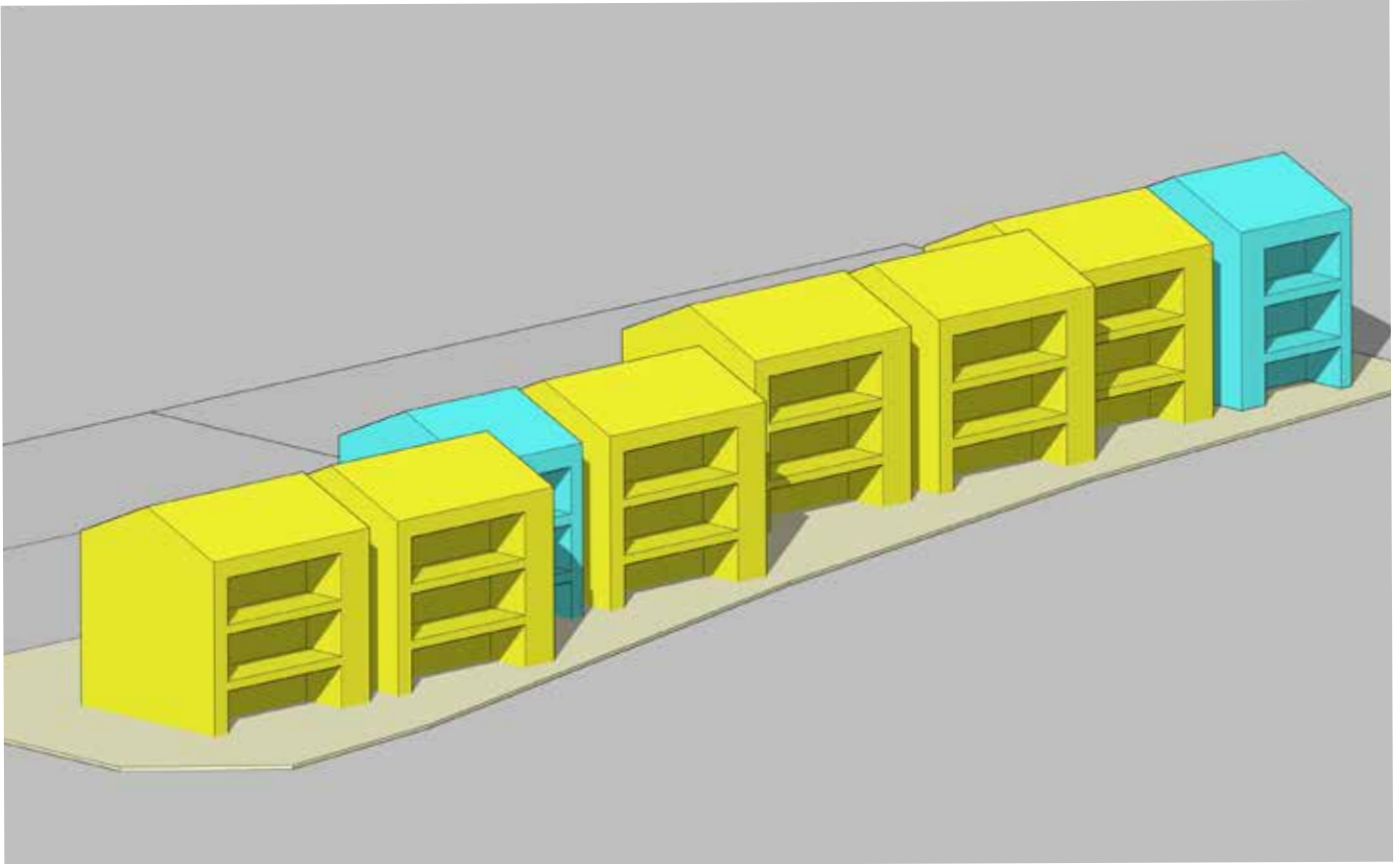
There is no overshadowing to adjoining lot 8 Raleigh Street.

Land adjoining other boundaries is road reserve.

THE PROPOSAL

ACCESS TO WINTER SUN NOON 21 JUNE

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THE PROPOSAL

DWELLING YIELD SUMMARY

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DWELLING	FOOTPRINT FECA M2	BEDROOMS	COMMUNAL OPEN SPACE M2	OUTDOOR LIVING M2 (PRIVATE)	STORAGE M2	LIVABLE HOUSING
6 RALEIGH STREET						
1	47	1	23	18	3	Silver
2	67	2	23	21	4	Silver
3	67	2	23	21	4	Silver
4	67	2	23	21	4	Silver
5	47	1	23	18	3	Silver
6	67	2	23	21	4	Silver
7	67	2	23	21	4	Silver
8	67	2	23	21	4	Silver
9	47	1	23	18	3	Silver
10	67	2	23	21	4	Silver
11	67	2	23	21	4	Silver
12	67	2	23	21	4	Silver
45 BISHOPSGATE STREET						
1	67	2	23	22	4	Silver
2	67	2	23	21	4	Silver
3	67	2	23	21	4	Silver
4	47	1	23	18	3	Silver
5	67	2	23	22	4	Silver
6	67	2	23	21	4	Silver
7	67	2	23	21	4	Silver
8	47	1	23	18	3	Silver
9	67	2	23	22	4	Silver
10	67	2	23	21	4	Silver
11	67	2	23	21	4	Silver
12	47	1		18	3	Silver
TOTALS	1421M2	40	549M2			

PLANNING FRAMEWORK

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STRATEGIC PLANNING FRAMEWORK

Draft Perth And Peel @ 3.5 Million is the high-level strategic planning framework for the Perth and Peel region. It proposes five strategic themes for a liveable, prosperous, connected, sustainable and collaborative community.

The framework states that, for Perth, we should have a connected City that provides ***“a network of connected activity centres which deliver employment, entertainment and high density lifestyle choices”***.

“They set the groundwork for the development of vibrant new communities, particularly around key transport links, including Metronet station precincts and activity centres, within a compact and connected city.”

The development site is close to the Archer Street and Albany Highway retail precincts and brings social housing into close proximity and with good transport connections to the amenity of an activity centre.

STATUTORY PLANNING FRAMEWORK

The development responds to

- State Planning Policy 7.0: Design of the Built Environment
- State Planning Policy 7.3 Residential Design Codes Volume 1 2024
- Town of Victoria Park Local Planning Scheme No. 1 (“Scheme” or “LPS1”)
- Town of Victoria Park Carlisle Precinct Plan
- WALGA Multiple Dwelling Waste Management Guidelines
- Town of Victoria Park 6.7 Parking And Access Policy Manual
- Draft Perth And Peel @ 3.5 Million

An assessment of the development against these documents is provided within the Planning Assessment and Justification of Deemed To Comply section of this report.

DESIGN REVIEW PANEL (DRP)

The Town’s DRP has reviewed the proposal and provided feedback which has been considered and incorporated into the final Development Approval application documentation.

VARIATIONS TO CODES / POLICIES

None

SUMMARY OF SPP 7.3 VOLUME 1 2024 DEEMED TO COMPLY

RELEVANT DEEMED TO COMPLY	YES/NO
5.1 CONTEXT	
5.1.1 Site area (R60)	✓
5.1.2 Street setbacks	✓
5.1.3 Lot boundary setback	✓
5.1.4 Open Space	✓
5.1.5 Communal open space	✓
5.2 STREETScape	✓
5.2.2.3 Street surveillance	✓
5.2.5 Sight lines	✓
5.3 SITE PLANNING AND DESIGN	✓
5.3.1 Outdoor living areas	✓
5.3.2 Landscaping	✓
5.3.3 PARKING	✓
5.3.4 Design of car parking spaces	✓
5.3.5 Vehicular access	✓
5.3.6 Pedestrian access	✓
5.3.7 Site works	✓
5.3.9 Stormwater management	✓
5.4 BUILDING DESIGN	
5.4.1 Visual privacy	✓
5.4.2 Solar access to adjoining sites	✓
5.4.4 External fixtures, utilities and facilities - STORAGE	✓
5.5 SPECIAL PURPOSE DWELLINGS	
5.5.3 Single bedroom dwellings	✓
TABLE 3: MAXIMUM BUILDING HEIGHTS	✓

1) CONTEXT AND CHARACTER

The Town of Victoria Park and the suburb of Carlisle have an eclectic mix of housing representing stages of development since the late nineteenth century. Each is typical of the typologies, materials and styles of its time.

The design of the proposed development seeks a balance between acknowledgment of the surrounding built form, landscape and suburban milieu as well as cost-efficient construction, contemporary choice of materials and products, and efficient use of the space.

Similar, to the surrounding housing, the proposed development represents appropriate materials and style of its time.

Most of the streets in Carlisle, surrounding the proposed development, are tree-lined and are the traditional grid formation of the early planning style of Perth.

The suburb is mainly flat with lots along the eastern boundary of Carlisle offering views of the city.

A DESIGN CONNECTION TO EARLY VICTORIA PARK

The first houses were constructed in 1897. We looked at these early houses for a typology which is associated with the area. Timber frame and corrugated iron rooves with timber fencing are a common feature.

Our design responds to these early housing examples as a historical connection through the decades of evolving housing style in Victoria Park.

In 1968, the first approvals for the subdivision of the large residential lots in the North East Section of Carlisle were granted. This resulted in the transformation of Carlisle's built form throughout the 70s, 80s and 90s.

Many of the early freestanding single dwellings with spacious front and rear yards have been, and continue to be replaced by triplex and quadruplex developments.

Surrounding dwellings are typically single storey with low hip and gable roof, face brick and clay roof tiles in autumnal tones and deep eaves.

The surrounding streetscapes are typically Queensland Box trees on street verges with generous gardens and deep frontages (forfeited by group dwelling development) and large areas of turf.

We have aimed to gently integrate the building into its context rather than a dominant and imposing presentation to the surrounding streets. There are generous setbacks with green landscaping to the streets:

- setback to Raleigh Street is increased from 2m to 4.96m
- setback to Bishopsgate Street is 7.38m
- setback to Miller Street is up to 3.81m



Timber frame and fencing was common in early homes in Victoria Park



Typical later housing typology in surrounding streets

2) LANDSCAPE QUALITY



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Landscaping is a vital element in the site design to ensure that the proposed development integrates comfortably and sympathetically into the surrounding context. At the same time, we have created a sustainable system within a broader ecological context.

We are very conscious that the development is in a residential suburban context and should acknowledge this. One of the immediate visual differences between a residential suburb and commercial and industrial precincts is the garden around the buildings and we have sought to integrate with the surrounding suburban gardens, with the proposed use of low clumping shrubs, ground cover, native grasses along the pathways, soft edges and shade trees.

Fencing is generally 1200H. Its primary function is to contain young children inside the site. 1800H fencing on street boundaries each side of the parking bays will reduce the visual impact of parked cars on the Raleigh Street and Bishopsgate Street streetscape.

There is also a strong sense of community within the site so that residents can enjoy a larger experience of well being garden and amenities.

Specifically, there is

- shading from existing tree canopies which are around the perimeter of the site
- green landscaping to screen car parking from Bishopsgate Street and Raleigh Street.
- areas of shared amenity include covered outdoor seating and dining area, barbecue facilities
- a quiet corner under existing mature trees with seating
- raised vegetable and herb gardens for residents to use and nurture the produce
- intuitive circulation with easy to navigate surfaces for able and disabled people and also prams
- an enclosed play area for young children surrounded by bench seating for mothers to oversee their children
- small mounds of turf. This is in response to conversations with mums who said that contact with ground and turf can be tactile calming for young children
- opportunities for ground floor residents to establish their individual garden in front of their dwelling
- Permeable paving shared pedestrian/vehicle pathways
- Waterwise, low maintenance gardens.



Citrus trees and vegetable garden beds



Mature to be retained on the site.



Low clumping shrubs, ground cover and native grasses

2) LANDSCAPE QUALITY

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Trees	<p>Existing mature trees retained Fruit trees CARE AND MAINTENANCE Trees will be protected to AS 4970-2009: Protection of Trees on Development Sites and that any pruning will be undertaken as per AS 4373-2007: Pruning of Amenity Trees.</p> <ul style="list-style-type: none"> • Protective Fencing to be installed around existing trees that are intended to be retained. Protective fencing is to be comprised of 1.8m high chain-wire mesh panels, and are to be erected (where possible) at the periphery of the TPZ. • Root sensitive design in relation to things like irrigation will be considered at all points of the design and construction process, with construction methods such as air spading, hand digging or soil vacuum will be considered in lieu of more traditional construction and excavation methods; • Should minor roots (<30mm dia) be encountered during excavation outside of the SRZ, they are to be pruned cleanly with a handsaw or similar on an angle that is perpendicular to the root edge.
Plantings	<p>Refer Landscape Plan for full species list. Interactive garden design. Low maintenance, Waterwise and robust native grasses, clumping, shrubs and ground covers. Wellbeing, sensual plantings eg lavender, basil, variety of flower colours Vegetables and herbs in raised corrugated metal beds and wire trellis</p>
Turf	<p>Turf nodes at rear of building for young children to sit and play. Mothers report that contact with soft grass has a calming effect on young children.</p>
Lighting	<p>LED solar motion sensor bollard lighting along paths Motion sensor lighting wall mounted on buildings and positioned away from windows.</p>
Signage	<p>Speed sign</p>
Shared pedestrian vehicle paths and car bays	<p>Permeable surface with Deep Root Zones beneath</p>
Crossovers	<p>6m wide with 1.5m truncation at each intersection with road to Bishopsgate Street and Raleigh Street</p>
Reticulation	<p>Trickle and spray system to all garden areas. Automated timer activated early morning or late evening to reduce evaporation</p>
Pathways and shared outdoor hard surface areas	<p>Permeable paving primary circulation paths River stone for Informal pathways and quiet corner</p>
Playground	<p>Impact attenuating surface treatment (sand, mulch or rubber softfall) 1200H metal tube fencing with 120 centres. To AS 4685.0 Playgrounds to minimise the risk of injury and provide stimulating activity.</p>
Street boundary fencing	<p>1200H Pinelap fencing with 50mm gaps. Stain white paint finish. 1800H Pinelap fencing to car parking boundary. Stain white paint finish. 150 boards with 150 spacing within 1500mm either side of driveway access from street.</p>
Fencing - drying area, bin store	<p>1800H Pinelap fencing. Stain white paint finish.</p>
Furniture and amenity	<p>LPG bottle gas barbecue in communal shared area Covered pergola with table and seating. Bench seating to communal shared areas</p>

3) BUILT FORM AND SCALE



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MASSING

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

The development consists of two three storey buildings one building on Lot 2004 and one building on Lot 2005.

Each of these buildings has four clusters of dwellings which are separated by circulation space with a reduced roof height and feature front wall.

The proportions of the site dictate a long elevation fronting Miller Street. It is important that the buildings are articulated in such a way to reduce the bulk and visual density of the development.

The soft landscape is integrated in and around these buildings to further reduce the visual density.

There is a staggered setback of each cluster building from the Miller Street boundary which further articulates the long building mass.

BUILT FORM

The low pitch roof is a dominant aesthetic for the surrounding single residential and group dwellings. We have responded with a simple low roof profile.

The roof profile is consistent along the cluster buildings which contributes to a visual rhyme of cohesion as well as allowing flexibility to respond to existing mature trees and the limitations of the narrow, dog-leg site.

Wide balconies maximise access to Winter sun for all dwellings. The clusters have been carefully sited in consideration of the north point which is at a 45 degree angle to the long axis of the site.

MATERIALITY

Clay brick and roof tiles are the predominant building materials in the area. This reflects the age of the suburb and the houses. Generally, the brickwork is lighter tones.

We are delivering a quality, aesthetically pleasing development using materials and a building system which were not widely used (or available) in WA when the suburb was being established.

The material selection reinforces our ideas for create a building which integrates into its residential suburban context.

External cladding with 400mm wide vertical ribs and the expressed verandah posts extending up the full height of the building facade as well as the continuous colour from wall cladding work together to scaled up proportions of its suburb counterparts.

The enclosed circulation spaces between the cluster add a fun, joyful feature colour to the quietness of the white building walls.



View from Miller Street 3D render

4) FUNCTIONALITY AND BUILD QUALITY



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FUNCTIONALITY

The buildings and the site responds to the needs of the residents efficiently and effectively, balancing functional requirements, high performance and optimum benefit over the full life-cycle.

After consultation with the Community Housing Provider who will manage the property and the tenants, the dwellings are designed to accommodate single parents with young children and single older women. The dwelling types, fitout and site amenities cater for these cohorts.

Two dwelling types

- one bedroom 47m² FECA + 18m² outdoor living
- two bedroom 67m² FECA + 21m² outdoor living

These are the minimum internal dwelling floor areas as per the with the State Planning Policy 7.3 Residential Design Codes Volume 2.

Small footprints require rigorous spatial arrangement to maximise the functionality of the spaces whilst creating a sense of spaciousness and wellbeing. We believe we have achieved this.

Some considerations:

- single level dwellings with communal stairs and lifts to upper level dwellings. Stairs inside a dwelling (eg townhouse typology) occupy valuable living space. A stair in a small house takes up the same amount of space as a stair in a large home, but is a greater proportion of usable space
- each shared stairs and lift is accessed by only two dwellings per floor for greater privacy
- entry doors open from share circulation area for greater privacy (rather than opening from external facades)
- verandahs are 2.5m deep so that they can be used as an outdoor room for seating, dining, children playing whilst providing protection from rain and a large shaded area in summer. This significantly increases the usable space of each dwelling
- long verandahs to maximise direct Winter sun from north which is at 45 degrees off the long axis of the site
- waste space is minimised inside the dwellings by reducing or eliminating circulation spaces ie corridors and internal stairs

- multitasking spaces, eg laundry combined in bathroom or an extension of the kitchen cabinetry; a study nook recessed off circulation space, storage walls
- windows at 1100H to allow furniture to be position under creating more versatile spaces
- 820 wide doors for easier access for everyone - not just physically constrained people, for example parents with prams and carrying shopping. Reduces wear and tear on walls, jambs and architraves
- vinyl floor finishes and wall finishes to bathrooms for easy cleaning and low maintenance (eg no tiling grout to clean)
- Clearshield security doors to external doors
- shared facilities: outdoor seating and dining, barbecue, playground, clotheslines, vegetable and herb gardens, vehicle parking, turf play area, quiet corner.

4) FUNCTIONALITY AND BUILD QUALITY



TOWN OF VICTORIA PARK
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BUILD QUALITY

The development will demonstrate cost efficient construction and high thermal performance, sustainability and durability.

Some inclusions to achieve this:

- prefabricated closed panel timber frame walls and roof framing delivered to site “flat pack”. The panel wall build up is:
 - 90 or 120 timber stud frame
 - R2.5 insulation (total panel insulation R3.5)
 - R6 insulation for roof panels
 - internal sealing membrane for airtightness, wrapped and taped around openings and joins
 - external vapour barrier membrane
 - 35mm timber battens internally to accept power and plumbing conduits without penetrating the membranes and compromising their effectiveness
 - 35mm timber battens externally to create an air gap to reduce condensation
 - Internal and external lining
 - Panels are delivered with openings cut out, door and windows fitted and external lining.
 - Internal lining is fixed on site after running services conduit
 - Reduced transport costs and embodied energy because of ‘flat pack’ delivery compared to transportable homes
 - Panel configuration can be designed to any shape or size, unlike transportable homes which are limited by the size of a truck tray and height under bridges
 - Digitally precise cutting and fixed = superior finish
 - Significant reduction of on-site construction waste.
- UPVC window and door frames to minimise thermal bridging
- Double glazing for thermal insulation and acoustic attenuation (particularly important for dwellings facing Grand Promenade)
- Durable materials, fixtures and fittings
- Low VOC paints and finishes

TIME SAVINGS

Construction time is considerably reduced using the prefabricated closed panel system.

This enables a fast-tracking programme.

Fabrication runs in parallel with site works.

Trades can move through the build as each unit is erected rather than waiting for completion of the full building envelope.

Windows, external doors, external cladding etc factory fitted reduces on-site time.

Examples available of construction time being halved using the prefabricated closed panel system.

5) SUSTAINABILITY

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

The development is designed to aim for Passivhaus principles adapted to local conditions to maximise energy efficiency and thermal performance.

The development is a well-considered solution to global warming and climate change by creating carbon zero or carbon positive homes in a multiple dwelling typology:

- above standard insulation
- airtight internal and external membranes
- double glazing
- minimise thermal bridging by minimising metal structural components and using UPVC window and door frames
- Interior fresh air exchange = no mechanical air conditioning required. The air exchange system uses on the same power as one LED downlight.
- on-site power supply with solar panels and battery storage
- low carbon concrete
- minimising use of structural metal components
- passive thermal control design including cross ventilation, shaded outdoor areas, maximising accesses to north Winter sun for indoor and outdoor living areas
- Livable Homes Silver Standard
- locally sourced timber structural framing
- Australian sourced materials and products whenever feasible
- sensitive wellbeing landscaping with vegetable gardens, fruit trees, sensory plants, providing shade and privacy
- reduced hard surfaces around the dwellings to reduce heat sink effect, eg parking along east boundary reduces driveway area significantly.

ENERGY EFFICIENCY

- Our calculations show that residents should have no or minimal power bills
- Solar PV panels and battery storage sufficient for negating power bills to residents
- Airtight building envelope.
- Double glazing
- Minimal thermal bridging
- Above compliant insulation
- Solar PV panels and battery storage sufficient for negating power bills to residents
- Air exchange utilises same energy as 1 x LED downlight. Maintains comfortable internal temperature year round, negating need for mechanical air conditioning or ceiling fans.
- Shared heat pump HWS
- Natural light. No need for electrical lights to be used during daylight hours.
- Energy efficient appliances and light fittings
- Solar outdoor lighting



6) AMENITY

The development is designed to provide a comfortable, enjoyable and healthy environment for the residents and their visitors.

At the same time, we are conscious of the need to provide both private and communal shared spaces.

The landscaping incorporates shared facilities and encourages residents to enjoy the whole site thus expanding the amenity and enjoyment of each individual dwelling.

The circulation risers between each dwelling cluster with entry doors opening into this space provides a more private entry to each dwelling.

Verandahs have solid walls at each end for privacy.

Shared amenity includes:

- Barbecue, covered seating and dining area
- Natureplay playground enclosed with 1200H fence with surrounding seating so that parents can watch their children, but children are kept safe
- Turf mounds. Touch contact with soft turn has been shown to have a calming effect on small children
- Quiet corner with seating under existing mature trees
- Integration of walkways and driveways to reduce hard surfaces and deal with limitations of a narrow site
- Vegetable and herb gardens and fruit trees for use of all residents.
- Sensitive wellbeing landscaping with soft edges to walkways
- Pinelap fence for enclosure if ground floor residents have a pet.
- 1200H Pinelap fencing to street boundaries avoids a sense of an enclosed compound but contains small children within the site



7) LEGIBILITY



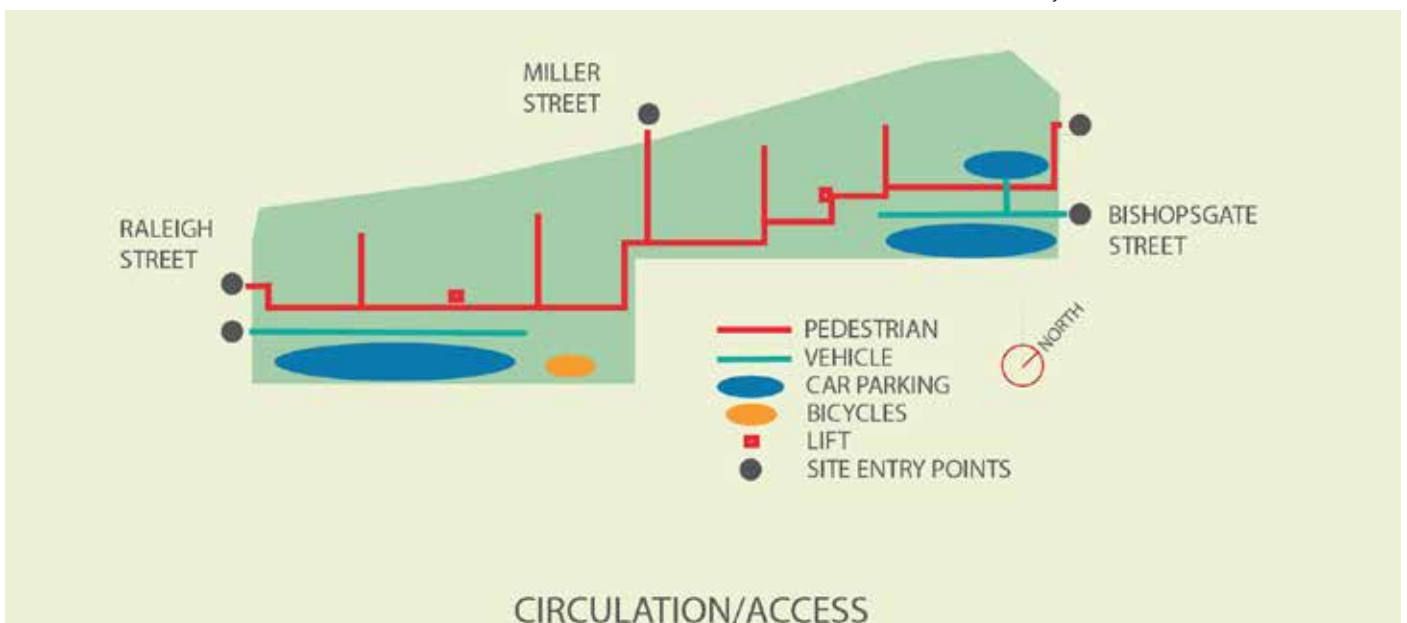
TOWN OF VICTORIA PARK
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The design intent is to create an informal wellbeing garden setting for the dwellings but also ensure intuitive and clear circulation.

- The site configuration dictates that both buildings and circulation runs along the long axis. The paths are of sufficient width for disabled access.
- There is access from the three streets bounding the site.
- Vehicle access is at each end of the site (two lots). with parking along the rear boundary. There is a separate pedestrian gate at each end of the site and off Miller Street.
- Because of the narrowness of the site, vehicle access is via a shared pedestrian/vehicle pathway.
- Driveways have permeable paving over deep root zones (necessary because of the narrowness of the site). Surface finishes will be suitable for UA, prams, walkers and people with limited mobility..
- The circulation spine along the length of the site is accessed directly by the stair and lift spaces between each dwelling cluster.
- Whilst we expect most people will access the site from Bishopsgate Street which leads to the local shopping precinct, a clearly articulated site entrance addresses Miller Street.



Miller Street site entrance is clearly articulated



8) SAFETY



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The design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use. The cohorts of residents with young children and older women makes us especially aware of the need for safety and security on the site.

Safety and security is addressed by:

- vehicle access and exit to and from the site is from the two ends of the site. Both have 6m wide crossover with 1.5m truncations
- the playground is enclosed with a +1200H open fence and a self-closing gate so that children can be seen by parents but play in a safe, secure contained space
- there is passive surveillance to all three adjoining streets
- slip resistant exterior hard ground surfaces
- a 1200H Pinelap fence with 50mm spacings provide enclosure and constrain small children whilst providing viewlines to the surrounding streets
- motion sensor driveway gates
- stairs to AS with handrail to one side, contrasting nosings and generous landings at top and bottom of stairs
- R10 slip-resistant vinyl flooring vinyl interior of dwellings including bathrooms
- level entry to dwellings and 820mm wide doors
- level entry shower recess
- good natural light throughout.



1200H open fencing to playground



1200H spaced Pinelap fencing to street boundaries



R10 slip resistant vinyl suitable for bathrooms

9) COMMUNITY

TOWN OF VICTORIA PARK
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The development design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Within the site, there is a landscape design which provides shared communal amenity for residents and their visitors as described in SSP 7.0 DESIGN PRINCIPLES 7) AMENITY.

Whilst being concerned for safety, security and privacy of the residents, we want to ensure that the building, the site and the residents are integrated into the surrounding community.

The 1200H Pinelap spaced fencing is a demarcation of the site as space for residents and their visitors, the fencing maintains viewlines and avoids an enclosed separated enclave.

The site must respond to various context conditions. Lathlain Stadium, Koolbardi Dog Park and Carlisle Tennis Courts are opposite and then residential development along Bishopsgate Street and Raleigh Street.

The dwellings have views to Lathlain Stadium.

There is good passive surveillance from the dwellings and the site.



Koolbardi Park
Carlisle Tennis Courts
Lathlain Stadium
Communal shared amenity (left)



10) AESTHETICS

TOWN OF VICTORIA PARK
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A DESIGN CONNECTION TO EARLY VICTORIA PARK

The first houses in Victoria Park were constructed in 1897. We looked at these early homes for a typology which is associated with the area.

Typically, these homes were timber frame and corrugated iron rooves with timber fencing.

Our design responds to these early housing examples as a historical connection through the decades of evolving housing style in Victoria Park. The development design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

The design has been rigorously explored to achieve a balance of scale, massing and built form which compliments the surrounding dwellings whilst making a conscious improvement on the aesthetic of the surrounding suburb.

The buildings sit comfortably in their landscape and do not try to compete with it. Instead, there is a comfortable relationship of built form and landscaping.

The materiality and articulation is modest, quiet and restrained which allows the architecture to express the character of the buildings rather than relying on decorative additions. This also is in consideration of minimising maintenance and the constrained project budget.



Timber frame and fencing was common in early homes in Victoria Park



The new design acknowledges the early homes in Victoria Park

CONCLUSION

TOWN OF VICTORIA PARK
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The proposed development of Lots 1004 Raleigh Street and 1005 Bishopsgate Street, Carlisle has been duly considered in accordance with the relevant local planning framework.

The development has focused on delivering affordable housing typologies within an integrated communal environment.

We offer alternative solutions to achieve this, whilst considering and being respectful of the site, adjoining properties and the immediate locality. The development outcome is a response to and respectful of the established streetscape and local development character.

It is requested the Town supports this important addition to the local area which assists the Town meeting its dwelling diversity and targets social housing with a fresh and sensitive solution.

APPENDIX

TOWN OF VICTORIA PARK
Received: 18/07/2024

- Development Site Plans, Floorplans, Elevations ATTACHED
- Landscape Plan and Planting Schedule ATTACHED
- Tree Retention Report ATTACHED
- Site Survey Drawing ATTACHED
- Traffic Impact Report ATTACHED
- 3d render images
- Materials Schedule
- Certificates of Title
- Responses to Community Comment and Planning Officer feedback. ATTACHED

MATERIALS SCHEDULE

TOWN OF VICTORIA PARK
Received: 18/07/2024

EXTERNAL			
ITEM	MATERIAL	PROFILE	FINISH/
Wall cladding	Weathertex Weathergroove Smooth or similar	350mm rib vertical	Paint finish. White.
Roof sheeting and rainwater goods	Metal sheeting	Kliplock or equivalent	Colorbond Surfmist
Gates and fences x 1250H	Pinelap boards	150x17mm fixed vertically	Paint finish. White
Front balustrades	Aluminium panels	150mm with 50mm gap	Powdercoat white
Rear balustrades	Aluminium tube	18mm dia	Powdercoat white
Windows and door frames	UPVC frames with 25mm timber trim surround to opening Insect screens, security screens to entry doors.	Tilt and turn windows Hinged swing doors	White
Windows and doors glazing	Double glazing to Code		Natural
Window awnings to SE and NW	Easylap and sheet metal	6mm	Gloss paint. Feature colour
Lift towers - frame	Expressed metal frame	70x50 RHS	Galvanised
Lift towers - cladding	Polycarbonate multicelll or similar	16mm	Feature colour/ patterned
INTERNAL			
Wall lining	CSR Gyprock Superchek Plasterboard	10mm	Paint finish. White
	Party walls and fire rated walls	16mm Fyrchek	Paint finish. White
	Wet areas	16mm MR Fyrchek or 10 MR PB	Paint, ceramic tile, or Forbo finish
Doors	35mm solid core	Smooth	Paint finish. Feature colour
Trims, architraves, jambs, sills	LSOP timber	Pre-primed	Paint finish. White
Floor treatments	Resilient surface Forbo Linoleum or equivalent	Sphera Energetic	Feature colour

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2604 545

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1004 ON DEPOSITED PLAN 45185

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 469 WELLINGTON STREET, PERTH
(AF J429842) REGISTERED 12/9/2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP45185
PREVIOUS TITLE:	1156-885, 2048-1000
PROPERTY STREET ADDRESS:	6 RALEIGH ST, CARLISLE.
LOCAL GOVERNMENT AUTHORITY:	TOWN OF VICTORIA PARK
RESPONSIBLE AGENCY:	WESTERN AUSTRALIAN PLANNING COMMISSION

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2604 546

RECORD OF CERTIFICATE OF TITLE
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BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1005 ON DEPOSITED PLAN 45185

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 469 WELLINGTON STREET, PERTH
(AF J429842) REGISTERED 12/9/2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND:	DP45185
PREVIOUS TITLE:	1142-96, 2012-844
PROPERTY STREET ADDRESS:	45 BISHOPSGATE ST, CARLISLE.
LOCAL GOVERNMENT AUTHORITY:	TOWN OF VICTORIA PARK
RESPONSIBLE AGENCY:	WESTERN AUSTRALIAN PLANNING COMMISSION