

Friday, 27 October 2017

Development Application – Summary
Conducted by Kloppe & Davis Architects

Job

Address: Lot.1, 78 Carr Street, West Perth
Client: Van Someren Family
Issue: Rev 0

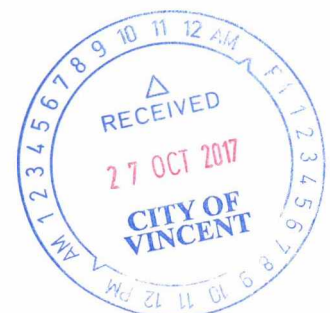
Application Details:

2 Storey Single Residential Building and Loft.

Background:

Property Address	Strata Lot. 1, 78b Carr Street, West Perth
Zoning	City of Vincent, – West Perth
Use Class	Single Residential Dwelling , R50
Lot Size	196m2
Existing Land Use	Vacant

Figure 1.
Aerial Photo
Not To Scale



Site Information & Outline of DA

We propose to build a project that demonstrates that ample accommodation can be developed on a small inner-city block while maintaining generous landscaped ground floors without adversely impacting on neighbouring amenity or privacy. Consideration to the site context has been given in the building form which is contemporary with reference to the existing character of the area. We seek planning approval and council support for innovative and conventionally appropriate infill development.

The Subject site is located at 78B Carr Street and situated approx. 150m West of Charles Street. The Site has a total land area of approx. 196m² not including the access driveway running the length of the site.

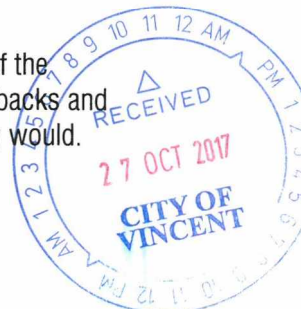
The Architect seeks approval for a 2 Storey single residential dwelling. The development includes;

- Loft including a bedroom, ensuite and balcony areas.
- 2 additional bedrooms
- 2 Bathrooms
- Bike store
- Kitchen, living, dining and entertainment to the ground floor.
- Adequate parking, reversing and accessibility to and from Carr Street.

This document is referenced to the 'Residential Design Codes', City of Vincent Planning and Building Manual and City of Vincent Local Planning Scheme No. 1

1. **Site Constraints** – Lot 78B consists of a sewer easement which runs along the accessway leading north and south as well as an additional easement running east/west across the width of the subject site as indicated in the site plan. The existing services have informed the shape and orientation of the proposed development which complies with the required setbacks away from major easements. We have proposed a response to the existing site constraints and feel this is the best solution whilst also providing ample landscaping and private open space exceeding the requirements set out by the City of Vincent. The location of the easement has given setbacks to the proposed building to the north and particularly to the west. All setbacks have been proposed as landscaped areas comprising deciduous trees for privacy and shelter to the ground and floor.
2. **Building Height** – In relation to table 5 'Building Height – Residential Areas' - The proposed 2 storey scheme for 78B Carr street seeks variation for the maximum 'Top of Pitched Roof Height' and 'External Wall Height'. The proposal takes into consideration its local context and surrounding built fabric. Adjacent lots to the west, 152 & 153 consist of 3 storey developments and abut the subject site. To the east exist 2 storey developments with a loft and a pitched roof height similar if not greater than the proposed building. The external wall height sits below the existing neighbouring balustrade and roof terrace to the west. In relation to the 'City of Vincent Planning & Building Policy', Section 5.6.1, the proposal responds to its context and character of surrounding developments and does not dominate existing development.

The loft space sits within the traditional form of a pitched roof development. The extra accommodation contained within this space does not add to the overall bulk and scale of the building and infact allows the footprint of the building to be reduced which increases setbacks and allows for a significantly greater landscaped ground floor than a shorter breasted building would.



3. **Visual Bulk** – The proposed scheme is setback and away from the main street and behind Lot 2 respectively. The siting and orientation of the proposed building will provide minimal visual bulk from the street and the pedestrian footpath beyond. The overall shape, form and mass of the building has been considered and complies with the required setbacks outlined within the R-Codes. The proposed open space surrounding the site to the North and South help define the form of the building. The proposal preserves the current streetscape character and once future development has completed on Lot 1 the proposed building will be masked and less apparent from Carr Street.

Bulk to the building is reduced by means of introducing a lightweight and more permeable ground floor comprising of large glazed openings to the east, south and west. The top-most floor is open to the east and west via deep balconies accessible from the loft bedroom. Privacy is provided to the balconies by introducing 1.6m low-height wall which also form the external walls off the building. The massing of the first floor is broken down further by introducing moments of screening via the use of breeze walls.

4. **Screening** – All proposed Breeze Wall screening will be 75% obscure and provide adequate privacy to and from the proposed building. The screening will be located on the eastern and western elevations. Screening has also been provided to the top section of the western and eastern balcony balustrades to provide some visual permeability. The depth of the breeze block wall allows for privacy when looking from above or below. The breeze wall is designed to be in compliance with the Australian Standards and is non-climbable.
5. **Landscaping** – The site currently contains approx. 46m² of landscaping area, a total of 23% of the site. A total of 34m² is dedicated to Deep Soil Area and located to the rear of the site/ Northern Boundary. This equates to 17% of the site area and also complies with the minimum required deep soil area stated by the City of Vincent Planning and Building Manual C5.14.1. The proposed landscaping has considered the existing easements which run the width of the site and neighbouring buildings as described within point 1. 'Site Constraints'. This scheme considers the use of large deciduous trees which provide privacy and shelter over the proposed landscaped area and private open space. Vegetation has also been used to the rear of the accessway to introduce privacy to the rear courtyard and provide a buffer between the western neighbouring building and the proposed building.
6. **Context & Materials** - The site is located adjacent Lots 151-153 Florence Street. Lot 153 consists of a 3 storeys residential development and also includes a roof terrace. The current proposal aims to match if not be of a similar height. Lot 76A, 76B & 76C consist of 3 storey developments, 2 storeys with a loft similar to the proposed scheme.

The height and form of the pitched roof relates strongly to its surrounding context. Its materiality, proposed as colorbond/ metal cladding will match the materiality of the surrounding dwellings. The external wall height is proposed to match the adjacent properties also. The proposed building adopts face brickwork which is a predominant feature within this scheme and is evident within the local area.

