

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the applicant's response to each comment.

Comments Received in Objection:	Applicant Comment:
<p><u>Building Height</u></p> <p>Concerns raised in regards to the building height not meeting the deemed to comply requirements of the City's Built Form Policy. The proposed departure is considered to impact on the character of the existing streetscape, which predominantly comprises of single level development. The proposed building height is considered to impact on the adjoining properties access to natural light and increase the overshadowing.</p>	<p>Total building height of proposed addition to Orange Avenue is 6,595mm and 7,265mm high at the rear of the site. As stated in the R-Codes (Table 3 – Maximum Building Heights, page 61), the maximum building height of a residence must not exceed 7.0m.</p> <p>As the site of 14 Orange Ave is sloping, a median height is taken from the finished floor level at either end of the residence. The median height of the proposal is 6,920mm.</p>
<p><u>Setbacks</u></p> <p>Concerns raised in regards to the building mass and bulk on the adjoining properties and increased impact of overlooking and overshadowing.</p>	<p>Proposed 2nd storey design, was purposely located around 12 Orange Ave parapet wall to minimise shadow impacts and preserve views for 16 Orange Ave deck.</p> <p>Thicker stud to be used on northern and western aspects for insulation purposes, 2nd storey stud wall will be 90mm thickness for more insulation, meaning actual sight line will be at least ~130mm back from outside measurement (10mm plasterboard, 90 stud and 6-20mm external cladding).</p> <p>Note was also taken of setbacks and north facing window heights/size allowed for the 2nd storey rear addition at 7 Orange Ave.</p>
<p><u>Streetscape</u></p> <p>Concerns raised on the impact of the proposed second storey on the streetscape and character of the area, which is predominantly single storey 'terrace style' dwellings. The proposed second storey is considered to be too visible from the street and surrounding properties. The proposed colours and materials are not considered to be consistent with the existing streetscape.</p>	<p>Proposed addition to 14 Orange Avenue, Perth is intended to be a contemporary addition to an existing early twentieth century federation cottage.</p> <p>As per the Heritage Act 1990, the best practice for additions and alterations to existing period buildings is to illustrate a clear distinction of eras of building.</p> <p>A contemporary addition clearly illustrates a distinction from the existing dwelling.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p><u>Visual Privacy</u></p> <p>Concerns relating to loss of privacy from the windows located on the proposed upper level.</p>	<p>With respect to south facing windows they were purposely located over the parapet wall and setback over the driveway to minimise overlooking and overshadowing.</p> <p>With respect to north facing windows, they are raised to highlight level to capture light and minimise any overlooking.</p> <p>Thicker stud to be used on northern and western aspects for insulation purposes, 2nd storey stud wall will be 90mm thickness for more insulation, meaning actual sight line will be at least ~130mm back from outside measurement (10mm plasterboard, 90 stud and 6-20mm external cladding).</p> <p>Note was also taken of setbacks and north facing window heights/size allowed for the 2nd storey rear addition at 7 Orange Ave.</p>
<p><u>Land Use</u></p> <p>Concerns raised in regards to the intended use of the property as a rental or short-term dwelling.</p>	<p>My concerns regarding short stay accommodation would be the same as my neighbours in this area, council guidelines forthcoming I understand. In my opinion short-term should not be less than 3months.</p> <p>The intended purpose of renovation is to modernise to become owner family occupied.</p>
<p><u>Inaccurate Plans</u></p> <p>Concerns raised regarding the accuracy of the development plans and the misrepresentation of the existing rear garage structure.</p>	<p>No intention to breach policy, any specific height or drawing requirements will be met as required.</p>
<p><u>Pool</u></p> <p>Concerns raised regarding the location of the proposed spa area in relation to the adjoining properties outdoor living area.</p>	<p>14 Orange Ave Lot 1 falls ~1m front to back, GL ~15RL to 14 RL. The survey pickup of natural surface in proposed pool area is 14x38. The rear demolition and addition aims for creation of common RL. The proposed common RL is 14x47, approx. 10mm (1cm) above natural surface in pool area.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.