

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> • The proposed height is considered excessive. • The proposal does not consider the streetscape of Ethel Street. The proposed dwelling dominates and overwhelms existing developments in the Ethel Street rear laneway. • The proposed dwelling is on high ground due to natural slope of the land. • The materials such as sheet steel contribute to the impact of the height. • The proposal is three storeys in lieu of the permitted two storeys. • Height of the proposed building will impact sunlight to the houses with rear access to the laneway. • The proposed height is not in keeping with the design of similar houses in the area. • Additional building height to Alma Road will cause significant visual impairment and overshadowing into houses. • Main access to the proposed dwelling is via rear (shared) laneway with effect of bulk of proposed house to be significant. 	<p>The subject site is located within close proximity to the North Perth Town Centre which is zoned District Centre under the City's Local Planning Scheme No. 2 (LPS2). This area has a deemed-to-comply building height of six storeys. The site on the northern portion of Alma Road is also zoned District Centre with a deemed-to-comply building height of six storeys. In considering the acceptability of the building height of the proposed development due consideration is to be given to the context of the site and the locality.</p> <p>Alma Road has been developed with single and grouped dwellings with a range of materials including red brick, render and cladding. The proposed development has incorporated a range of materials, textures and finishes into the design of the dwelling. These materials include exposed red brick, steel and cladding. The incorporation of these materials is considered to reinterpret the existing development style which currently exists in the streetscape. The inclusion of the aforementioned materials are considered to reduce the impact of building bulk and scale of the overall development on the streetscape.</p> <p>The proposal is compliant with the requirements of Clause 5.4.1 and 5.4.2 of the Residential Design Codes relating to visual privacy and solar access respectively.</p>
<p><u>Bulk and Scale</u></p> <ul style="list-style-type: none"> • The proposal will result in excessive bulk and scale. • The proposed dwelling overwhelms the jacaranda tree that is located on the North West corner of 19A Ethel Street. • Building bulk will contribute negatively to view from other properties, including direct line of sight from rear gardens and windows. 	<p>As discussed above, the proposal has incorporated a range of materials and finishes and is well articulated with openings. These materials include exposed red brick, steel and cladding. The incorporation of these materials is considered to reinterpret the existing development style which currently exists in the streetscape. The proposed elevations of the grouped dwelling have included a number of openings and are well articulated. The design is considered to be sympathetic to the area and preserve and enhance the visual character of the existing streetscape. The inclusion of the aforementioned materials are considered to reduce the impact of building bulk and scale of the overall development on the streetscape. The inclusion of these materials and the articulation of the elevations contribute to the perception of appropriate massing of the buildings and thus, present an acceptable scale to the streetscape and the surrounding properties.</p>
<p><u>Privacy</u></p> <ul style="list-style-type: none"> • Screening of the bedroom windows on the east side of the proposed dwelling only provides privacy to the proposed dwelling itself. • The living areas on the east side overlook directly into the living area and bedroom of 19A Ethel Street. 	<p>The proposed development is compliant with the deemed-to-comply requirement of Clause 5.4.1 of the R-Codes regarding visual privacy. The proposal has been developed to incorporate a privacy screen to the eastern elevation to ensure that the privacy of the occupiers as well as the surrounding</p>

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	landowners is maintained.

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