



Project: 14 Orange Avenue, Perth

Date: 31/07/2018



31st July 2018

Planning Department
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6902

RE: 14 Orange Avenue, Perth

To whom it may concern,

We are requesting the following variations/considerations for the proposed upper floor addition at the existing residence noted above and have outlined issues for your attention.

- A Variation to the setback requirements to the Northern Boundary. We are proposing a setback of 900mm. Due to the narrow lot we feel that the reduced setback is necessary in allowing for a more usable and functional space upstairs. The Northern boundary wall is to include highlight windows only and is to be clad in heritage profile zincalume orb. As such we believe that the proposal will have no significant impact on the neighbouring property and will tie in with the surrounding area.
- We believe that the proposal will not detract from the streetscape and amendments to the proposal have been undertaken with significant consideration to this streetscape.

The proposal has been reduced in height so that the wall height is now at 7m maximum (which will occur to the rear of the property) as per maximum allowances in the R-codes. As the lot slopes down towards the rear this means that the height to the front will actually be approximately 600mm below the 7m maximum allowance.

The cladding has been altered with the cementel barestone cladding now occurring to the front of the proposal with the colorbond maxline dune cladding being used as a feature to the stairwell. We believe this cladding is sympathetic to the surrounding area, especially considering the natural colours that have been chosen. Windows have been included to the bathroom to the front of the property to break up the façade and reduce the impact of the front wall.



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A palm tree will be added to the front garden. The palm tree, in addition to the existing frangipani, will obscure the majority of the upper floor to the street. A shade sail has also been added which will assist in obscuring the upper floor at certain angles.

The setback to the front is 10.63m which is 630mm above the required 10m setback to the street.

Please see the perspective views included in the drawing set for examples of the façade and its impact on the streetscape. We believe the images show that the impact on the street will be in keeping with other extension in the surrounding area and that the proposal will not reduce from the streetscape.

We believe that the proposed design maximises the potential of the lot, with any amendments required only serving to increase functionality and liveability. The proposal has been undertaken with significant consideration to neighbouring properties and the wider community at large and we believe that any amendments will have no adverse effects on these properties or the surrounding area. Indeed there are numerous upper floor extension in the surrounding area and we do not believe that the proposal has any greater impact on the street or the surrounding area than these existing extensions do.

The upper floor extension was positioned with wind to the neighbouring properties. The upper floor extension was located centrally to preserve views to the deck of the neighbouring 16 Orange Avenue and to preserve light into the kitchen windows of 12 Orange Avenue. Every consideration has been made to reduce the impact to these properties.

Yours Sincerely,

Coral Buxey
Masters of Architecture