

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's Comment:
<p><u>Streetscape</u></p> <p>Concerns raised in regards to the bulk and scale of the addition. The addition is not considered to preserve or enhance the existing streetscape. Submissions note that the materials used are not <i>'in keeping'</i> with the surrounding houses.</p>	<p>The 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. An exception is made to this recommendation on the northern 2nd storey aspect, to assist in preserving streetscape continuity & also due to common duplex wall. It is proposed to be clad & flashed, in corrugated galvanised iron to match & blend with period roof material of 16 Orange Ave and minimise/negate impacts to visual amenity from north/Hope St aspect.</p> <p>In addition, perspectives included with plans show existing & proposed plants in front yard to significantly obscure proposed 2nd storey addition from Orange Ave. Notably existing vegetation in front yard at adjacent property 12 Orange Ave, almost fully obscures the house & roof from the street, which is intended to be replicated for the proposed addition, with the use of native trees as prescribed by council policy.</p> <p>Further, the proposed 2nd storey addition is setback a further 0.6m from the deemed to comply requirements from Orange Ave, with the bulk of the addition setback 3.3m further than the deemed to comply requirements.</p>
<p><u>Setbacks</u></p> <p>North</p> <p>Concerns raised in regards to the impact of the proposed upper level northern setbacks. Submissions highlight that the proposed setback will create unacceptable bulk to the adjoining property. Submissions note the upper storey is setback 450mm to the eaves and will be raised 2.0 metres from the lowest portion of the parapet wall.</p> <p>South</p> <p>Submissions note that the southern setback exceeds the deemed-to-comply requirement by approximately 40 percent. The proposed variation is considered to have an undue impact when viewed from the street. Submissions note, that the second storey addition should comply with the required 4.8 metre setback.</p>	<p>The proposed 2nd storey design, was purposely and considerately located around 12 Orange Ave shared boundary parapet wall (~3.5m height & ~5m length) to minimise shadow impacts to 12 Orange Ave and preserve views for 16 Orange Ave rear deck.</p> <p>With respect to north setback, the use of period corrugated galvanised iron cladding & flashing is intended to blend in with the existing roof of 12 Orange Ave, aiming to appear as continuous roof, with max ~0.5m visible when viewed from Hope St (assuming looking up from street level and recent rear addition of 16 Orange Ave obscuring the eastern end). A request is made for 2nd storey north setback of 900 instead of 1500 to fit staircase and corridor configuration to preserve existing period dwelling downstairs and simplify the build. Given the height of north facing windows and the parapet wall between, the requested smaller setback will have negligible impact to overlooking and bulk.</p> <p>With respect to the bulk to adjoining property, the proposed 2nd storey addition has been deliberately centrally located to minimise the bulk in the highest section of the duplex parapet wall and preserve views of 16 Orange Ave rear deck. Additionally the overall roof height has been lowered from previous</p>

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	<p>submission, further reducing the bulk. By comparison to nearby rear additions of similar nature at 5 & 7 Orange Ave, and at rear of 207B, 211, 219 Brisbane St which are visible and overlook Orange Ave and Hope St, the bulk is less. Note also at 16 Orange Ave, the recently completed (2017) rear shed 2nd storey/loft to ~5m height from NGL, has created an equivalent visible bulk to the backyard of the applicant's property and even larger visible bulk to the Hope St streetscape.</p> <p>With respect to the south setback, the proposed lower rear addition has been shortened in length (along existing building line) compared to the current footprint, providing more light for 12 Orange Ave than existing for its north facing kitchen window. Notably the recent (2009) rear addition at 12 Orange Ave is built to within 1m of the shared boundary and roofed to the boundary as well except over kitchen window where additional morning light by proposed addition will benefit them.</p> <p>The proposed 2nd storey addition follows the building line and is correctly setback where window sizes require. With existing + additional trees and proposed setbacks, the building will be obscured and have minimal impact on street and adjacent neighbours.</p>
<p><u>Visual Privacy</u></p> <p>Concern regarding overlooking from the two double glazed windows located on the upper level of the master bedroom.</p>	<p>With respect to north facing windows, they are raised to requisite 1800 highlight level combined with north setback and an even higher common parapet wall (~1900 from 2nd floor FFL), physically preventing overlooking in common area and significantly minimising any potential for overlooking in the proposed bedroom, considering also the location of the bed.</p>
<p><u>Landscaping</u></p> <p>Submissions note the palm tree on the perspectives does not exist.</p>	<p>Perspective drawings included with plans to show impact of existing and additional trees to significantly minimise impact of proposed addition to streetscape.</p> <p>Further detail regarding tree species to be advised by council policy.</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> • The windows depicted on the eastern elevations cannot fit below the ceiling heights. • Concerns raised in regards to the intended use of the property as a rental or short-term dwelling. Submissions note that the previous tenants have caused issues with antisocial behaviour. • Concerns raised in regards to the 'existing garage' shown on the site plan and whether this structure was constructed as per the approved plans. 	<p>Proposed windows shown on the 2nd storey eastern elevations, were added since previous submission to assist in engaging 2nd storey addition with streetscape.</p> <p>Given the room is a bathroom, windows will be relatively small, frosted/greyed and adjusted to suit the room layout, further detailed will be known and submitted when undertaking building permit.</p> <p>The intended purpose of renovation is to modernise period dwelling to become owner family occupied.</p>

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