Urban Design Study:

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant comment
Context & Character *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*	
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	The topography of the site is naturally sloping down from north-east to south-west, the gradient is low and not significant. Local flora consists of a street tree within the verge space of each dwelling, however the verge is inconsistent; while grassed verges are the predominant verge, closer to the site a stretch of ~70m of verge is brick paved beneath the street tree.
Demonstrate consideration of the site's streetscape character.	The streetscape character consists of pitched roofs without a notably prevailing material. The front fences vary significantly, new development predominantly hosts brick piers with permeable fill. Dwellings are single storey without an apparent preference for material finish amongst either new or old dwellings.
Demonstrate review of the built and natural environment of the local context to a radium of 400m – 1000m.	Refer to attachment 1
Demonstrate how the site's context and character influenced the development. Consider the following: • History of the local area; • Heritage listed buildings in the area; • High quality contemporary buildings in the area; • Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and • Movement patterns / laneways.	The property is not on a site of Indigenous Australian or other heritage significance. The design incorporates a gable treatment, roof material, and wall treatment which is consistent with the existing home and the character of the area. The high quality contemporary builds of the area have an attractive finish. The harmony of newer development with the character of Egina Street, is noticeable on two factors. 1) the maturity/size of the street tree greatly mitigates the perception of bulk, and 2) greater widths of upper floors as they present towards the street, are less compatible in scale. The design minimises the length of upper floors fronting the street, by making the upper floors no wider than necessary for the functionality/compliance of circulation spaces and rooms internally.
Landscape quality *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*	
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	The site is vacant and does not contain any vegetation. the street tree is juvenile and will contribute little benefit to the site until it is more mature. There is a very large, dominant Eucalyptus tree in the backyard of the rear adjoining property, which will provide substantial shade cover to the site. The street trees noted previously are an numerous and an inherited characteristic of the street in its entirety. This characteristic is consistent throughout the broader area, and as such, the loss or degradation of street vegetation is easily recognisable from the public realm.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	noting the juvenile status of the street tree, the proposed plantings within the front setback will aid in the proposals positive contribution to Egina Street and make the site more consistent with its broader surroundings.

Description	Applicant comment
Built Form & Scale *Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*	
What is the building massing and height of the streetscape? How has this been incorporated into the design?	Building massing is predominantly single storey, with some newer two storey homes scattered within the street. Noted early, when in conjunction with a juvenile street tree, the width of the home plays a large role in being consistent with the street character. It is difficult to identify a prevailing built-form, as each home combines a unique combination of the various aspects which contribute to built form, whether it be setback distance, setback articulation, used materials and finishes, size and location of major openings, verandas, car ports, fences, entryways, gates, internal landscaping, undercarriage landscaping, garages, private open space
How does the development respond and contribute to the built form and scale of the streetscape?	Contrast is made between the bulk of nearby two-storey homes as the proposal is narrow in comparison and is noticeably less perceivable. the proposal has paid tribute to the vast array of materials by distinguishing the lower and upper portion of the facade with older and newer finishes respectively. The roof forms are consistent with the surrounding homes and also include the gable style which is only seen in older homes nearby.
Demonstrate how the development encourages an activated and vibrant streetscape environment.	The proposed development includes significant major openings on both the ground and upper floor presenting directly to the street to enhance interaction and passive surveillance of the street.
Functionality & Build Quality *Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.*	
Demonstrate how the proposed design complements the use of the building.	The design uses high-quality materials which are consistent with the prevalent characteristics of Egina Street. The design has located and screened all services from view of the public realm. Once access is provided, there is limited space for a functional front setback, therefore the response to landscape all remaining area, optimises the space. The development has therefore prioritised its contribution towards a compatible streetscape as paramount
Sustainability *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	The orientation of the lots provides little option to optimise the orientation for solar access. Notwithstanding the design includes major openings which would receive direct sunlight and has achieved appropriate levels of sunlight and natural ventilation to all habitable rooms possible. The design of the two dwellings cooperate; habitable rooms are located where the adjoining property has less height and will not block the afternoon sun. These habitable rooms subsequently include large major openings along the majority of this portion of wall.
Amenity *Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.*	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	The design focuses the upper floor towards the front of the site, where it is lower in AHD and is consistent with other two storey developments on Egina Street. The site planning of the proposed homes ensure there is no adverse impact the privacy or solar access of the open space to the adjoining properties.
Legibility *Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.*	
Demonstrate how the design allow users and visitors to navigate through the development.	The development presents a clearly visible pedestrian and vehicular access point. The pedestrian access is to the side of the facade and not immediately visible. The design has instead created an engagement with the streetscape through the central major openings of the front most bedroom. This is acceptable as the intimate proximity of the frontage means there is nonetheless an intuitive direction to the pedestrian access way.
Safety *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*	
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	the above mentioned major opening benefits the passive surveillance provided to Egina Street which maximises on the view to the street, unobstructed by landscaping. The design limits exposed blank facades, provide clear sight lines, and limits areas for concealment. The up-stairs retreat also overlooks and provides passive surveillance of the street.

Description	Applicant comment
Community *Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.*	
Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.	The development provides for additional housing stock in the area to support an increasing population, who in turn will contribute to supporting local businesses and enables stronger communities. Elaborate community facilities are inappropriate in this situation given site context, layout , design, end-users, and community. The design provides an inviting, friendly, and appealing streetscape interface and appearance through its use of direct street access, private open space, landscaping, and façade treatment. This improves the sense of connection for residents to their community / street and vice-versa.
Aesthetics *Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*	
Demonstrate how the surrounding context and character has been incorporated into the design of the development.	The design is consistent with the established streetscape of the local area and includes features which reflect the characteristics of the area. The development has incorporated a setback upper floor to emphasis the single storey component of the development, protruding habitable room fronting the street, and face brick facade with rendered elements. The pitched roof, gabled design and striped rendered finishes resonate with the older housing stock along Egina Street.

Please complete all sections of this application and send to **mail@vincent.wa.gov.au** along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.

Attachment 1

Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.

The site is elevated marginally from the street level, the streets AHD drops as Egina Street stretches south. A ~70m stretch of street verge is brick paved with minimal landscaping around the base of the street trees. One street tree is a juvenile frangipani which adds little character, while another street tree appears to be in poor health. Opposite this stretch of paved verge, the eastern verge is clear of street trees for approximately 35m. **The mature trees are in good health, except one located at No.49 Egina Street.**

Aerial of immediate locality indicating 1.0m contours

View south on Egina Street, just north of the site.

View of the struggling tree at #49 Egina Street, opposite the site.

View of Egina Street just less than 100m south of the site.

Demonstrate review of the built and natural environment of the local context to a radium of 400m – 1000m.

The below image indicates the extent of built and natural environment is to be reviewed.

400m and 1,000m radius from site

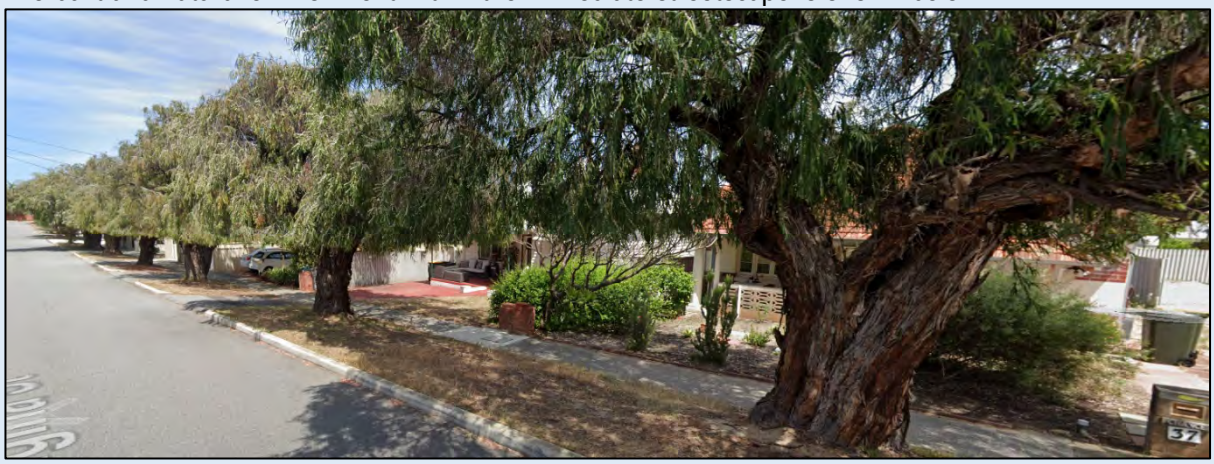
These areas vastly exceed the appropriate extent of review to determine context and character for a single house. Some of the notable nearby points of interest have been indicated.

Mount Hawthorn Primary School

Braithwaite Park and Mount Hawthorn Community Centre

Mount Hawthorn town centre

The built and natural environment within the immediate streetscape is shown below.



37 Egina Street (South of site)

32 and 36 Egina Street (south of site)

58 Egina Street (North of site)

Egina Street includes a range of dwelling types, primarily single storey with a pitched roof with gable features, front verandah and rendered or face brick finish. Notably, numerous carports are built up to the lot boundary with a prevailing tendency to have dominant or bulky designs. There, is a significant street tree presence in Egina street with most of the trees being mature trees. The trees greatly enhance the streetscape and mitigate the bulk of carports where these co-exist with the trees.