

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 <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	
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 radius of 400m – 1000m.	
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.	
Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	
Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	

Description	Applicant comment
Built Form & Scale <i>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.</i>	
What is the building massing and height of the streetscape? How has this been incorporated into the design?	
How does the development respond and contribute to the built form and scale of the streetscape?	
Demonstrate how the development encourages an activated and vibrant streetscape environment.	
Functionality & Build Quality <i>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.</i>	
Demonstrate how the proposed design complements the use of the building.	
Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	
Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i>	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	
Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	
Demonstrate how the design allow users and visitors to navigate through the development.	
Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	

Description	Applicant comment
Community <i>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.</i>	
Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.	
Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	
Demonstrate how the surrounding context and character has been incorporated into the design of the development.	

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 radius 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.