

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 Comment:
<p><u>Open Space</u></p> <ul style="list-style-type: none"> The lack of open space reduces the ability for future landscaping and planting 	<ul style="list-style-type: none"> Site coverage is compliant with R-codes and LPS. Tree planting proposed along Northern boundary, as well as within front setback. Proposal achieves over 60% open space, that is 15% more than the minimum 45% required by the Residential Codes of WA, Table 1.
<p><u>Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> The building bulk of the development encroaches onto other properties The two-storey box design is significantly imposing to single story homes adjacent The reduced setbacks result in loss of sunlight to adjoining properties as well as reduced ventilation The reduced setbacks affect the outlook from the neighbouring backyards and windows Boundary wall heights will provide building bulk impacts to adjoining properties and reduce sunlight The reduced setbacks will set a negative precedence for future developments in the area. 	<ul style="list-style-type: none"> South-elevation has been amended with increased setback and more articulation following comments from DRP chair and meeting with Scout Walsh. As demonstrated on shadow diagram, existing boundary wall on adjoining lot 116 already overshadows the courtyard. Height and setback of the 2-storey element are compliant. The element that constitutes "reduced setback" only refers to the lower portion of the wall, which is almost completely screened by the boundary wall on the adjoining lot. The upper floor portion is fully compliant. This is outlined and discussed in the letter of justification included in our initial submission. Please refer to shadow diagram and photographs included on the last few pages.
<p><u>Noise & Odour</u></p> <ul style="list-style-type: none"> Concerns relating to increased noise due to AC locations which is adjacent to bedrooms and alfresco areas. Concerns relating to range hood emissions to adjoining properties Location of alfresco in close proximity to adjoining properties will impact noise and amenity of adjacent areas. 	<ul style="list-style-type: none"> Air-con/HVAC is not within applicant's scope of works. External unit may be roof-mounted or located closer to the front of the dwelling, away from bedrooms/areas of concern. Commenter is welcome to discuss with landowner. Location of proposed new kitchen is not unusual. Range hood emission will be discharged in the conventional manner i.e. through the roof (not at door/window level), into the atmosphere above. Unfortunately we have no control over wind directions and the fate of said emission once expelled. Nothing in our proposal contravenes the current health regulations/by-laws.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> There is insufficient landscaping provided and minimal trees Landscaping is under the 30% canopy cover requirement Location of additions will damage adjoining properties existing trees and gardens that have existed for a long time. The landscaping provided does not provide a sense of open space 	<ul style="list-style-type: none"> Additional tree planting proposed. There is currently zero tree on site. Most dwellings do not meet this 30% canopy cover requirement. We are showing genuine and reasonable attempt at increasing it from its current state. Unclear and doubtful how location of additions will damage trees on the adjoining properties. Footings will be constructed to engineer's detail and contained wholly within the lot. Proposed addition set back significantly from the street and located behind

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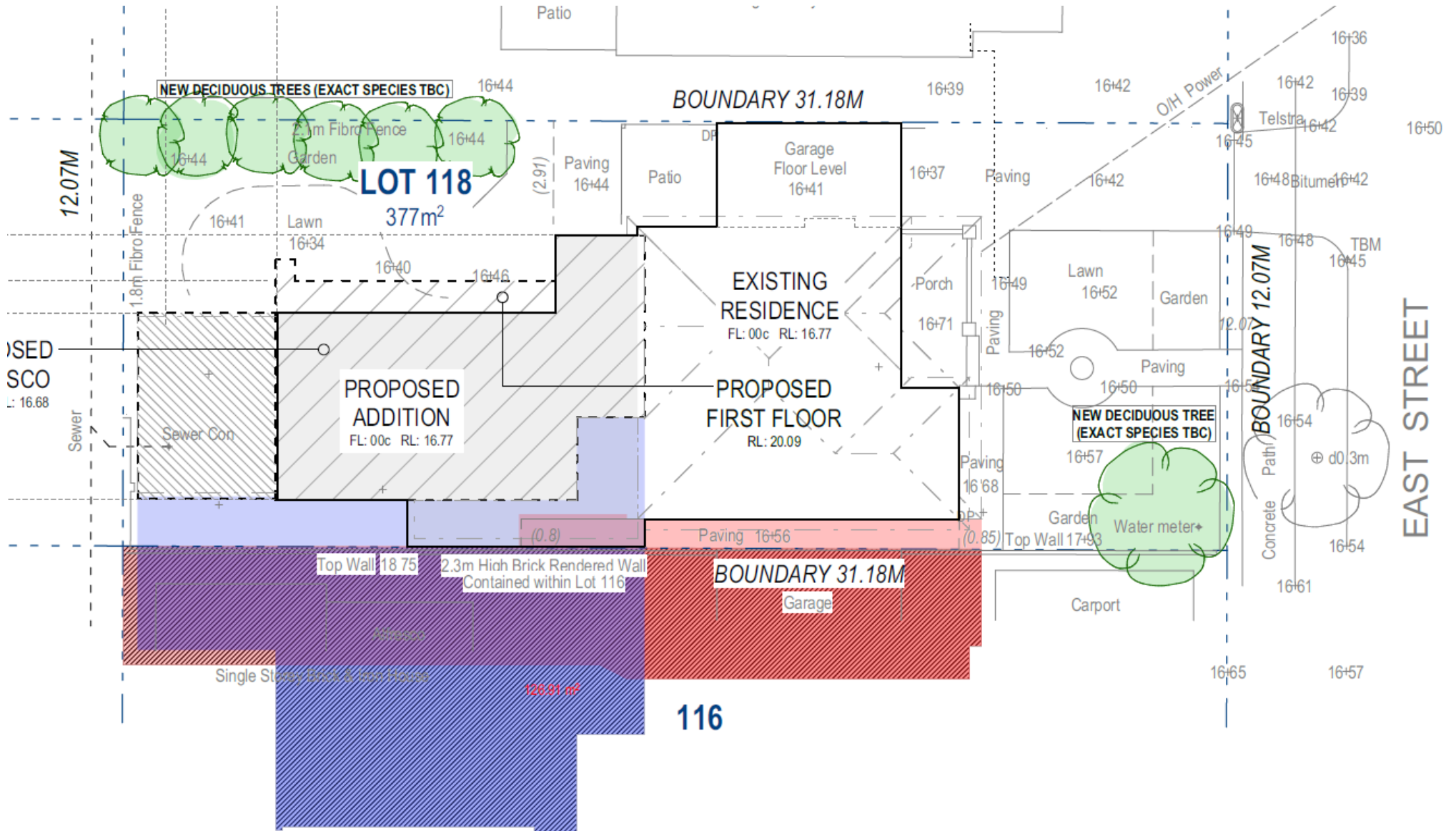
Comments Received in Objection:	Applicant Comment:
<p>between dwellings</p>	<p>existing dwelling. maintaining 'traditional' streetscape and preserving the "sense of open space".</p>
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> • The development encroaches on the neighbouring properties privacy • Overlooking proposed from UF windows to adjoining properties rear yards. Request these windows are frosted 	<ul style="list-style-type: none"> - All major openings are sufficiently set back and compliant in terms of privacy/overlooking requirement as per the R-Codes (4.5m for bedrooms and study/office). There is no need for visual screening and/or obscure glazing in this instance. Commenters' request for frosted glazing will not be accommodated.
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • Concerns relating to overshadowing from boundary walls and reduced setbacks • Shadowing to the southern property will significant impact natural northern light in winter months • Concerns relating to lawn and plant growth due to vast shadowing proposed • Shadowing to adjoining properties will increase damp and moss/mould build-up • Concerns relating to solar power generation due to shadowing. Results in ongoing power loss and financial burden. 	<ul style="list-style-type: none"> - Boundary wall is already in place, wholly contained within adjoining lot and extent of existing overshadowing demonstrated on shadow diagram. - Again, no "reduced setback" proposed regarding the element of the proposal responsible for potential overshadowing. Upper floor has been moved further from the South boundary to ameliorate overshadowing. - Additional shadow cast by proposed addition falls mainly over roof of the dwelling on adjoining lot. - There is sufficient roof area on adjoining dwelling unaffected by proposed addition in terms of overshadowing. Also noted as per 18 January 2023 there are no solar panels on the roof of adjoining dwelling. "Ongoing power loss and financial burden" is purely speculative and conjectural.
<p><u>Design</u></p> <ul style="list-style-type: none"> • The shipping box design and black colour of the development is inconsistent with the character of the street and surrounding area and will significantly impact the street and adjoining properties • The box design of the additions is not appealing to look at • The style is taking away from the federation style of Mt Hawthorn. • Design of the development provides an adverse precedence to the area and encourages "concrete jungle" • The black colour of the development will loom over adjoining properties. 	<ul style="list-style-type: none"> - Contrasting a traditional dwelling with a modern/contemporary addition is not an uncommon approach and respects the integrity and character of what's currently in place. It is the standard practice when dealing with heritage-listed building fabric as it is important to distinguish original/significant elements from a latter-day addition. Doing a 'mock heritage' addition would devalue the original home as dwellings of such scale in such setting would be highly unusual in the 1940s. - 'Not appealing to look at' is highly subjective. While we do not claim to be arbiter of taste, we are well-regarded within the construction industry, being the most award-winning renovation builder in WA. - Appearance of original dwelling, including the main roof line is preserved. We recognise the character of the locality and opted to respect the original built form by not proposing to build over the original house. - The black metal cladding only appears on elevations that are set back from the boundary and not "loom over adjoining properties". On the South elevation, external walls would mostly be rendered in Dulux 'Vanilla Quake', a soft, warm neutral.

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<p data-bbox="107 210 376 236"><u>Environmental Design</u></p> <ul data-bbox="107 274 1012 523" style="list-style-type: none"><li data-bbox="107 274 1012 331">• The black colour of the additions are not environmentally sustainable and would require more cooling<li data-bbox="107 338 1012 395">• Concerns regarding radiation of heat due to colour and scale of the additions.<li data-bbox="107 402 1012 459">• Concerns relating to radiation of heat and reflection due to mass of structure in summer months<li data-bbox="107 466 1012 491">• The black box will provide more urban heat than near any other design.<li data-bbox="107 497 1012 523">• The development will have a negative thermal performance.	<ul data-bbox="1093 242 2101 545" style="list-style-type: none"><li data-bbox="1093 242 2101 386">- Proposed addition will be subject to 6-star energy efficiency rating, and has been designed to leverage the northern aspect by means of North-facing openings, and minimal opening to the South and West. Metal cladding on framed structure has little thermal mass in comparison to masonry or concrete which will retain, reflect and radiate heat.<li data-bbox="1093 392 2101 545">- White cladding would create more glare and reflection onto neighbouring houses. Other local government bodies e.g. Town of Cambridge prohibit light-coloured roof/ cladding for this reason. While, on the surface, white/surfmist seem an ideal choice for thermal performance, its impact on the amenity of neighbouring dwelling is potentially greater.
<p data-bbox="107 561 197 587"><u>Fence</u></p> <ul data-bbox="107 625 922 683" style="list-style-type: none"><li data-bbox="107 625 922 683">• Concerns regarding the removal of dividing fences and financial implications of this for neighbouring properties	<ul data-bbox="1093 593 2101 737" style="list-style-type: none"><li data-bbox="1093 593 2101 737">- Portion of fence removed will be replaced by boundary wall, finished in either cement render or face brickwork to adjoining landowner's preference/satisfaction. Builder will make good dividing fence affected by works. Should landowner and neighbour choose to upgrade the existing fencing, any financial implication will be in accordance with Dividing Fence Act 1961.

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

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Site plan/shadow diagram. Orange shading indicates existing overshadowing, predominantly caused by 2.3m high brick rendered wall contained within Lot 116. Proposed overshadowing in blue shows it'll mostly overlap with existing shadow, or cast over the roof of adjoining dwelling on Lot 116.

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Existing 2.3m rendered brick boundary wall on Lot 11 -note the height in relation to top of doors/windows.

With this wall in place, it makes no perceptible difference whether the South-facing wall to proposed family room is set back 1.3m (proposed) or 1.5m (compliant) when viewed from adjoining lot. This is also discussed in the justification letter included in initial submission.

We feel some of the received comments focused on the “reduced setback” aspect of the variation without proper understanding that the proposed South-facing wall when viewed in its entirety is compliant.

Moreover, the setback to South boundary has been increased as reflected in the amended plans following meeting with Scout Walsh and subsequent RFI receipt.

Thank you for the opportunity to respond to the received submissions, and kindly contact the undersigned if further response/information is required.

Yours sincerely,

Anthony Pratama
Addstyle Constructions