



MDC  
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# APPLICATION FOR DEVELOPMENT APPROVAL

1x new dwelling

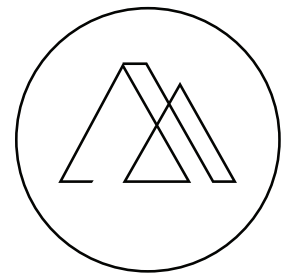
29 Riverview Rd, East Victoria Park

Client:

7/05/24

Architect contact:  
James Rietveld





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## Introduction

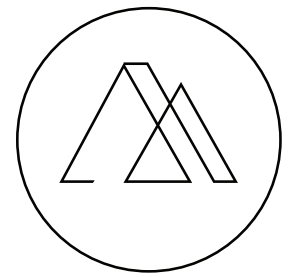
This cover letter has been prepared to support the proposed new 2 storey dwelling at 29 Riverview Rd (the site). It is to be read in conjunction with the architectural documents supplied.

The site has an area of 819m<sup>2</sup> and addresses Etwell St to the Northeast and Riverview Rd to the Southeast. It is located outside the residential character study area, weatherboard precinct, or Rapheal Precinct and is zoned R25. The site is currently vacant and cleared with little to no undulating terrain or tree canopy.

This application proposes a new largely single-storey dwelling with a second storey studio and green rooftop. The proposal prioritizes landscape quality and amenity to the streetscape whilst also providing a cloistered sanctuary for its occupants.



The site - 29 Riverview Rd



## Design Intent

The proposed dwelling embraces the courtyard house concept while prioritizing solar passive design principles. Through an L-shaped plan, it carefully tailors internal spaces to various garden settings. The main living area faces north, leveraging the expansive courtyard for passive heating and cooling, while the bedrooms enjoy privacy in smaller courtyards.

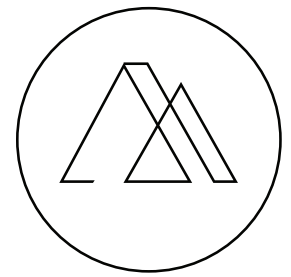
One of the main conceptual devices is the masonry wall that encircles the perimeter of the house. The masonry wall aims to serve several purposes; provide thermal mass to the internal spaces and to provide a canvas for articulation to the streetscape in the form of brick detailing and texture.

The design utilises an expansive green roof with the intent to create a 0.75 green plot ratio for the site. A largely native streetscape garden integrates the house with the landscape, offering seating areas, productive gardens, and endemic trees to encourage interaction and biodiversity. Overall, the design enhances the intersection's amenity while prioritizing sustainability.

Robust materials have been chosen for their durability and low maintenance. Bagged brickwork, Metal cladding and timber have been chosen not only for the aesthetic of the home but also align with its commitment to sustainability, reducing the need for frequent replacements and minimizing environmental impact.



artist impression of primary (north facing) courtyard



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## Response to Context and Character

Located on the roundabout and neighboring a strip of cafes and shops to the southeast, our proposal is strategically positioned. The surrounding residential area lacks heritage and character, characterized by 80s and 90s housing stock rather than the heritage found in other areas of Victoria Park. To address this, our design aims to harmonize the commercial aesthetic across the street with the existing housing stock by offering a form that strikes a balance between the two realms.

## Landscape Quality

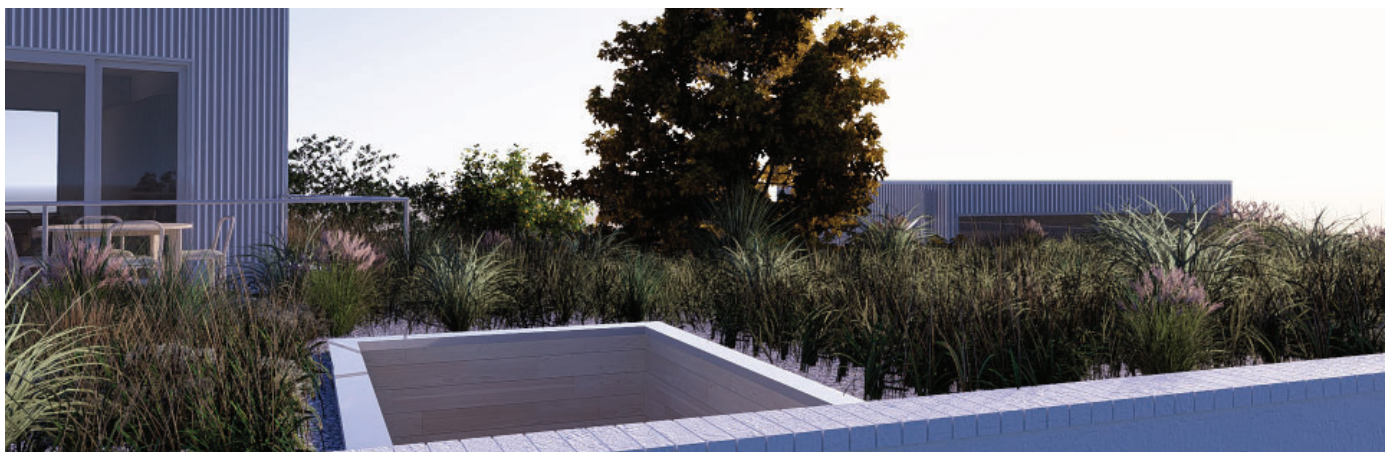
The architectural design places the landscape in a prominent role, with thoughtful planning of the built form to define garden spaces that are intimately connected to the functional spaces of the house, while carefully mediating the relationship of the house to its context.

The streetscape garden features a largely endemic native garden with trees sourced directly from the Town of Victoria Parks own AILA award winning Urban Forest Program. Garden beds of native ground covers and shrubs surround meandering gravel paths that are designed to be accessed by not only the clients but passersby. Informal seating in the form of boulders and broken up low walls aim to provide spaces for the clients to interact with and talk to the community.

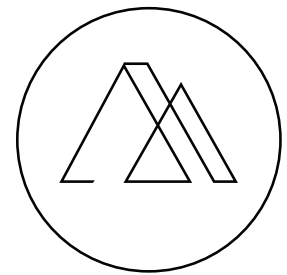
The house wraps around a north-facing courtyard as a central focus for living spaces to feel connected to nature. This courtyard is for play and for production. Several fruit trees provide shade to the grassed area whilst also creating food production for the owners.

The built form is punctuated by several internalized courtyards to provide sanctuary for more shade tolerant planting, offering a different ecosystem for further biodiversity.

The design has an expansive rooftop garden that will feature a diverse mix of species and accommodate plants to suit shallow soils, wind, extreme heat, evaporation, and very little water. AILA AWARD winning practice banksia and lime have been employed as the landscape architects for the project due to their exceptional local plant expertise, experience with rooftop gardens and community focused designs.



artist impression of rooftop garden



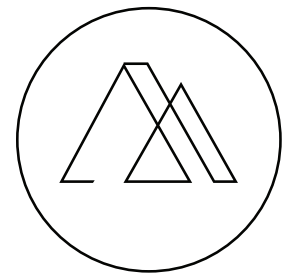
## Response to R codes Volume 1 and Local planning Policy 25 – Streetscape

The proposed design is identified to vary the retaining requirements in R codes Volume 1 Section 5.3.7 with retaining exceeding 500mm on the North Western boundary by ~72mm. We seek a variation here as it is very minor in the the overall extent of the project and has no detrimental impact to the neighbour.

The proposed design well exceeds the minimum requirements of open space, landscape and proposes only minor overshadowing to the southern neighbour, still well within compliance.

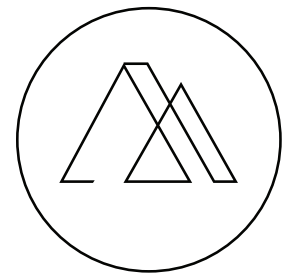
The proposed design is consistent with the general provisions of Local planning Policy 25 – Streetscape however it requests assessment against the performance criteria for ‘Provisions for development outside specified areas’ Clause 10 - Building Design. Please find the justification tabulated below:

Clause 10 – Building Design	Compliant / Performance Criteria	Justification
(A) i. In the case of those portions of roof within the streetscape zone that may have an impact on the street: roof form to be consistent with that predominant in the street, in the case of a new dwelling(s); and ii. be a minimum roof pitch of 25 degrees and a maximum of 35 degrees, or match the roof pitch of the existing dwelling in the case of additions to a dwelling; and iii. be a consistent pitch with each other (other than verandahs).	NOT APPLICABLE	Refer clause B
(B) The following variations to (a) are acceptable: i. in the case of development in St James and that part of East Victoria Park generally between Jarrah Road and Devenish Street (as illustrated in Figure 10), there are no requirements regarding roof form and pitch; ii. a porch or entry feature without a pitched roof; and minor feature elements without a pitched roof where a pitched roof is the dominant character of the dwelling.	COMPLIANT	COMPLIANT – The site is located on Riverview Rd which is shown in Figure 10



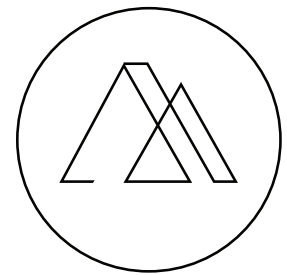
**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

Clause 10 – Building Design	Compliant / Performance Criteria	Justification
<p>(C) Where more than one dwelling within a proposed development fronts the same primary or secondary street, the façade of those dwellings facing that street is varied by façade, design and colours or materials.</p>	<p>NOT APPLICABLE</p>	<p>Single house proposed</p>
<p>(D) In Lathlain only, the wall height on the front elevation similar to adjacent dwellings and housing predominating in the street. However this does not preclude two storey developments. The desired maximum height of buildings in the locality is in accordance with clause 6.7.1 A1.1 of the Residential Design Codes.</p>	<p>NOT APPLICABLE</p>	<p>Site is in East Victoria Park</p>
<p>(E) Two storey development (new or addition) designed to reduce the scale and bulk of the building on the streetscape and that the visual impact of the development makes a positive contribution to the built form and character of the street. This can be achieved by a combination of design features which could include: i. horizontal or vertical stepping of the façade and roof; ii. integrating substantial balconies or verandah into the design; iii. variation of materials; iv. cantilevered balconies (typically no more than 500mm projection; and v. minor cantilevered projections such as canopies and awnings. However, two or more storey porticos are not acceptable.</p>	<p>COMPLIANT</p>	<p>COMPLIANT – The proposal steps the second storey well back from the ground floor so to diminish the bulk on the streetscape. Landscaping is envisaged to cascade down the brick wall from the green roof to further soften the bulk on the streetscape whilst reveals in the brick wall and brick detailing creates articulation.</p>



**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

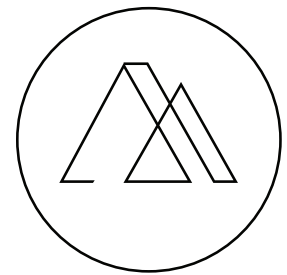
Clause 10 – Building Design	Compliant / Performance Criteria	Justification
<p>(F) Eaves with a minimum width of 450mm provided as part of the roof for all new dwellings and in particular: i. for a two storey dwelling all elevations of the second storey shall have eaves provided; for a single storey dwelling and the ground floor level of a two storey dwelling, eaves are only required for those portions of a dwelling either within the streetscape zone or visible from a communal street/ internal access driveway; and iii. in relation to (ii), an eave is to be provided across the front façade of a portion of a dwelling containing a boundary wall (including a garage), and an eave is also to be provided to the side unless impractical to do so.</p>	<p>PERFORMANCE CRITERIA REQUIRED</p>	<p>JUSTIFICATION - Clause B does not mandate a specific roof form or pitch. The brick screens are installed to provide solar shading for the windows, ensuring adherence to solar passive principles. Adding an eave to the streetscape wall would not only detract from the building's overall aesthetic but also serve no practical purpose. Given the dwelling's location opposite the commercial strip, elements of the roof forms have been incorporated to maintain contextual appropriateness. Additionally, being situated on a corner lot means the design is not necessarily compared to neighbouring properties on Etwell St and Riverview Rd, making the absence of eaves less conspicuous</p>
<p>(G) Eaves width for additions to existing dwellings and car parking structures within the streetscape zone are to match the eaves width and style of the existing dwelling.</p>	<p>NOT APPLICABLE</p>	<p>No additions or alterations</p>
<p>(H) Bulkheads extending out under the eaves but not on or adjacent to the façade of a dwelling facing a street.</p>	<p>NOT APPLICABLE</p>	<p>No bulkheads</p>
<p>(I) Portico or verandah without eaves.</p>	<p>COMPLIANT</p>	<p>COMPLIANT – The main entry / portico is an open-air atrium</p>



**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

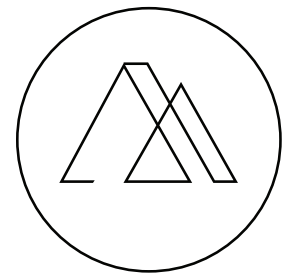
<b>Clause 10 – Building Design</b>	<b>Compliant / Performance Criteria</b>	<b>Justification</b>
(J) Blank walls facing the street or blank side walls closer than 6.0 metres to the street boundary and forward of the building line of adjoining dwellings, are to be minimised through the use of windows or other design treatments.	COMPLIANT	COMPLIANT – All walls closer than 6m to the street boundary are articulated via windows, brick detailing or timber screens as architectural devices.
(K) In relation to windows within the streetscape zone: i. to have a primarily vertical emphasis, with a grouping of small or highlight windows only being acceptable as a minor element in the facade ; ii. not to be obscure glass; iii. no floor-to-ceiling windows (but not excluding doors to balconies and outdoor living areas); and iv. overall the elevation is to read as one with primarily vertical orientated windows.	COMPLIANT	COMPLIANT – All windows are higher than they are wide and there is no obscure glass. Brick screens and vertical timber battens further emphasis the verticality of the openings.
(L) Roof attachments, such as air conditioners (but not including solar collectors), not visible from the street.	COMPLIANT	COMPLIANT – All services are hidden in services courtyard, or concealed by parapets
(M) Dwelling frontages to be primarily parallel to, and orientated towards, the street in order to retain traditional streetscape characteristics. In the case of dwellings which have a street frontage to a secondary street, the elevation facing the secondary street is to be designed to have visual interest and is not to read as the side of a house.	COMPLIANT	COMPLIANT – Both frontages to Riverview Rd and Etwell Street have been designed coherently in order to present to the streetscape in a considered manner. There is activation of both streets in the form of informal seating, landscaping, articulation of openings and thresholds.





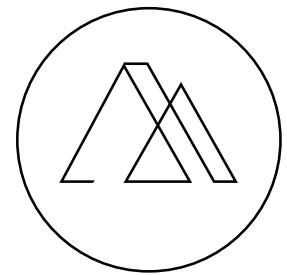
**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

<b>Clause 10 – Building Design</b>	<b>Compliant / Performance Criteria</b>	<b>Justification</b>
(N) The location of the front door of the dwelling to be provided at the front of the dwelling, or if at the side, be identifiable from the street by an entry feature ie. porch.	COMPLIANT	COMPLIANT – The front door is easily identifiable on Riverview Rd and is accessible via a timber gate.
(O) In relation to the colours and materials of walls of new dwellings, there are no restrictions other than : i. colorbond sheeting is only acceptable where it is different to the roof colour, and occupies no more than 50% of the streetscape zone; ii. zinalume sheeting is not acceptable; and iii. flat profile compressed sheeting (ie. less than 9mm thick) which may be visible from a street is only permitted where it is a minor feature or has a rendered finish applied to it.	COMPLIANT	COMPLIANT – Metal wall cladding is galvanised metal. There is no fibre cement cladding. The Brickwork is bagged and painted white
(P) In Carlisle and Lathlain, the roof colours of light cream (equivalent to 'Colorbond Classic Cream'), green, black and dark grey (darker than 'Colorbond Monument') are not acceptable, with all other roof colours being acceptable.	NOT APPLICABLE	Site is in East Victoria Park
(Q) In St James and that part of East Victoria Park generally between Jarrah Road and Devenish Street (as illustrated in Figure 10), no material or colour criteria is applicable for roofs.	COMPLIANT	COMPLIANT – Roof sheeting is galvanised metal



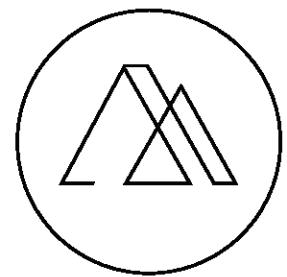
**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

Clause 10 – Building Design	Compliant / Performance Criteria	Justification
<p>(R) For additions to an existing dwelling: Single Storey i. if located in the streetscape zone, the materials, colours and finishes are to match the existing dwelling; and ii. if not located in the streetscape zone are not required to match other than a pitched roof which is required to match the roof materials and colours of the existing dwelling. Upper floors i. materials and colours of the roof to match the existing dwelling. ii. materials of the wall to match the existing dwelling or be compliant with (o) above.</p>	<p>NOT APPLICABLE</p>	<p>No additions</p>
<p>(S) Driveways and parking bays to be either brick paving, liquid limestone, or exposed aggregate</p>	<p>PERFORMANCE CRITERIA REQUIRED</p>	<p>JUSTIFICATION - The driveway will be permeable paving to help encourage infiltration of water to recharge the aquifer which is not possible with exposed aggregate, brick paving or liquid limestone.</p>
<p>(T) Garages within the streetscape zone are to be integrated into the design of dwellings in terms of roof, detailing and materials. A flat/parapet roof form will be considered where there is a portion of upper floor above the garage which occupies 2/3 of the external width of the garage, and where the garage projects no more than 1.0m forward of the upper floor.</p>	<p>COMPLIANT</p>	<p>COMPLIANT – the garage is set-back from the main dwelling line so to not detract from the main building line. The parapet roof is compliant as per clause B of the provisions.</p>
<p>(U) The external width of the garage structure (measured to the outside faces of the walls/pillars) is not greater than 57% of the frontage of the site.</p>	<p>COMPLIANT</p>	<p>COMPLIANT - The garage width is approximately 25% of the frontage of Riverview Rd.</p>



**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

<b>Clause 10 – Building Design</b>	<b>Compliant / Performance Criteria</b>	<b>Justification</b>
(V) Carport structures within the streetscape zone that reflect the style, materials and colours of existing and proposed new dwellings, especially roof pitch.	NOT APPLICABLE	No carport proposed
(W) The design of the carport structure ensures that the existing/proposed dwelling that fronts onto the primary or secondary street has windows which provide visibility to and from the street. Windows in the façade of the dwelling at the rear of the carport are to be consistent in style and design to windows in the remainder of the facade of the dwelling.	NOT APPLICABLE	No carport proposed
(X) Gates or doors on carport structures to be visually permeable where the carport structure is located in front of the façade of the dwelling.	NOT APPLICABLE	No carport proposed
(Y) Existing trees on a site, especially mature trees, to be preserved wherever possible.	PERFORMANCE CRITERIA REQUIRED	JUSTIFICATION - Existing tree is proposed to be removed as it isn't on the Town of Victoria Species list, and it has a relatively low canopy impeding access. The overall proposal is proposing 8 new medium trees in total, far more than the required compensating tree, with all the natives being from the towns own Urban Forest Strategy
(Z) The front setback area developed as a predominantly soft landscaped garden. The planting of trees as well as low shrubbery will be encouraged.	COMPLIANT	COMPLIANT – The front setback area is proposed to be landscaped with native planting and trees



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**Response to R codes Volume 1 and Local planning Policy 25 – Streetscape (continued)**

<b>Clause 10 – Building Design</b>	<b>Compliant / Performance Criteria</b>	<b>Justification</b>
(AA) An in ground, reticulated planted strip of at least 500mm in width provided along both sides of driveway, where possible.	COMPLIANT	COMPLIANT – The driveway is set back a minimum of 500mm from the boundary and will have reticulated landscaping to either side.

We are seeking the Towns' support on these minor performance based requirements on the basis that the proposed new build;

- Is modest in scale and appearance and is sympathetic to its surroundings
- Utilises materials that are robust and hard wearing and will age well over time
- Provides a large amount of open and permeable space over the site
- Improves the overall amenity of the neighbourhood through a rich and considered landscape strategy.

We look forward to a timely response on this application and should you have any queries, please do not hesitate to contact the office on the below details.

Kind regards

**James Rietveld**  
Architect  
MDC Architects Pty Ltd

**CC: Matt Delroy-Carr**  
Director  
MDC Architects Pty Ltd