



SOLAR DWELLINGS
SMARTER SUSTAINABLE HOMES

Planning Services
Town of Victoria Park

19 October 2024

Dear Planning Team

**Re: Application for Development Approval
Proposed single house – Lot 100 (14) Riverview Road, East Victoria Park**

Please find attached an application for development approval for a two storey dwelling at 14 Riverview Road, East Victoria Park. The application has been assessed and the following discretions to the deemed-to-comply requirements of the Town of Victoria Park's Local Planning Policy 25 Streetscape (LPP 25) and the Residential Design Codes (R-Codes) have been identified.

LPP 25

- 5: Surveillance of the street: front entry is angled to the street.
- 10: Building design: garage has no eave, obscure glass in the streetscape zone, dwelling and entry porch is angled to the street.

R-Codes

- 5.4.1: Visual privacy: upper floor bed 1 window closer than 4.5m to the NE side boundary.

In response, please find attached a performance criteria/design principle assessment for the above matters.

The proposal has been carefully designed to ensure accessibility throughout for elderly relatives to visit, ageing in place and, in accordance with the Town's LPP 36 Climate Control (Energy Efficiency), solar orientation for performance.

We trust sufficient information has been provided to facilitate this application. If you have any queries, require further information, or wish to discuss any aspect of this application, please do not hesitate to contact us.

Yours sincerely

Christie Plunkett
Solar Dwellings



LPP 25 – Streetscape

Clause 5: Surveillance of the street

Front entry is angled to the street	
Performance criteria	Assessment
P1 Buildings designed to provide for surveillance between dwellings and the street consistent with CPTED principles.	<p>The building design provides good passive surveillance between the dwelling and the street, by:</p> <ul style="list-style-type: none">- orienting major openings of the ground floor study and upper floor bedrooms to appropriately overlook the street, and- positioning an outdoor living area with visibility of the street. <p>Low level planting either side of the driveway will maintain sightlines from the street to the front entry and vice versa.</p>

Clause 10: Building design

Garage with no eave Obscure glass within the streetscape zone Dwelling and entry/porch is angled to the street	
Performance criteria	Assessment
P1 Design of new developments to respect existing development within the street so as to: <ul style="list-style-type: none">- preserve and enhance the visual character of the street by considering:<ul style="list-style-type: none">➤ building bulk and scale;➤ building design;	<p>The development preserves the visual character of the street as the bulk of the upper floor is set well back from the street, behind the front setback line, and the ground floor projection within the front setback area comprises only one-third of the frontage.</p> <p>The dwelling has a hipped roof, consistent with neighbouring properties, and eaves on the ground and upper floors. Design features comprising a mix of rendered brickwork, weatherboard and facebrick, and various windows sizes, will provide interest and enhance the visual character of the locality.</p> <p>Part of the ground and upper floors of the dwelling facing the street, including the double garage. The crossover and driveway to the garage is perpendicular to the street, consistent with dwellings in the vicinity. Landscaping will direct visitors to the driveway, upon which the front entry is clearly visible.</p>



	<p>Landscaping in the front setback area will reduce the dominance of the angled ground floor projection in the street and include at least one tree. The obscure windows are within the angled component and do not directly face the street.</p> <p>The garage is set well back from the street and will not obstruct views to the dwelling. The upper floor directly above the garage will include eaves.</p>
<ul style="list-style-type: none">- not adversely impact upon neighbouring residential development, nor upon the quality of living for existing occupants;- create a pleasant living environment for the occupants of new developments;- not dominate the street, particularly in the case of garage structures.	<p>Impact on the amenity of the adjoining properties is further discussed in visual privacy section below. The dwelling has a relatively small footprint compared to the land size, ensuring overshadowing on the adjoining property to the south-west is contained to their car parking area.</p> <p>The proposed finished floor level of the dwelling is relatively consistent with the footpath level and the neighbouring properties.</p> <p>The dwelling has been designed using passive solar design principles for energy conservation and comfortable living, and universal design principles for easy accessibility and ageing in place.</p> <p>The dwelling will sit politely in the streetscape, with the majority of the bulk, including the garage, set well back from the front boundary and screened by the established street tree.</p>
<p>P2 High quality contemporary design is encouraged where considered appropriate within the context of the existing and emerging streetscape character.</p>	<p>Design features of a mix of rendered brickwork, weatherboard and facebrick, various windows sizes, and a pitched Colorbond roof will complement the existing streetscape character.</p>
<p>P3 Variations to development standards will be considered for dwellings based upon sustainable design principles, which still respect the street.</p>	<p>The dwelling is partly angled to ensure its indoor and outdoor living areas and main bedroom face north, in accordance with passive solar design principles.</p> <p>The dwelling respects the street, with components of the ground and upper floors, including the double garage, and the crossover</p>



	<p>and driveway, directly facing the street. Large windows on both floors will ensure the dwelling has a strong visual connection to the street.</p> <p>Soft landscaping in the front setback area will reduce the dominance of the angled ground floor projection in the street and include at least one tree.</p>
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Residential Design Codes

5.4.1: Visual privacy

North-east side: Upper floor bedroom 1 window set back 2.9m in lieu of 4.5m	
Design principles	Assessment
<p>P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none">- building layout and location;- design of major openings;- landscape screening of outdoor active habitable spaces; and/or;- location of screening devices.	<p>The upper floor bedroom 1 window overlooks the driveway of the adjoining property to the north-east, rather than their active habitable spaces and outdoor living areas.</p> <p>The driveway and front yard of the adjoining property to the north-east is visible from the street and well vegetated.</p>
<p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none">- offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;- building to the boundary where appropriate;- setting back the first floor from the side boundary;- providing higher or opaque and fixed windows; and/or- screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).	<p>Due to the angled wall of bedroom 1 and its window, any overlooking from this window of the front facade of the dwelling on the adjoining property to the north-east will be minimal and at an oblique angle.</p>