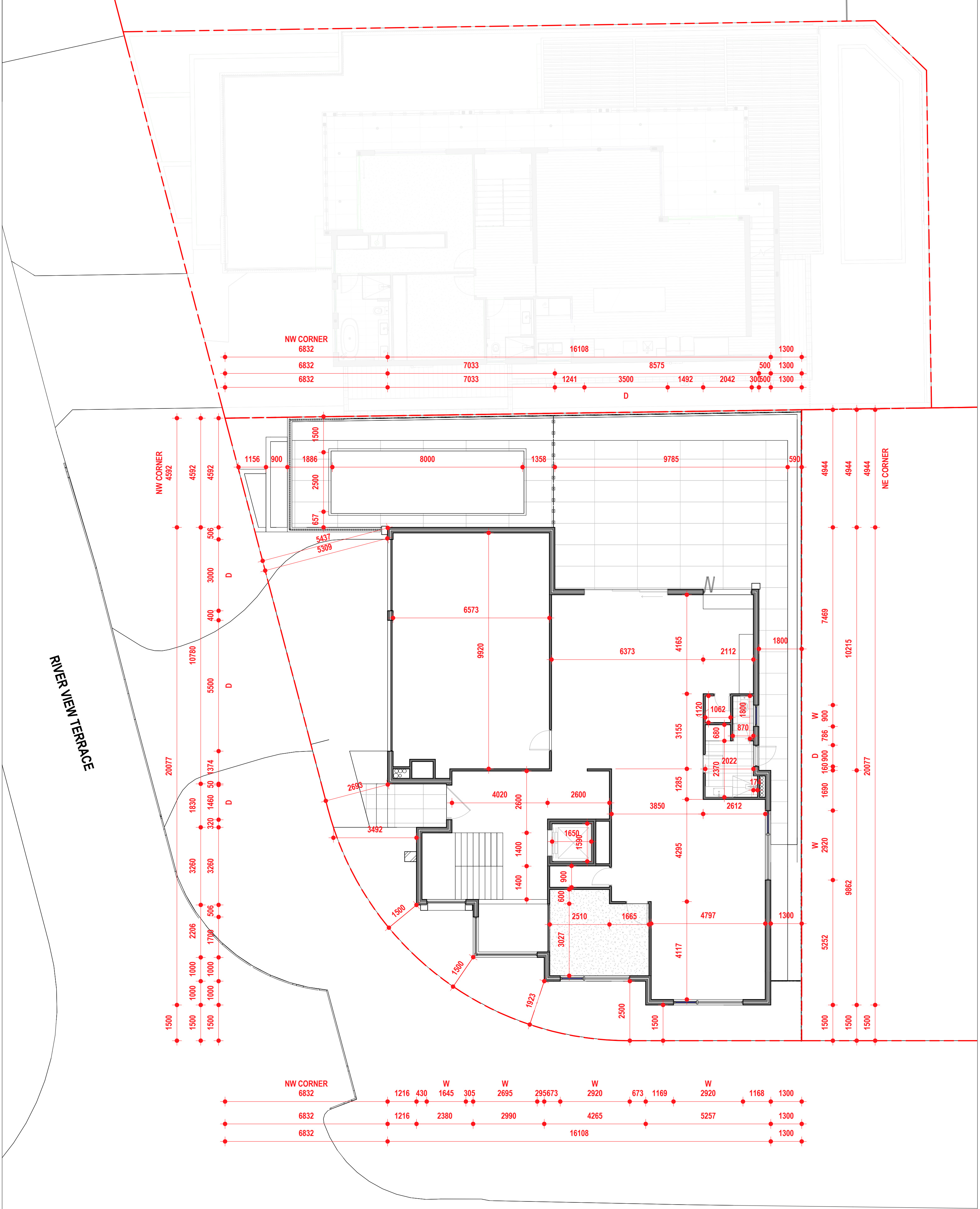


DESIGNED BY CLIENT. DRAWN BY:  MICHAEL NOJKOVSKI  michaelnojkovski@yahoo.com      +61422067978	CLIENT  SADEGHI	Scale  1 : 100 A2 SHEET SIZE. DO NOT SCALE	Date  OCTOBER 2021		ISSUE FOR  DEVELOPMENT APPLICATION	SITE PLAN
	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A102

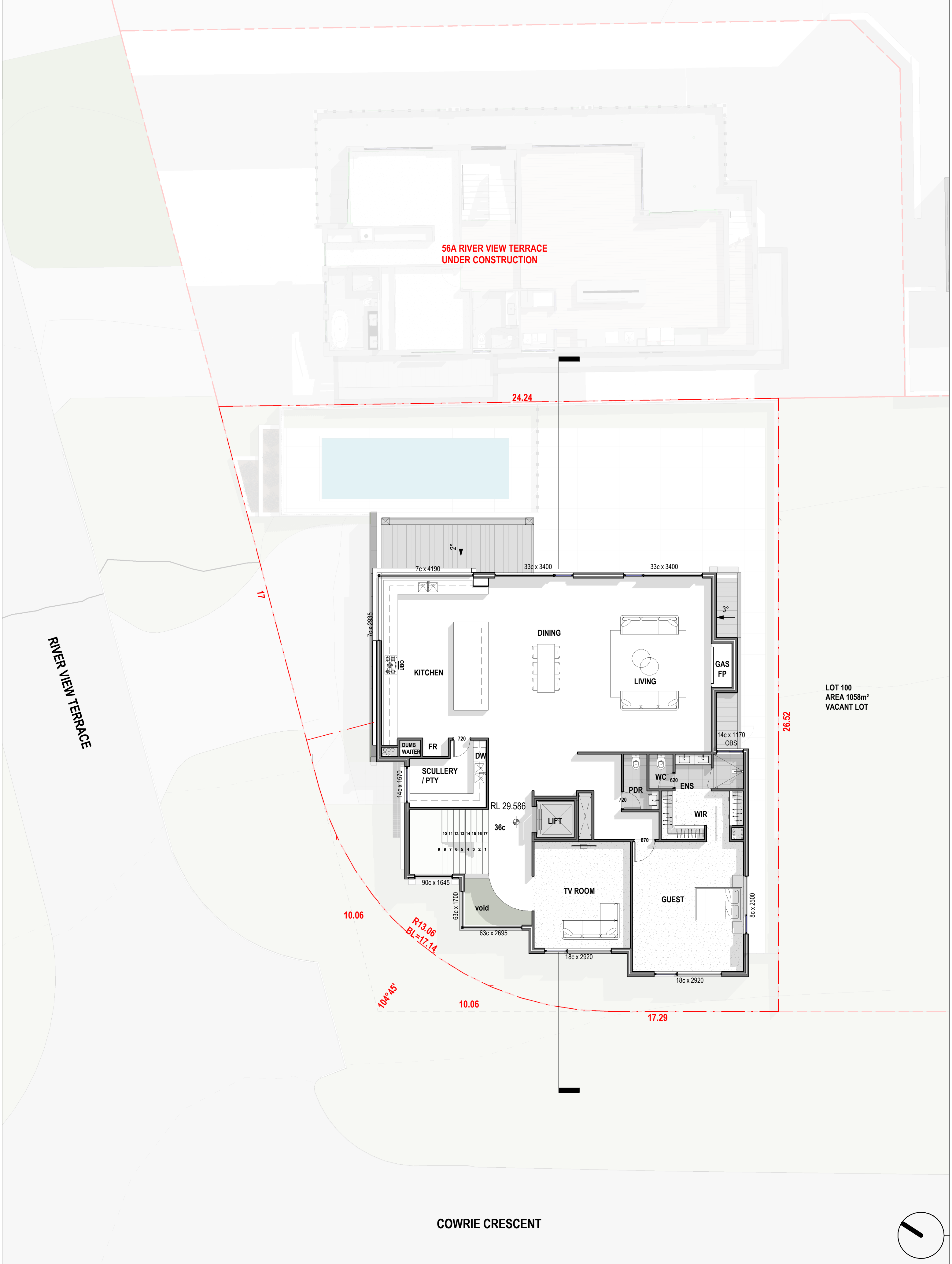






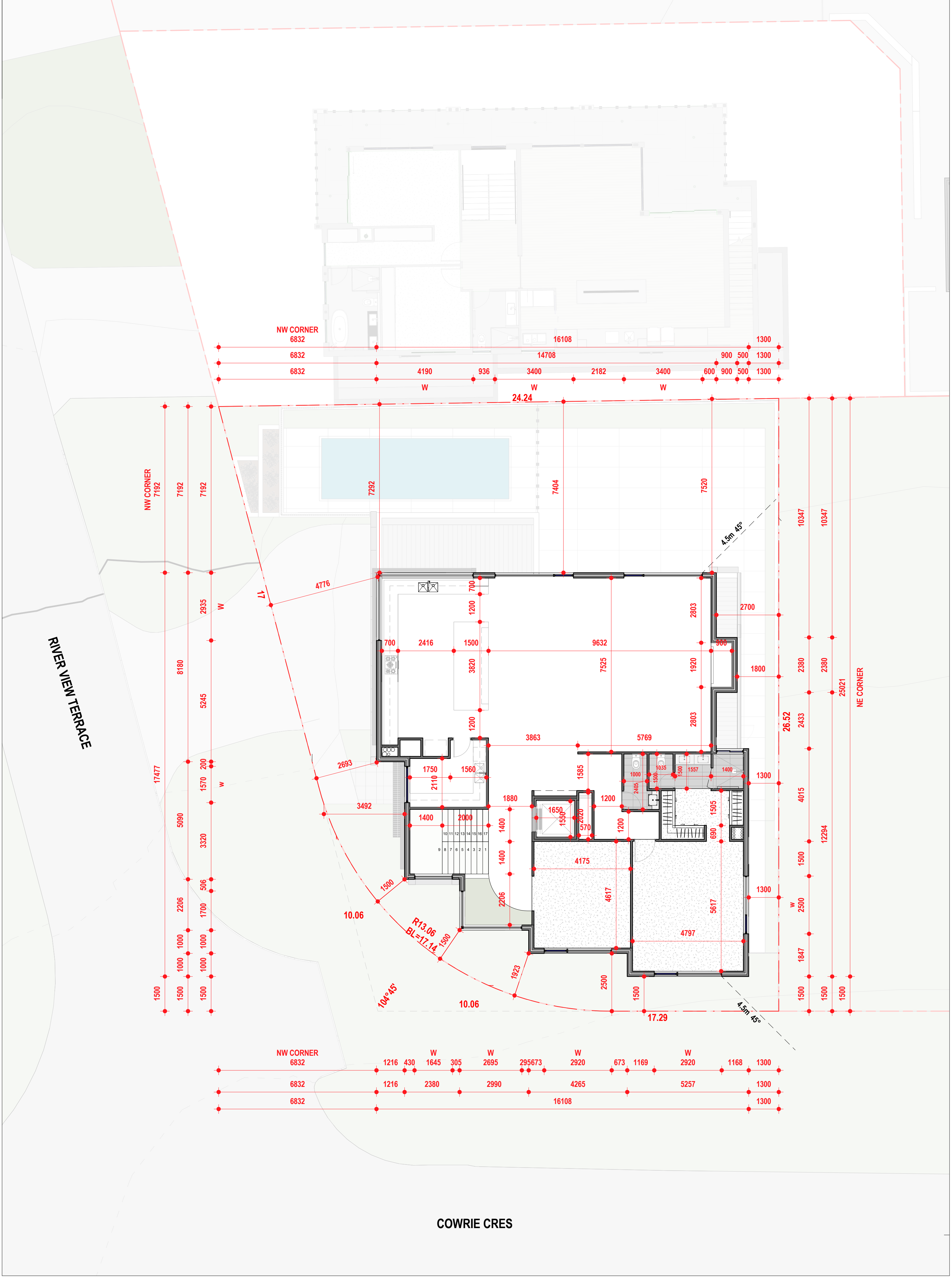
COWRIE CRES

DESIGNED BY CLIENT. DRAWN BY:  MICHAEL NOJKOVSKI  michaelnojkovski@yahoo.com +61422067978	CLIENT	Scale	Date		ISSUE FOR	GROUND DIMENSIONS
	SADEGHI	1 : 100 A2 SHEET SIZE. DO NOT SCALE	OCTOBER 2021		DEVELOPMENT APPLICATION	A104
	ADDRESS 58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number 2152	Drawn by MN	Checked by MN		

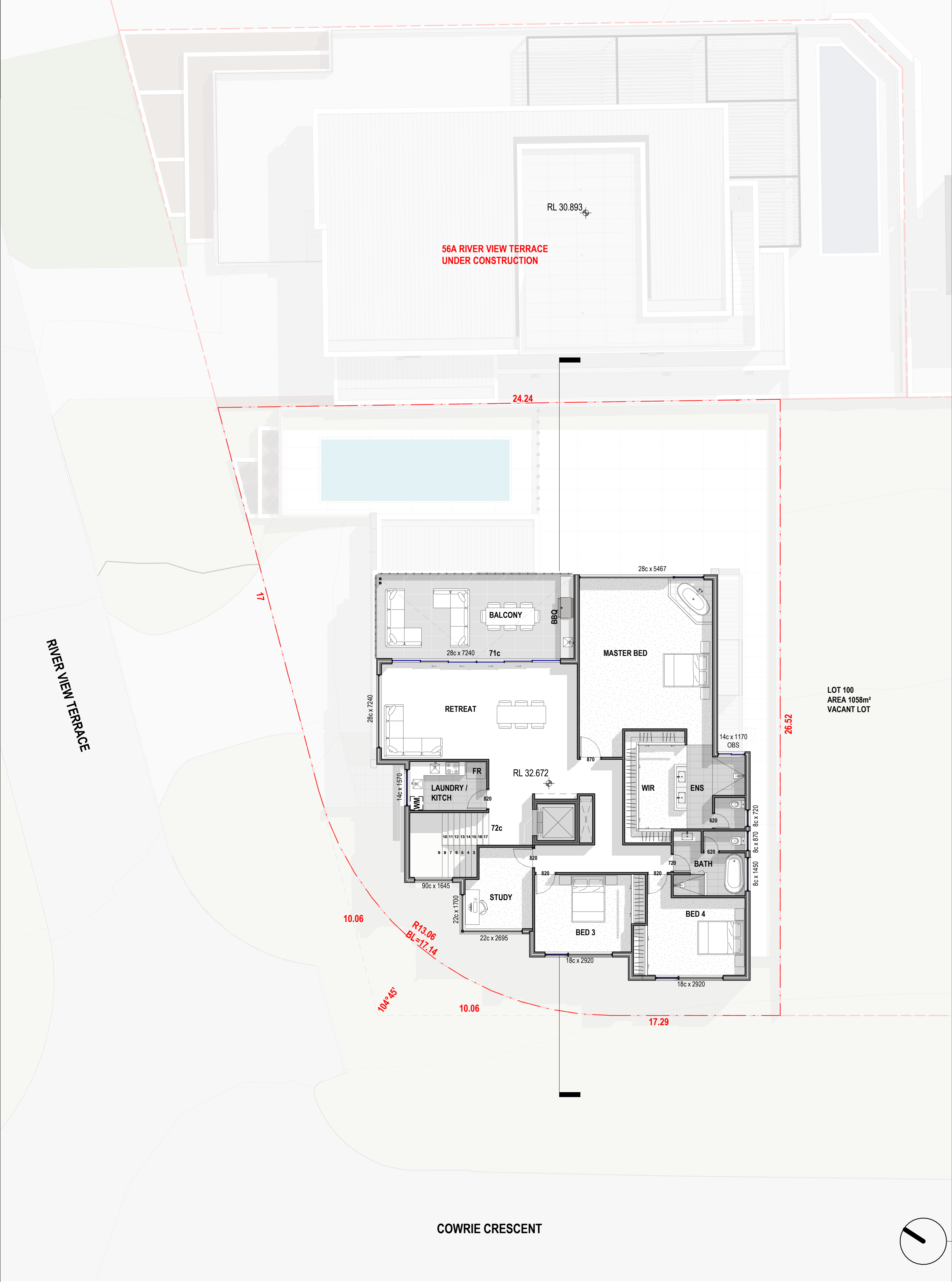


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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A105



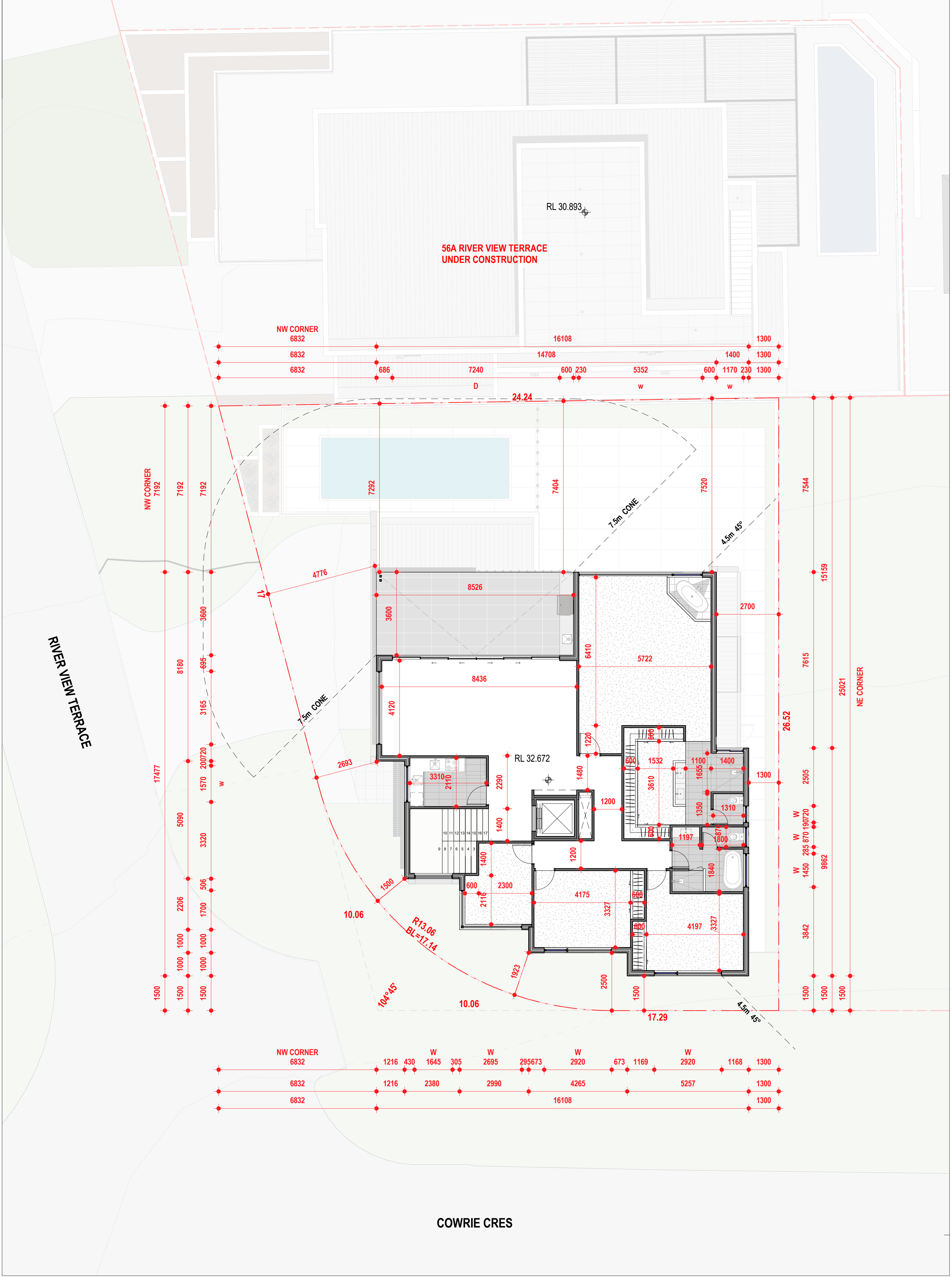


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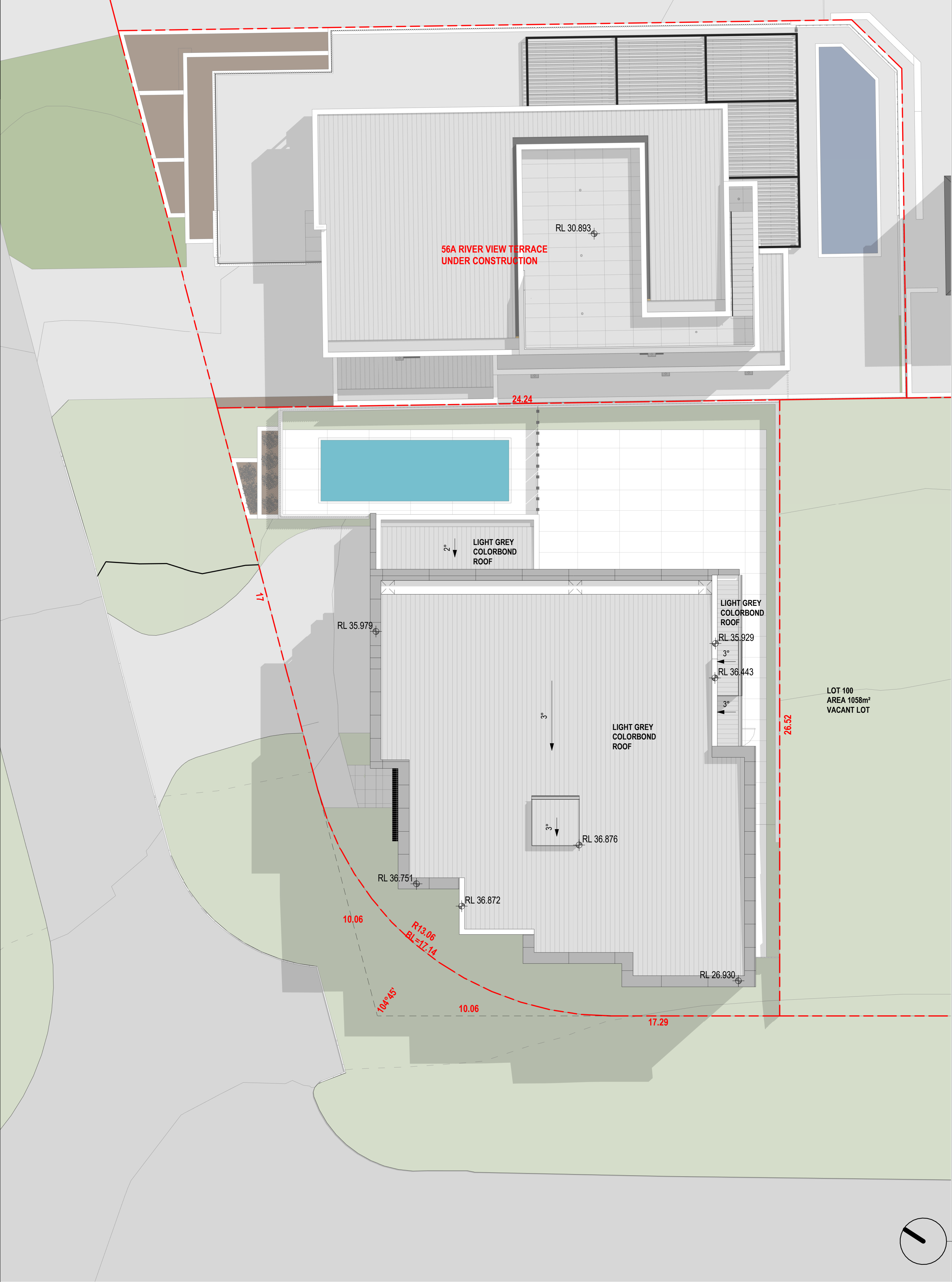


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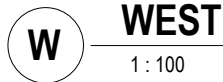


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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A108

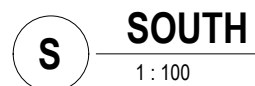


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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A109



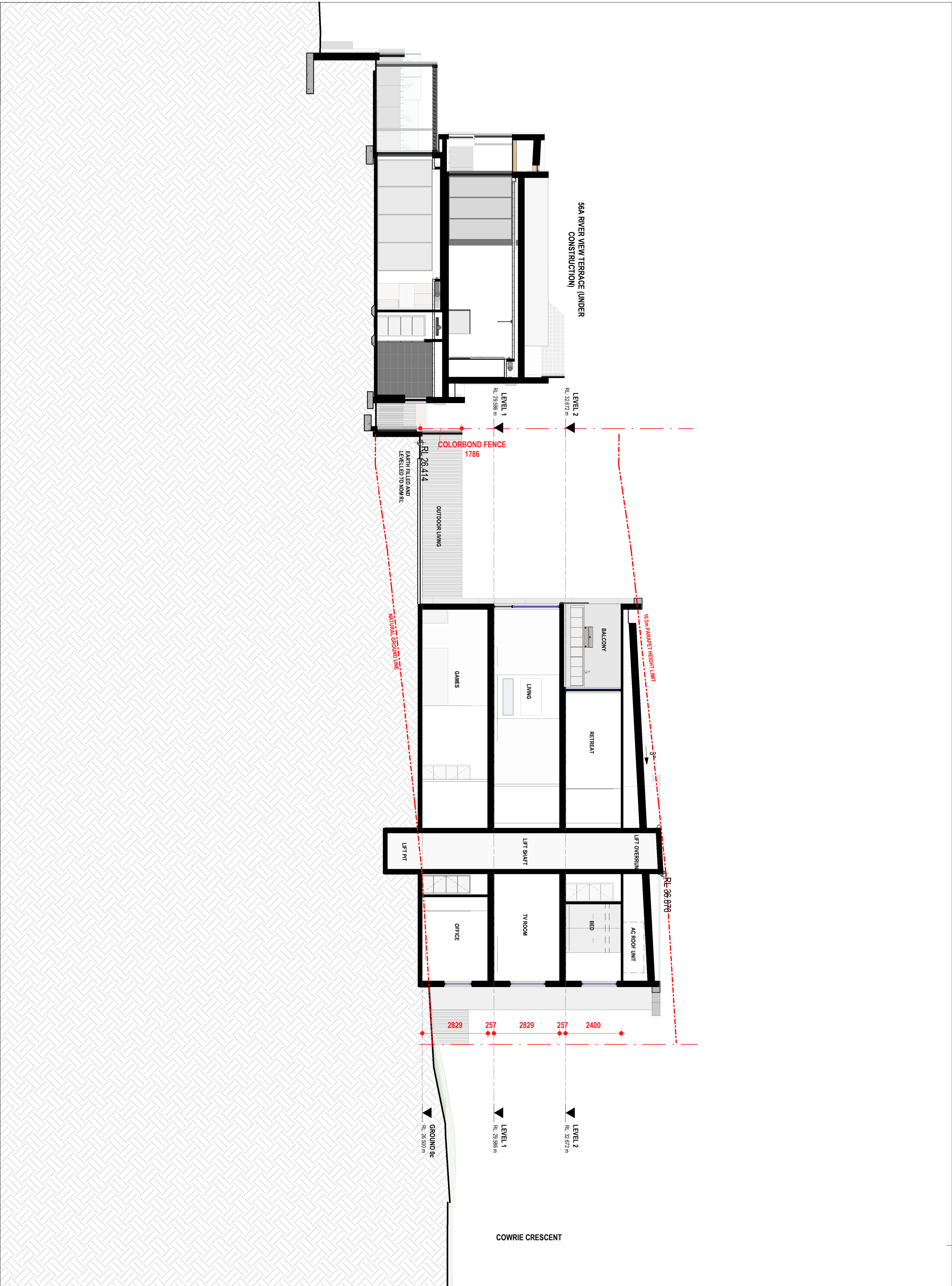


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**A111**



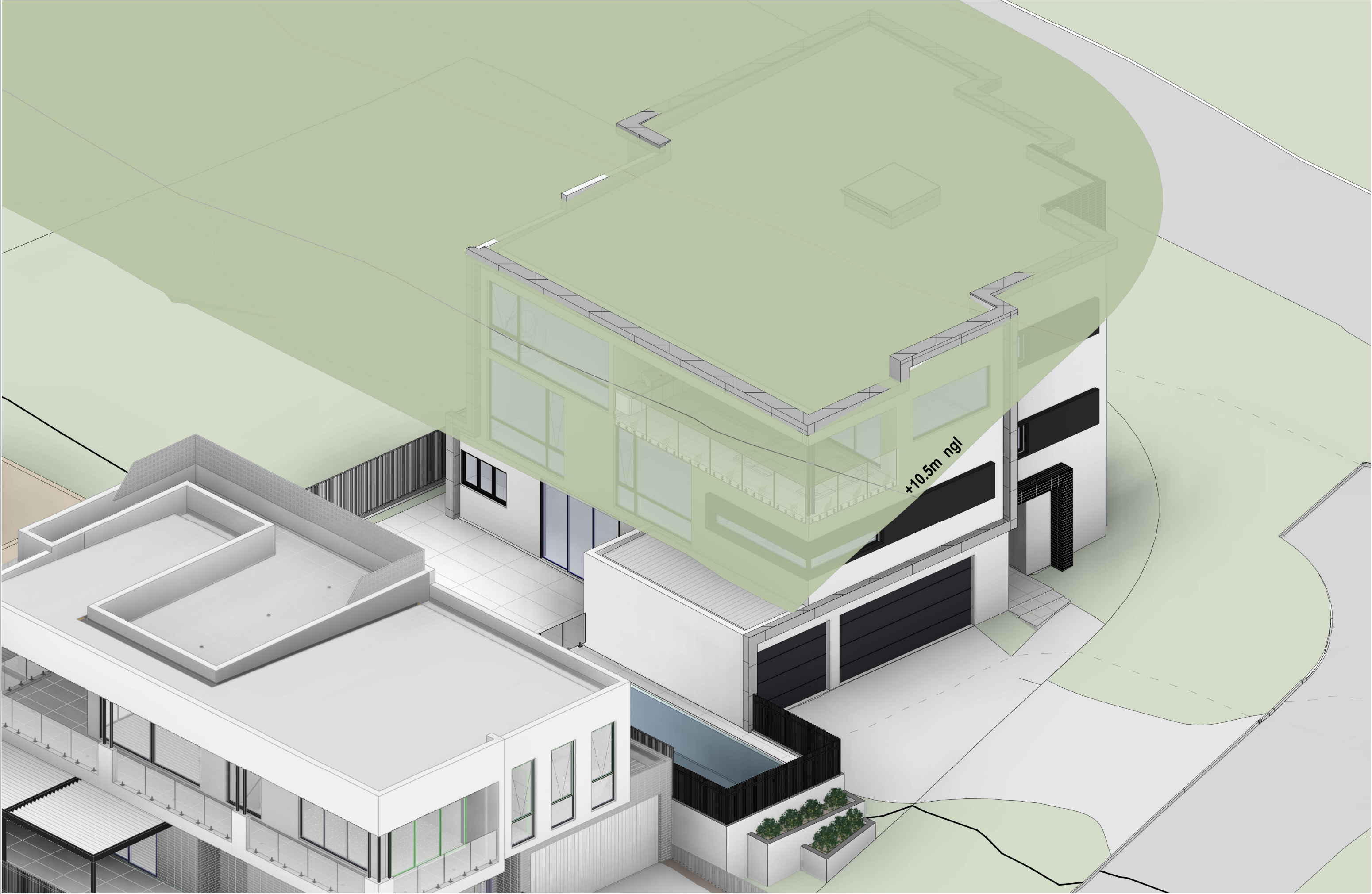


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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A112









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	ADDRESS 58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by MN	Checked by MN		A113





10 10AM JUNE 21  
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11 11AM JUNE 21  
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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A114





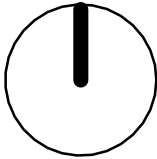
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DESIGNED BY CLIENT. DRAWN BY:  MICHAEL NOJKOVSKI  michaelnojkovski@yahoo.com      +61422067978	CLIENT  SADEGHI	Scale  1 : 200 A2 SHEET SIZE. DO NOT SCALE	Date  OCTOBER 2021		ISSUE FOR  DEVELOPMENT APPLICATION	SHADOW PLANS
	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A115





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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A116





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	ADDRESS 58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by MN	Checked by MN		A117





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	ADDRESS 58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by MN	Checked by MN		A118





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	ADDRESS 58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by MN	Checked by MN		A119





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	ADDRESS 58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by MN	Checked by MN		A120





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	ADDRESS  58 RIVER VIEW TERRACE, MOUNT PLEASANT WA	Project number  2152	Drawn by  MN	Checked by  MN		A121



Dear City of Melville,

Please read this cover letter in line with submitted DA application for Lot 1 at 58 River View Tce Mount Pleasant WA 6153.

The current site slopes up from left (north) to right (south), and is surrounded by vacant land to the east, a dwelling under construction to the north and an existing 4 storey dwelling (Built over height limit) to the north east. The site is high up on the hill and features unprecedented views to the Canning River and Perth City. However, dwelling under construction at 56A River View Terrace is elevated to its highest possible point and constructed at RL 24.5 starting point. This approved plan as well as existing 4 story dwelling constructed couple of years ago obstructs river and city views from the current site arrangement.

The “front” or main entrance of the house is facing River View Terrace and not Cowrie Crescent as the street name and address will make an added value if on River View Tce so River View Tce is considered as the primary street and Cowrie crescent is the secondary street.

The applicant has already shared the proposed design with the neighbour on North side 56A River View Tce and has obtained a written approval consent from them which is also included in this application.

On the East side, the applicant is neighbour with his close friends Amir Ghaderi and Aida Aliakbari (Couple) whose names are still on the title as the applicant has purchased the land with them and subdivision is under way. Amir and Aida are also fully on board with this application proposed design as they have been closely engaged in my design development.

The proposed site plan strategy is to maximise northern open space / northern light, getting river / city views and maximising pool and backyard area for kids’ outdoor activities. This is achieved via:

- 1- Positioning the dwelling to the south of the land facing Cowrie Crescent (Secondary Street) to maximise usable outdoor area to the north as well as maintaining 7.5 metres L2 balcony cone of vision setback as per the R-code requirements.
- 2- Having a starting point elevation of RL 26.414 (within dwelling footprint average NGF +0.5 metre) to allow the desired 3 storey to fit within the 10.5m parapet height limit (Minor poking out in some roof frame corners) without requiring a highly elevated ground floor like the adjacent north and north east side developments.
- 3- Positioning the pool in the north western side of the dwelling with a better privacy (surrounded by garage wall and neighbour garage zero lot wall) and easier access for future construction due to easy access to River View Tce. There will also be another benefit positioning the swimming pool in this lowest part of the land as no excavation is required and it will rather be filled around it.
- 4- Positioning the living areas, kitchen, master bedroom and balcony towards the north side of the dwelling to maximize the light coming through and better views.



- 5- Stepping planter and vegetation design in order to soften the edge of the retaining wall facing River View Tce north side of the garage.

The proposed design is the idea of the lot owners as a growing family with young kids who want to live there for many years. The dwelling is going to be constructed in a land which was left vacant for many years and once constructed it adds value to the neighbourhood and local community.

The proposed design outcome seeks approval of the following:

- a. Removal of existing smaller tree on the verge to accommodate 3-car garage and replanting 2 new trees at Council discretion further up, 1 in River View Tce and 1 in Cowrie Crescent
- b. Street / Garage setbacks
- c. Fence / Planter box facing River View Tce in front of the swimming pool
- d. Retaining wall and site works

### **Clause 6.3 – Tree Removal for Development - City of Melville Tree Policy (CP-029)**

The proposed 3-car space (or 2 car & 1 boat) garage is facing River View Terrace and not Cowrie Crescent for below 3 reasons:

- The lot has a longer boundary on the River View Tce side (17 metres) as opposed to Cowrie Crescent side (7.29 metres)
- 3-car garage requirement for this large 3 story dwelling, where the Cowrie Crescent boundary width falls short since part of the crossover falls within the truncation clearance zone set by R-code.
- Having the garage designed on Cowrie Crescent will make it a slope down with ~1.5 drop from street to the garage entrance which would not be ideal from drainage point of view.

As a result, we are requesting the smaller (Lesser) verge tree in front of the proposed crossover is removed and instead, 2 new trees at council discretion is planted around the property on council verge. (1 in River View Tce further up and 1 in Cowrie Crescent as there is currently no tree on that side of the land)

### **Clauses 5.1.2 / 5.2.1 – Street and Garage set backs – State planning Policy R-code**

The verge around this corner block site is quite large without pedestrian footpath and doesn't look out of place with proposed setbacks, and even though small sections of the dwelling is fallen outside of the front boundary setback, the same area or more is compensated and accounted for by allocation of open spaces inside of the setback line.

River view Tce is not perpendicular to Cowrie Crescent but the proposed dwelling has a square design which makes the garage having different setbacks at different corners. The proposed garage setback has considered the mid-point of the garage satisfying 4.5 metres requirement as per the clause 5.2.1 of the R-code.



The proposed setback allows the dwelling to be to the southernmost of the lot which maximises northern outdoor space as well as satisfying 7.5 metres required setback to the north neighbour boundary whilst allowing the internal layout and sizing of the rooms to be of desired proportions. Same time, it doesn't affect adjacent dwellings with overshadowing as presented in the shadow diagrams, mainly because directly south of the dwelling is Cowrie Crescent and not a house.

#### **C4.1/C2.1 – Fences and Street Walls – City of Melville Local Planning Policy (LPP3.1)**

Having the planters stepping the land up will make them be hidden behind the front fence. Instead, in the proposed plan the fence itself is setback from the boundary and usable land is essentially 'given away' to create stepped planters to soften the edge facing River View Tce. From an architectural perspective, and when seen from the River View Tce (across the large verge), a stepped planter is more visually appealing than a solid fence on a boundary. The front boundary planter wall still meets the requirements in terms of the maximum "solid" height as the left corner is 0.824m tall, which meets the 1.2m max solid requirement and it gradually gets lower towards garage.

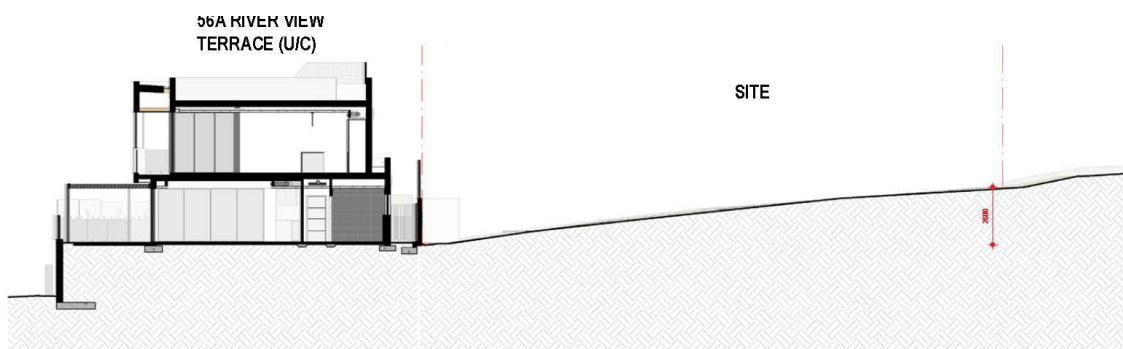
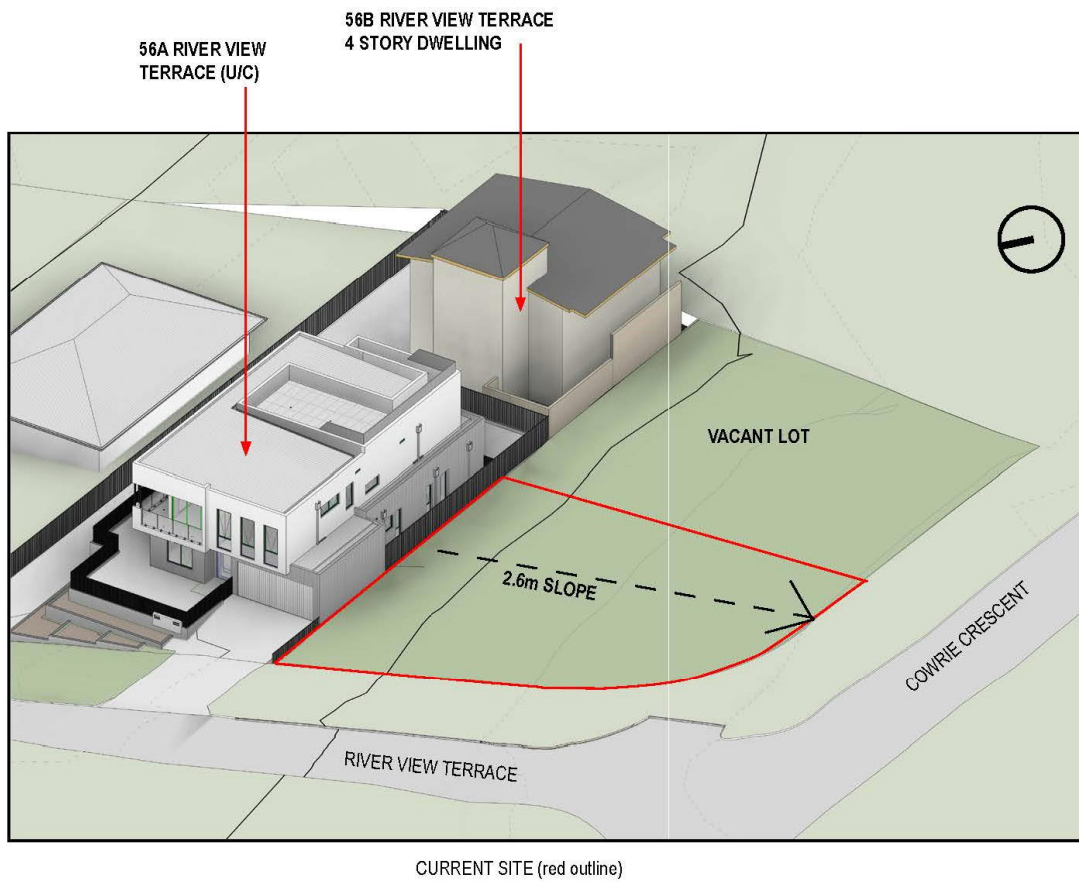
#### **Clause 5.3.7 – Site Works – State planning Policy R-code**

Having the open outdoor area on the north side of the land same level as the house (RL 26.414) maximises usable garden space and will be more practical for a growing family with young kids giving them more usable playing area as well as reducing the risk of falling from edges and tripping. This retaining wall height benefits the subject site considerably whilst not adversely affecting any lots nor overshadowing.

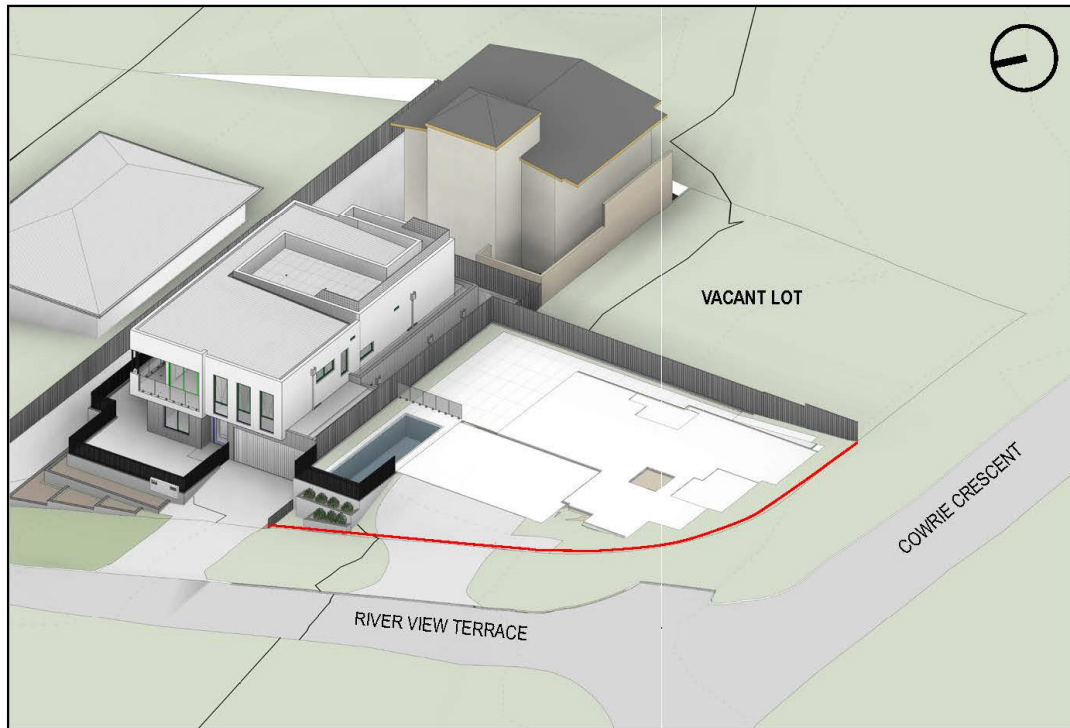
Please see diagrams/pictures appendix on following pages

Thanks in advance for your time.



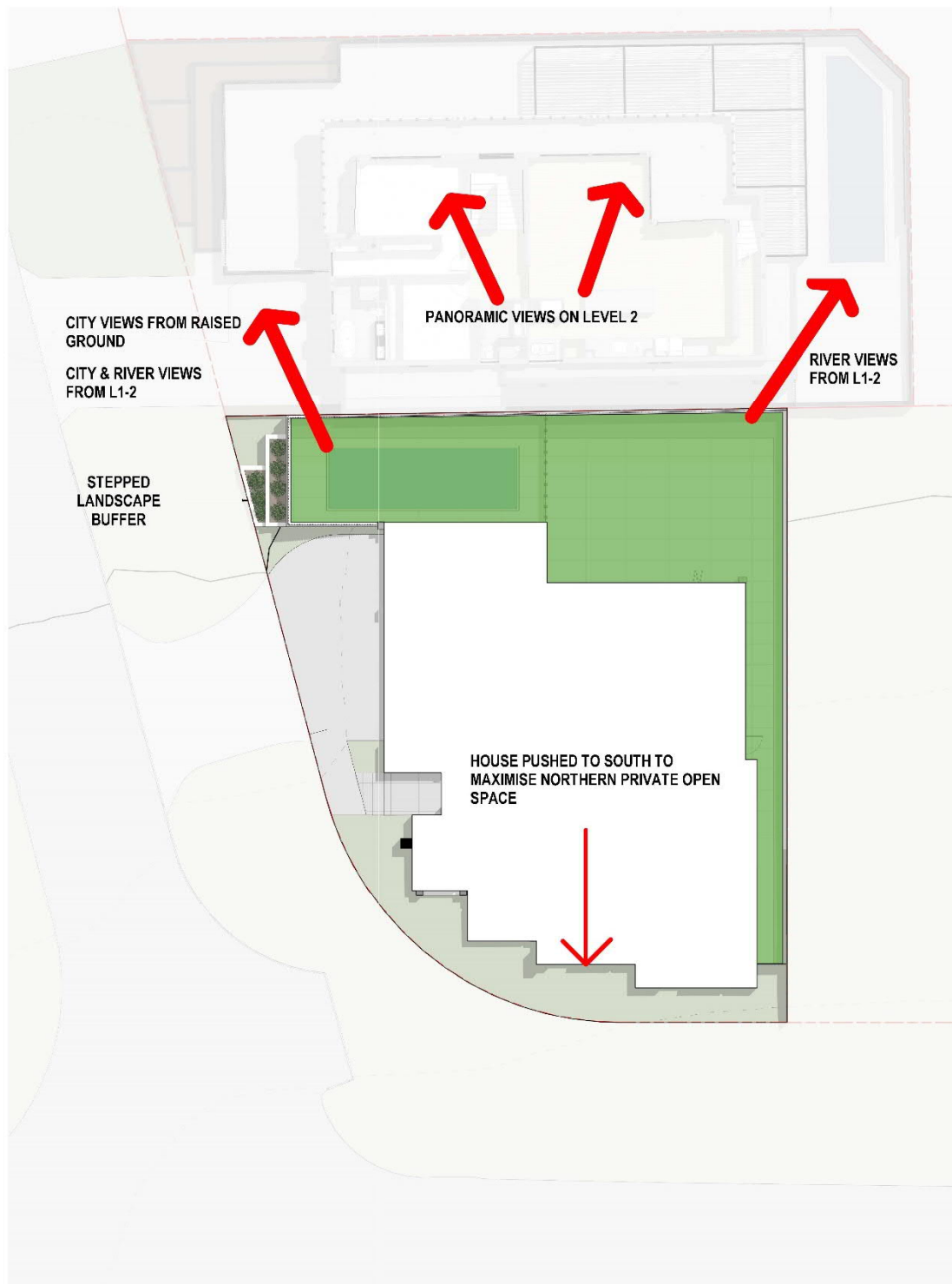






PROPOSED SITE TREATMENT







DEVELOPMENT APPLICATION

FOR

58 RIVER VIEW TERRACE

MOUNT PLEASANT WA



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