

SHIRE OF NARROGIN  
89 Earl St  
Narrogin WA 6312

To whom it may concern,  
Attn: David Johnston

**RE: INDEPENDENT LIVING UNITS JOHNSTON ST WICKEPIN**

H+H Architects have prepared the attached drawings on behalf of the Shire of Wickepin. Please see the design statement below clarifying various elements of the proposal.

**DESIGN INTENT + COMPLIANCE**

The design has been developed with consideration to the site constraints, weather conditions, solar access and in accordance with the provisions of the R-Codes and the Town Planning Scheme, in terms of maintaining the feel of the area, privacy, views and general amenity of the locale. The houses are designed to maximise the northern orientation, and create a community feel within the development.

The site plan has been designed to consider possible future expansion of additional Aged Persons Units, or other future residential development on the lot.

A central driveway reduces site works and cost by having one trafficable surface instead of multiple crossovers and driveways from the street. A combination of Colorbond fencing and timber picket fencing works to provide both privacy and a welcoming feel to the site.

We have shown visitor's parking to Johnston Street, along with some street trees to soften the development along the streetscape. Although the R-codes advise the visitor parking is to be within the lot boundary, we are **seeking an exemption** to locate 2 visitor bays within the verge space to both improve the streetscape, and allow for reduced vehicular traffic within the development. There is currently informal off-street parking on the gravel verge, which we propose would create a more formalised a neater approach to this existing streetscape. With the introduction of formalised street parking to Johnston street, this allows for potential future parking to extend further towards the new gazebo and public gym equipment and civic amenities. We have also indicated to extend the current concrete footpath along Johnston St to continue the link to the civic spaces.

Landscaping is an essential component in grouped dwelling sites and can be incorporated throughout the development with verge planting, planting alongside the central driveway, and a communal garden space at the northern end of the site.

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#### APPEARANCE

The proposed residences have been designed to respond to the client brief, whilst also carefully considering the amenity of neighbours and the surrounding area.

The units are orientated to have the double garage and front door as you enter via the driveway, with landscaping either side to soften the fence lines. A large alfresco area will capture the sun, and opens onto a larger private yard. The materials and finishes will meet the design brief with regards to appropriate aged care selections, and to a contemporary standard, and will be neutral in colour and tone.

#### CONCLUSION

We trust that the information provided in this report, the architectural drawings and the 3D representations will be given full consideration and the design assessed on its merits and the opportunities and constraints affecting the subject site.

Please don't hesitate to contact us regarding any further information.

Regards



Sarah Moir  
ASSOCIATE DIRECTOR  
**H + H ARCHITECTS**  
AUGUST 2020