

## **Justification Letter for Two Grouped Dwellings**

Steven Bombak

6 Peckham Cr Kingsley 6026

26/01/2026

Planning Services

City of Joondalup WA 6919

PO Box 21

Joondalup WA 6919

**RE: Justification For Development Application – Proposed Two Group Dwellings.**

**14 Tipperary Rise Padbury WA 6025.**

Dear Planning Officer.

1: Please accept this letter as a submission for Development Approval for a Proposed Two Group Dwellings at the above-mentioned address.

The proposal consists of two double-storey dwellings, 4 beds x 2 bathrooms. The design aims to provide high quality, modern infill housing that complements the emerging character of Padbury while compiling with the R20/40 density code & Housing Opportunity Area for the site.

2: Site Details and Zoning:

Lot 102

14 Tipperary Rise Padbury WA 6025

Residential, Housing Opportunity Area R20/40

Land Area: 521m<sup>2</sup>

3: The proposal is designed to address the City's objective for increased density in appropriated location by

Providing modern, functional living spaces.

Planting mature trees, to provide new tree canopy to meet local greening requirements.

Ensuring the built form is consistent with or improves the existing treescape.

4: While the proposal is designed to comply with the R-Codes Volume 1 2024 MAR2024, we seek consideration for the following variations based on relevant design principles.

: The setback of the Ensuite/Guest Suite 2 on the upper floor from the eastern lot boundary is 1.3m.

: The setback of the Ensuite/Guest Suite 1 on the upper floor from the western lot boundary is 1.2m.

: The set back of the Stairs/Bed6/Bed5/ Bath2 on the upper floor from the eastern lot boundary is 2.6m.

: The set back of the Stairs/Bed3/Bed2/Bath1 on the upper floor from the western lot boundary is 2.5m.

: The primary garden area for each lot 34.3m<sup>2</sup>

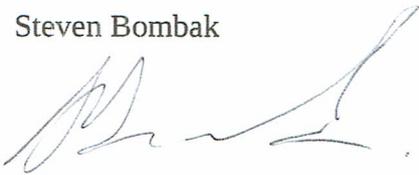
: The window to the study of each dwelling has a glass area of 7.1% of the floor area of the room.

It is considered the R-Codes allow for flexibility, and the proposed dwelling meets Design Principles.

Thank you for your consideration of the above-mentioned project.

Yours Sincerely

Steven Bombak

A handwritten signature in black ink, appearing to read 'Steven Bombak', written in a cursive style.