

20 May 2026

Chief Executive Officer
City of Joondalup
PO Box 21
Joondalup, WA 6919

Attention: Morgan Hutton – Senior Urban Planner

**PROPOSED TWO GROUPED DWELLINGS – LOT 142 (NO.58) BERNARD MANNING DRIVE,
DUNCRAIG**

Dear Morgan

Ennis Advisory acts on behalf of Fratelli Homes, which is authorised to submit a Development Application for a Two Grouped Dwelling within lot 142 (No. 58) Bernard Manning Drive, Duncraig ('subject site'). We have been requested to assist with providing planning justification for the proposed development.

LEGAL LOT DESCRIPTION

The subject site is legally referred to as Lot 142 on Plan 13950, held in Volume 1627 and Folio 288.

The subject site measures 700 m².

ZONING & LAND USE

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme and 'Residential' with an R20/40 density coding under the provisions of the City of Joondalup Local Planning Scheme No. 3 (LPS 3), with the higher R40 density applied.

The proposed works and land use are consistent with these zonings and density.

DEVELOPMENT PROPOSAL

The subject site is proposed to be subdivided into two equal size allotments of approximately 350m². The development also aligns with the key aims of LPS 3 which is to support the provision of a variety of housing choices that cater for an ageing population and changing household structures.

GARAGE WIDTH – LOTS 1 & 2

Due to the narrow nature of the subject site and single level construction being sought, the proposed garages to propose lot 1 and lot 2 exceed 50% of the width of the lot's frontage at the setback line. The Design principles pathway offers an alternative merit-based approach when one or more of the deemed-to-comply provisions are not satisfied. This allows for innovative design responses that may be more context and site responsive. Clause 5.22 'Garage width' under SPP 7.3 may permit garage widths for single storey dwellings to exceed 50% the width of the lot frontage at the setback line where the following criteria is achieved.

'P2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.'

In this instance the design of both dwellings is considered to achieve visual connectivity between the dwelling and the streetscape via the Porch and the Office glazing. The Office glazing provides a clear and unobstructed view of Bernard Manning Drive and vice versa. An expressed feature wall in front of the Office and extending above the garage door line provides further articulation of the building's façade reducing the visual extent of the garage door.

The proposed elevation is compatible with existing single level housing stock and new single level house stock progressively being developed along Bernard Manning Drive (including #60a & #60b Bernard Manning Drive) and the broader Duncraig locality where narrow lot typologies exist.

SITE WORKS & RETAINING WALLS – LOT 2

The natural topography of the subject site varies in height with the rear north-eastern corner at a RL level of 39.14m, with the balance of the subject site have existing levels ranging between 38m – 38.3m. To achieve a level pad the site works require retaining walls along the eastern boundary up to a maximum height of 1.55m. Clause 3.5 under SPP 7.3 requires retaining walls above a height of 1.0m to be setback from the boundary. The proposed site works and retaining seeks determination against the following Design principals:

"P3.5.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.

P3.5.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.

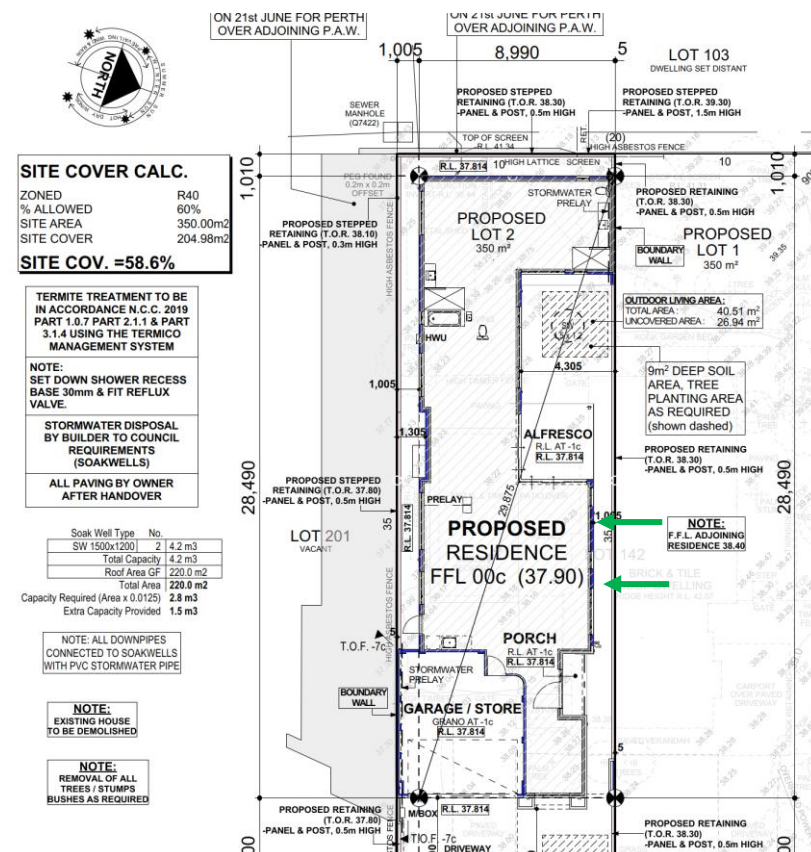
P3.5.3 Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the amenity of adjoining properties in the opinion of the decision-maker, and are designed, engineered and landscaped having due regard to the provisions of element 3.10 Visual privacy.

In this instance the proposed site works and retaining walls are considered to achieve the Design principles under Clause 7.2 having regard to the following:

- The natural features of the site have been considered with excavation operations being minimised to achieve a level pad only and will not be visible from Bernard Manning Drive.
- The retaining wall and dividing fence on boundary option makes for more effective use of space and minimise land wastage given the narrow nature of the subject site.
- The retaining walls facilitate land which can effectively be used for the benefits of the residents by way of reducing steps and minimising the costly exercise of stepping the foundations.
- The orientation of the subject site will also mean no additional shadow will result from the proposed retaining walls.

SOLAR ACCESS

Unit 2 includes 2 north facing openings to the internal living zone, which achieves the design and amenity intent of clause 2.2. Moving the covered alfresco west adjacent to the Bed 2 area will result in a poorer design outcome with the outdoor living area then having no connection with the internal dining/kitchen area and having no protection from storm events or peak summer sun.



PRIMARY ENTRANCE

The Primary entrance is identifiable by a feature panel over the walkway. In terms of wayfinding, pedestrians naturally walk to the righthand side of the dwelling and will see the only opening with the façade is further right of the Office glazing.

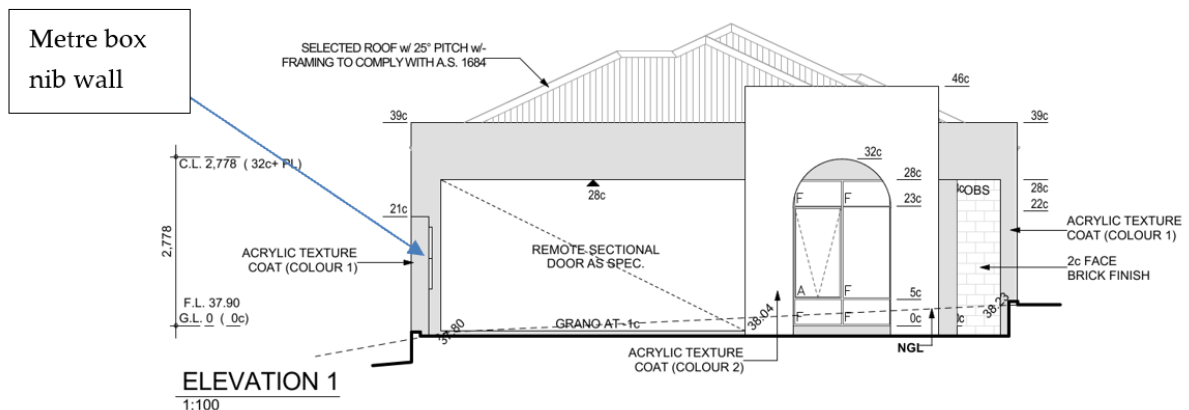
The design intent has been to maximise the extent of glazing facing Bernard Manning Drive, along with having feature panels/ articulated elements to offset the visual magnitude of the garage door. For these reasons the access arrangements are deemed a superior design outcome.

PORCH

The porch depth of cover variation at 100mm is minor and still ensures adequate cover and depth for a person(s) waiting for entry. Architecturally the Porch roofline/ gutter runs flush with the Office masonry brickwork providing an improve aesthetic when viewed from the north and adjoining property.

METRE BOX WALL

The metre box wall, whilst higher than 1.8m, is proposed to be located in front of the garage pier and finished in the same render and contrast as the garage pier. The minor variation to the metre box wall height is considered to be offset by being somewhat concealed with the garage pier.



SYNOPSIS

On balance it is considered that it can be demonstrated that the proposed design satisfies the Design principals of the RD Codes. Please contact the undersigned should you require any additional information on jordan@ennisadvisory.com.au.

Yours Faithfully

JORDAN ENNIS
Director