



7<sup>th</sup> June 2026

City of Joondalup  
PO Box 21  
Joondalup WA 6919

**RE: 64 High Street, Sorrento – Double storey dwelling**

Dear City of Joondalup Planning Department,

Please find attached amended plans and supporting documentation for the proposed double storey dwelling at 64 High Street, Sorrento.

The proposal has been designed having regard to the objectives of the Residential Design Codes and the unique characteristics of the site. The subject lot occupies a prominent position with frontage to High Street, frontage to Saint Patricks Road and an interface with adjoining public open space. As a result, the design has been developed to prioritise streetscape presentation, passive surveillance, residential amenity and architectural quality.

The following variations are sought to be assessed against the applicable Design Principles of the Residential Design Codes.

**Primary Street Setback (Reduced Setback)**

Although the dwelling does not comply with the deemed-to-comply primary street setback, the design:

- responds to the local streetscape character of Sorrento, where variation in setbacks contributes to visual interest and architectural diversity.
- presents a well-articulated built form incorporating high-quality materials, feature elements and landscaping, avoiding a bulky or dominant appearance.
- incorporates feature planter boxes, landscaping and visually permeable fencing to soften the presentation of the dwelling to the street.
- enhances passive surveillance of both High Street and the adjoining public open space, contributing to safety and activation of the public realm.
- allows for an improved internal layout and northern orientation of key living areas, supporting solar access and energy efficiency.



Overall, the reduced setback provides a high-quality streetscape outcome that is consistent with the intent of the R-Codes and the City's design objectives.

### **Lot Boundary Setbacks – Clause 5.1.3**

Although portions of the dwelling do not comply with the deemed-to-comply setback requirements, the design:

- responds to the unique corner lot configuration and the site's interface with High Street, Saint Patricks Road and the adjoining public open space.
- provides a well-articulated built form with varied wall planes, material changes and architectural detailing that reduces the perception of bulk.
- concentrates built form toward the public interfaces rather than adjoining residential properties, reducing potential impacts on neighbouring lots.
- maintains adequate separation between the dwelling and adjoining residential development through the overall site layout and orientation.
- ensures that variations to side and rear setbacks do not result in unreasonable overshadowing, visual privacy or loss of amenity to adjoining properties.
- incorporates substantial landscaping opportunities within the site to soften the appearance of the built form and contribute positively to the streetscape.
- the eastern side boundary variation is adjacent to public open space and Saint Patricks Road, whilst the western boundary setback variation is largely limited to a single bedroom element at ground floor level.
- the reduced upper floor setback to the eastern boundary adjoins public open space rather than a private residential lot, significantly reducing the potential for adverse amenity impacts whilst improving passive surveillance of the public realm.

Overall, the proposed setbacks represent an appropriate response to the site's prominent location and achieve the intent of the design principles by balancing residential amenity, streetscape outcomes and design quality.

### **Boundary Wall Within Primary Street Setback – Clause 5.1.3**

Although a portion of the boundary wall is located within the primary street setback area, the design:

- forms part of a coordinated architectural response to the corner lot and public open space interface.
- incorporates landscaping, feature planter boxes and visually permeable fencing elements that reduce the visual prominence of the wall.



- contributes to privacy, security and acoustic buffering for future occupants without creating a dominant streetscape element.
- is integrated into the overall dwelling design and is consistent with the architectural language of the development.
- does not detract from the streetscape due to the articulation of the built form and substantial landscaping proposed within the setback area.

Overall, the boundary wall contributes positively to the presentation of the development and remains consistent with the objectives of the R-Codes.

#### **Open Space – Clause 5.1.4**

Although the development does not achieve the minimum open space requirement, the area provided:

- delivers a functional and usable outdoor living area directly connected to the primary living space.
- maintains practical dimensions suitable for outdoor entertaining, recreation and landscaping opportunities.
- includes a substantial deep soil area capable of supporting mature planting and canopy trees, enhancing landscape character and environmental outcomes.
- benefits from its interface with the adjoining public open space, increasing the sense of openness and residential amenity beyond the site boundaries.
- allows for adequate solar access and natural ventilation to both indoor and outdoor living areas.
- achieves 197.76m<sup>2</sup> of open space, representing a minor variation to the deemed-to-comply requirement.

Overall, the open space provision achieves a high level of residential amenity and is consistent with the intent of the applicable design principles.

#### **Building Height – Clause 5.1.6**

Although the dwelling exceeds the deemed-to-comply building height by approximately 0.5 metres, the design:

- incorporates a pitched roof form that is consistent with the established residential character of Sorrento.
- achieves a high-quality architectural outcome through varied roof forms and articulation rather than a flat and bulky building mass.
- responds to the site's topography and the need to accommodate contemporary ceiling heights and functional internal living spaces.



- does not result in unreasonable visual bulk due to the articulation of the dwelling and modulation of wall and roof elements.
- maintains compatibility with the scale and character of surrounding development.

Overall, the minor variation to building height does not adversely affect neighbouring properties or the streetscape and achieves the intent of the design principles.

#### **Garage Setback to Right of Way – Clause 5.2.1**

Although the garage is setback 4.0 metres from the right of way rather than the preferred 5.0 metres, the design:

- maintains a practical and functional driveway arrangement that allows vehicles to enter and exit the site safely.
- responds to the constrained dimensions and configuration of the corner lot.
- retains adequate manoeuvring space between the garage and the right of way.
- does not adversely impact the operation, safety or functionality of the adjoining laneway.
- assists in achieving a balanced site layout while maintaining appropriate building setbacks to other interfaces.
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Overall, the reduced garage setback provides a practical design outcome while maintaining the intent of the R-Codes.

#### **Boundary Wall Adjacent Public Open Space**

Although boundary walls are proposed adjacent to the public open space, the design:

- provides an articulated and visually engaging elevation incorporating varied materials, finishes and architectural detailing.
- avoids a blank wall presentation through the use of open-style fencing, glazing and visually permeable elements.
- incorporates landscaping and planting to soften the built form and contribute positively to the streetscape and coastal character of the locality.
- enables passive surveillance of the adjoining public open space, improving safety and activation.
- reflects a considered response to the site's prominent location and public interface.

Overall, the boundary wall treatment provides a positive and active interface to the public open space and is consistent with the City's design expectations.



### **Upper Floor Setback (Reduced – Right-Hand Side Adjacent Public Open Space)**

Although the upper floor setback to the right-hand boundary adjoining the public open space is reduced, the design:

- addresses a public interface rather than a private residential boundary, significantly reducing potential amenity impacts.
- incorporates articulation, varied materials and building modulation to minimise perceived bulk and scale.
- avoids unreasonable overshadowing impacts given the open nature of the adjoining public space.
- provides passive surveillance and activation of the public open space, contributing to community safety.
- is consistent with the desired coastal built form character, where upper-level articulation and outlook opportunities are encouraged.

Overall, the reduced upper floor setback achieves a balanced design outcome with minimal impacts and strong alignment with the intent of the R-Codes and the City of Joondalup's design objectives.

### **Site Works – Clause 5.3.7**

Although the retaining wall along the northern boundary exceeds the height permitted without setback under the deemed-to-comply provisions, the design:

- responds to the natural slope of the site and minimises the extent of cut and fill required to establish suitable building levels.
- proposes a maximum retaining height of approximately 0.7 metres, representing only a minor variation to the deemed-to-comply requirements.
- ensures level transitions are appropriately managed and integrated into the overall site design.
- does not create unreasonable visual bulk when viewed from adjoining properties due to the relatively low height of the retaining wall.
- assists in achieving a functional outdoor living area and accessible site layout.

Overall, the retaining wall represents a reasonable response to the site's topography and achieves the intent of Clause 5.3.7 by appropriately managing level changes whilst maintaining residential amenity.

We respectfully request that the City support the proposed Design Principle variations. The development achieves a high standard of residential design and appropriately responds to the site's prominent corner location, public open space interface and surrounding residential context.



If you have any queries please feel free to contact me on the details noted below.

Regards,

A handwritten signature in blue ink, appearing to read "Trent Denslow", with a long horizontal flourish extending to the right.

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