

SEAMUS RYAN

— Architects —

PROJECT:	PROPOSED 3 STOREY RESIDENCE WITH POOL.
ADDRESS:	LOT 962 # 1 QUAY COURT, SORRENTO (750sqm – R20).
ATTENTION:	PLANNING DEPARTMENT - CITY OF JOONDALUP.

Dear Planning Department,

Thank you for your assistance to-date with pre-planning meetings and phone discussions. Please see attached planning application for 3 storey residence with pool. We have completed the below planning assessment, noting planning variations with justification.

Code	Design Principles	Compliant	Variation
5.1 Context			
5.1.1	Site Area	✓	
5.1.2	Street Setback Design approach: The architectural concept was developed with the site's orientation and context, optimising the living spaces to the north and northwest for solar access and cross ventilation. The spatial planning locates the front door to St Helier Drive to allow for open plan living to the north and northwest. We also note the current front door to the existing home is located off St Helier. Proposed vehicle access is located off Quay Court, as recommended by the planning department. The R Codes definitions states the following: Primary Street: <i>Unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the dwelling or building.</i> Secondary Street: <i>In the case of a site that has access from more than one public road, a road that is not the primary street.</i> Typically, new proposals would locate the front door on the shorter block boundary to maximise footprint eg Quay Court in this instance (6m setback) and the secondary eg St Helier Drive (1.5m setback) The current house on the block has both pedestrian access and vehicle access of St Hlier with reduced setback. Give the proposed submitted drawings locate the front door on St Helier the following setback apply from the R Codes: ➤ Quay Court Setback: 1.5m ➤ St Hellier Drive: 6m		✓

West – Quay Court

We do not seek any variations for the secondary street Quay Court setback.

Noting the following proposed setbacks.

- Ground floor 7.5m.
- First floor habitable space 7.5m, balcony 6.4m.
- Second floor habitable space 9.4m, balcony 6.4m.

We note the above setbacks are in excess of both the primary and secondary street setback requirements of the R Codes.

North – St Helier

As the proposal located the front door to St Helier Drive, we seek the following variation to the 6m setback.

Noting the following proposed setbacks.

- Ground floor varies:
 - Study splayed 3.3, 2.0 & 4.3= Avg= 3.2m
 - Entry / Front Door: 7.9m
 - Living room: 4.4m
 - Alfresco lounge: 6.4
- First floor habitable space 7.9m, balcony 6.4m.
- Second floor habitable space 7.6m, balcony 6.4m

We seek a variation to the 6m setback for the Study and Living room wall, however, the recessed entry, garden space and kids garden, contributes to averaging the setback.

We note the pool has 4 stone piers for a climbing plant / tree. The pool is unenclosed and feel the piers would fall into “projections” of the R Codes. We note the piers are approx. 2.3 above the natural ground level and verge level. The pier will also be screened by verge planting / hedgerow. We note the piers are setback 1.2m which is similar to the required setback of a secondary street setback.

Conclusion / Summary of Justification.

Variations are proposed to the R codes solely based on the definition of Primary Street setback. In the event we could nominate the primary street setback (possible with some local council policies) the proposal would comply, or in the event we located the front door to Quay court, the proposal would also comply.

The upper floors have an average of 8m street setback to Quay Ct and St Hellier drive which is greatly in excess of the requirements, resulting in less “on street building bulk”.

With the above in mind, we feel the proposal would comply if the front door was located to the west i.e Quay Court. The proposal also aligns with the design principles of 5.1.2.

We seek the council discretion to consider the above justification and approve the variation.

5.1.3 Lot Boundary Setback

South- Setback complies.
East - Setback complies.



5.1.4	Open Space - Refer A0.01	✓	
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5.1.5	Communal Open Space	N/A	
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5.1.6	Building Height We seek a 670mm height variation to the north façade and a 580mm height variation to the south façade.		
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Justification:

The proposed living accommodation is planned over 3 levels, in turn allowing to maximise the open space, landscaping, retaining of existing onsite trees and their contribution to the streetscape.

We have completed a solar study comparison of a 10m high pitched roof over a 7m wall plate height (shaded grey). As you are aware the southern setback is compliant and in excess of the required setback. The comparison 7m wall moved closer to the south boundary due to the lower wall height would cast a comparable shadow to what's proposed.

We also feel that the taller ridge proposal would add additional bulk to the streetscape and adjoining owners.

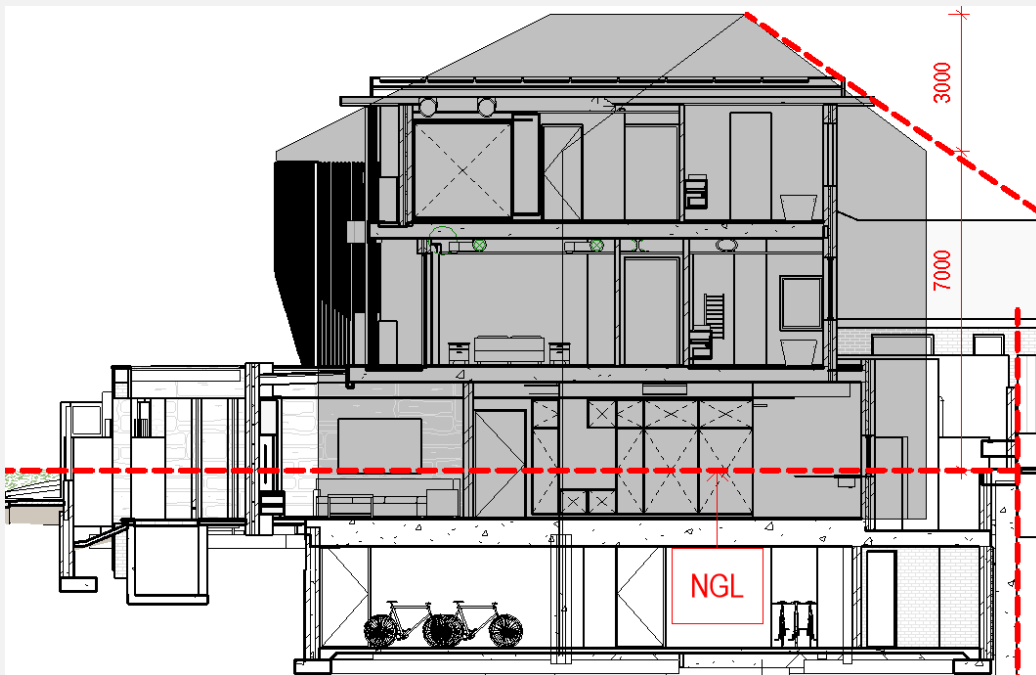


Figure 1: Grey shading indicates a pitched roof design over a 7m wall plate.

The proposal does not have over height ceilings i.e 2.6m Ground floor & 2.5m on First and second floor. The AC service zones, engineered slabs and roof are all designed to a minimum height.

We feel the proposal aligns with the design principles of 5.1.6, does not adversely impact the adjoining owner, adjoining owners' views or cast shadow onto their outdoor living / pool space.

We seek the council discretion to consider the above justification and approve the variation.

5.2 Streetscape			
5.2.1	Setback of Garage and Carport	✓	
5.2.2	Garage Width	✓	
5.2.3	Street Surveillance	✓	
5.2.4	Street Walls and Fences	✓	
5.2.5	Sight Lines	✓	
5.2.6	Appearance of Retained Dwelling	N/A	
5.3 Site Planning and Design			
5.3.1	Outdoor Living Areas	✓	
5.3.2	Landscaping	✓	
5.3.3	Parking	✓	
5.3.4	Design of Car Parking Spaces	✓	
5.3.5	Vehicular Access - From Quay Court, as recommend by the planning department.	✓	
5.3.6	Pedestrian Access	✓	
5.3.7	Site Works	✓	
5.3.9	Stormwater Management	✓	
5.4 Building Design			
5.4.1	Visual Privacy	✓	
5.4.2	Solar Access for Adjoining Sites We seek a 4% variation / in addition to the 25% allowance within the R codes. Justification: 1 Quay Court is orientated with the length of the block spanning West to East. It is typical of these blocks to cast shadow to the 25% or in excess of 25% of southern blocks. Noting the minor 4% and the shading is located within the carparking area, side access and service zones of the adjoining block; The shadow does not land on the outdoor area or pool areas of the adjoining block. In turn not impacting the amenity of the adjoining owner. We seek the council discretion to consider the above justification and approve the variation.		✓
5.4.3	Outbuildings	✓	
5.4.4	External Fixtures, Utilities and Facilities	✓	

We would like to thank the planning team for their assistance with pre-planning meetings and queries to date. We look forward to hearing from you. Please do not hesitate to contact me if you have any further queries.

Yours Sincerely,

Seamus Ryan

Seamus Ryan Architects