

15th November 2023

City of Joondalup
PO Box 21
Joondalup WA 6919

ATTENTION: PLANNING SERVICES

RE: PROPOSED 2 GROUPED DWELLINGS – No. 26 (PROPOSED LOT 701) TRISTANIA RISE, DUNCRAIG

This application proposes 2 thoughtfully designed Grouped Dwellings on the abovementioned property. The plans have been prepared in accordance with the requirements of the State Planning Policy 7.3 - *Residential Design Codes Volume 1 (R – Codes)*, the City of Joondalup's Local Planning Scheme No. 3 (LPS 3) and the City's *Development in Housing Opportunity Areas Local Planning Policy*.

Background

The land is currently the subject of a minor boundary re-alignment of ~32m² with the adjoining No. 28 Tristania Rise, Duncraig (WAPC approval ref: 163963). For this reason the submitted application forms make reference to both No's 26 & 28 Tristania Rise, Duncraig. The rationalisation of the dividing boundary assists with a more desirable street front redevelopment of No. 28 as opposed to a battleaxe development.

A 2 lot Survey Strata subdivision application (WAPC ref: 680-23) has been lodged with the WAPC over proposed Lot 701. The proposed boundaries and areas for Units 1 & 2 in the enclosed development plans are identical to those shown in WAPC: 680-23.

Density Code

The land is zoned Residential and is assigned an R20/40 density code pursuant to City's LPS 3. Although the property can potentially accommodate a triplex development, it is considered that a better planning outcome is 2 street front dwellings.

Development in Housing Opportunity Areas Local Planning Policy

The proposed plans have been prepared with all elements of this policy at front of mind. Particular emphasis has been placed on the front elevations to enable them appear different and independent as opposed to a common place duplex developments that are a bland mirror image and 'joined at the hip'. This independence has been achieved through a combination of varying use of colours, high quality materials, differing design elements and also a staggering of the building setback lines. This form of design will assist with the dwellings fitting into the established streetscape which is dominated by large houses.

Although the dwellings are contemporary and will enhance the street scape amenity (a high brick wall currently extends along the entire frontage), there has been design restraint to assist with them fitting into and respecting the established streetscape. Casual surveillance of the street is achieved from generous size windows on the upper floors and also a balcony on proposed Unit 1.

No large walls are proposed along the front boundary. A more open, landscaped and relaxed front yard setting is proposed to contribute and enhance the family friendly neighbourhood. Both lots comply with the minimum 9m frontage at the 4m front setback line.

The proposed development complies with the setback provisions outlined in Clause 6.4 from all abutting properties. A minor 400mm variation is proposed for Bed 3 in Unit 2 from the proposed internal boundary that divides the grouped dwellings.

The designs comply with all other aspects of the policy including Section 8, C.2.3, iii of the policy in regards to solar access for adjoining sites, site coverage, solar access for the proposed grouped dwellings, car parking, ventilation and deep soil zones.

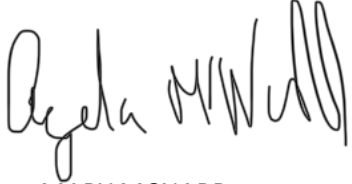
Should you have any further queries please don't hesitate to contact me on 0417 917 262.
Regards,

Joel Carter

AUTHORITY TO ACT

I MARY MCNABB hereby provide The Land Division with consent to lodge a subdivision / development application for **No's 26 & 28 Tristania Rise, Duncraig.**

Signed by:

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

MARY MCNABB

Date:

12/08/2023