

2023

DEVELOPMENT APPLICATION



LOT 179 (NO.47) SPORING WAY, HILLARYS

**PROPOSED FOUR (4) MULTIPLE DWELLINGS
CITY OF JOONDALUP**

Prepared for

Alpha Projects WA for the construction of four (4) new multiple dwellings on Lot 179 (No.47) Sporing Way, Hillarys.

Prepared by

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Mr Carlo Famiano	Town Planner	Planning Report – Rev1	17 November 2023
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1.0 INTRODUCTION

CF Town Planning & Development acts on behalf of Alpha Projects WA as their consultant town planners and hereby prepare the following report in support of an Application for Development Approval for the construction of four (4) new multiple dwellings on Lot 179 (No.47) Spring Way, Hillarys.

This report provides details regarding the following:

- Site details;
- Proposed development
- Planning considerations; and
- Provision of justification in support of the proposed development, addressing the relevant planning framework.

It is significant to note that the proposed development will provide much needed affordable housing and contribute to the provision of housing diversity within the City of Joondalup and in close proximity to the Whitfords Activity Centre, which has good access to public transportation.

In light of the above, we respectfully request the City of Joondalup's favorable consideration and conditional approval of the application at their earliest possible convenience.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact Mr Carlo Famiano on 0407384140 or carlof@people.net.au.

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2.0 BACKGROUND & PURPOSE

Lot 179 (No.47) Spring Way, Hillarys is identified as being within Housing Opportunity Area No.5 ('Whitfords Centre to Whitfords Station) given the area's good access to public transport and a large Activity Centre.

An overview of the locality has identified that the subject land is within close proximity and comprises convenient access to the following key nodes/infrastructure:

- A regional road network (i.e. Marmion Avenue, Whitfords Avenue and easy access to the Mitchell Freeway);
- High frequency bus routes, along Whitfords Avenue and Marmion Avenue, with other services available along a number of lower order roads;
- The Whitfords Activity Centre and employment node, which provides a wide range of retail, entertainment, service and medical uses;
- Nearby schools; and
- Various public open space reserves.

Given the above, this application seeks the relevant development approval for the construction of four (4) new multiple dwellings on the subject land to provide much needed housing within the Hillarys locality, in close proximity to various nodes, a variety of amenities and to public transport.

Accordingly, approval under the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No.3) is hereby requested.

3.0 LOCATION

Lot 179 is located within the northern part of the Hillarys locality, approximately 190 metres south of the Whitfords Activity Centre, approximately 660 metres west of Marmion Avenue and approximately 1.5 kilometres east of the coastal foreshore reserve (see Figure 1 – Location Plan).

As outlined under Section 2.0 of this report, the land is located within a well-established and serviced area, with easy access to various nodes and infrastructure.

The subject land is located within the municipality of the City of Joondalup.

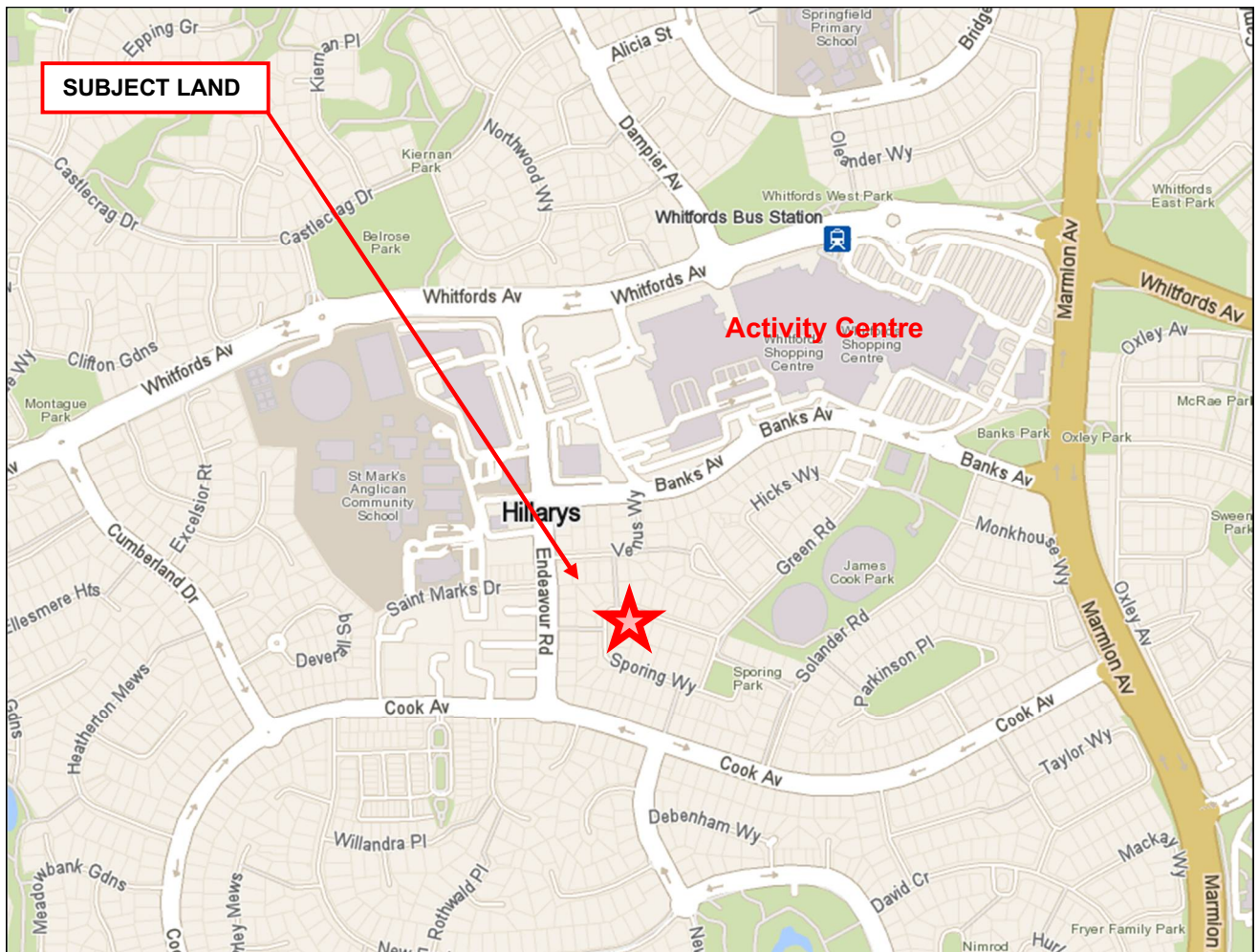


Figure 1 – Location Plan

4.0 PROPERTY DETAILS & PHYSICAL CHARACTERISTICS

The subject land is legally described as Lot 179 on Plan 9879 on Certificate of Title Volume 631, Folio 135A.

The subject land area is irregular in shape, comprises an area of 706m² and has frontage to Sporing Way along its northern lot boundary. Lot 179 contains an excessive fall in natural ground levels (NGL) from 11.2 metres along the land's front boundary to 8.62 metres along the land's rear boundary, which is a fall in NGL down the site of 2.58 metres (see Site Development Plan – Site Feature Survey).

Lot 179 is currently developed and used for 'Single House' purposes and contains a number of physical improvements including a single detached dwelling, a patio structure, a sealed driveway and boundary fencing (see Figure 2 – Aerial Site Plan & Figure 3).

This application proposes that the existing dwelling and all associated structures on the subject land will be removed to accommodate the construction the new development. It is significant to note that

the existing dwelling and associated structures on the subject land are not identified on the City of Joondalup's Municipal Heritage Inventory (MHI) and can therefore be demolished subject to the City issuing a demolition permit.

The verge areas abutting the subject land contains one (1) street tree, which will be retained as part of this application. Furthermore, the application proposes to retain two (2) existing trees to the rear of the subject land.

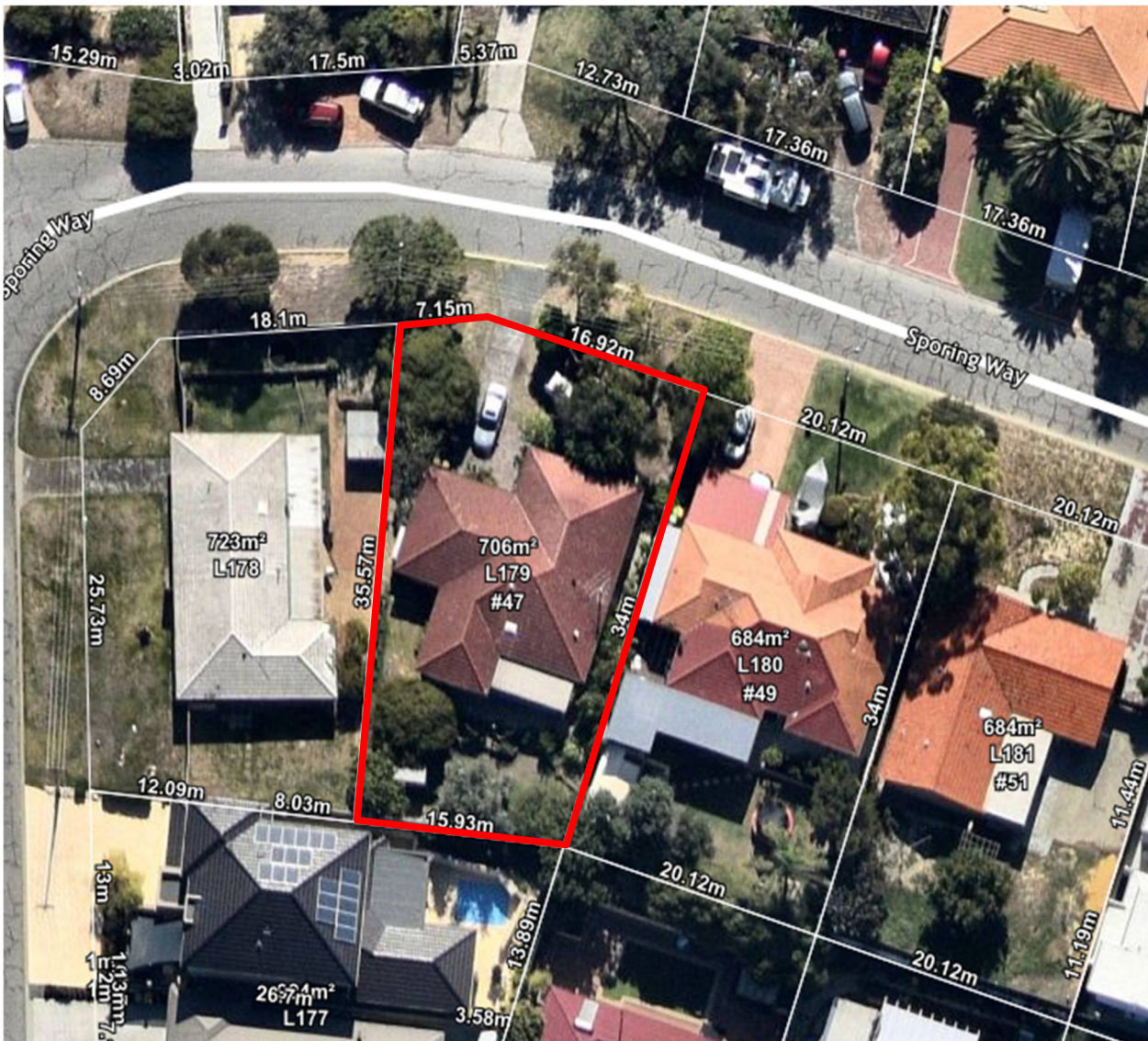


Figure 2 - Aerial Site Plan



Figure 3 -Subject land and the existing dwelling that will be removed.

4.1 Character of Locality

The subject land is located in close proximity to the Whitfords Activity Centre and is located within a Housing Opportunity Area (HOA), with a density coding up to R60. This reflects the localities access to a variety of key nodes and infrastructure including activity centres, public open space reserves, schools and public transport. Given this, the area is currently undergoing a significant change in character and built form that reflects the anticipated intensification of developments within the HOA,

For background purposes, this section of Hillarys was historically developed in the early 1980's and at the time, the housing stock included predominantly single dwellings of single and two storey built form. It is noted that the lower density development (i.e. single dwellings) evident within the area will be slowly removed to allow for more intensified development to reflect the planning framework. The existing dwelling on the subject land is reflective of the type of dwelling constructed at the time and is currently rundown and in need of renovation (see Figure 3).

As outlined above, the area is undergoing change, with a number of recent developments including either a grouped or multiple dwelling type typography, building heights ranging from single storey to two (2) storeys. In addition, the subject land is located in close proximity to the Whitfords Shopping Centre, which comprises a large scale development, with a three to four storey scale (see Figure 4).



Figure 4 – The left photograph is of a new multiple dwelling development emerging within the area, whilst the right photograph represents the large bulkier shopping centre development.

A review of the existing and future character of the immediate locality has concluded that there is no defined or heritage character worthy of retention, with the area comprising a mixture of older style single dwellings with pitched roof structures to larger developments that comprise a modern design with a variety of concealed and skillion roof structures.

It is noted that the existing dwelling on the subject land is in poor condition and does not have a positive contribution to the streetscape (see Figure 3). The proposed development on the subject land will remove the existing dwelling and replace it with a more modern and well design building that will have a positive contribution to the streetscape.

Given the above, it is considered reasonable to conclude that the character of the locality and the local streetscapes are not uniform, is varied in terms of the current built form, does not reflect any specific character or form and is currently in a transitional period of re-development in accordance with the objectives of the City's Housing Strategy and 'Housing Opportunity Area' to accommodate a higher density.

In light of the above, it is contended that the proposed demolition of the existing dwellings and the construction of new multiple dwelling development on Lot 179 is unlikely to have a negative impact on the existing character and amenity of the local streetscape or within this section of Hillarys. It is contended that the development will provide a positive contribution to the immediate locality, whilst providing a diversity of housing types within close proximity to the Whitfords Activity Centre.

4.2 Essential Services

The subject land is served by an extensive range of essential service infrastructure including power, water, reticulated sewerage, stormwater drainage, gas and telecommunications.

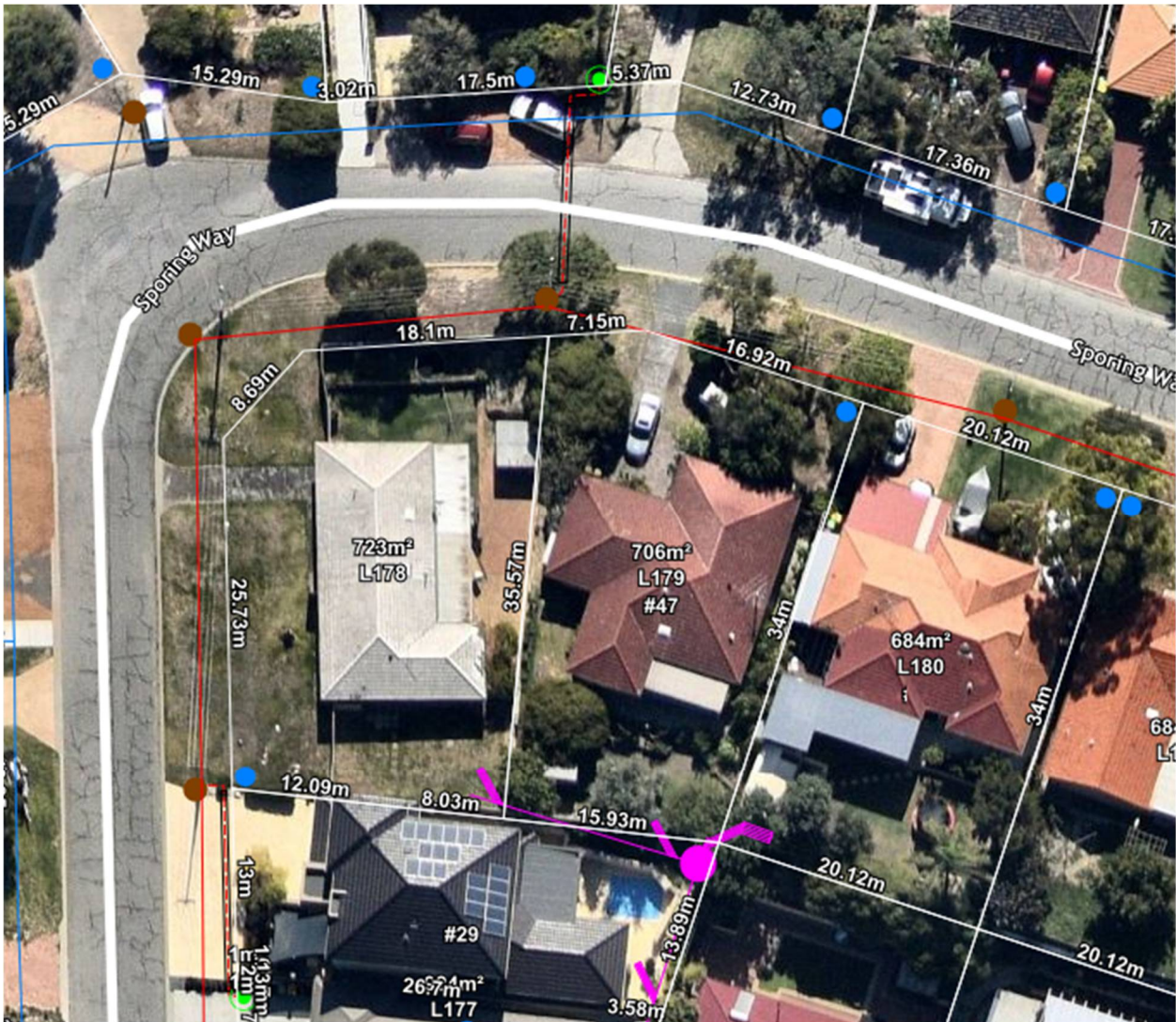


Figure 5 – The existing services in and around the subject land. Services include water, sewerage, electricity and telecommunications (MNG Mapping).

The subject land is also served by an efficient local and district road network with convenient access to Whitfords Avenue and Marmion Avenue, with easy access to the Mitchell Freeway. Public transport is available along various nearby roads, which provides an alternative form of transport for the future occupants of the development.

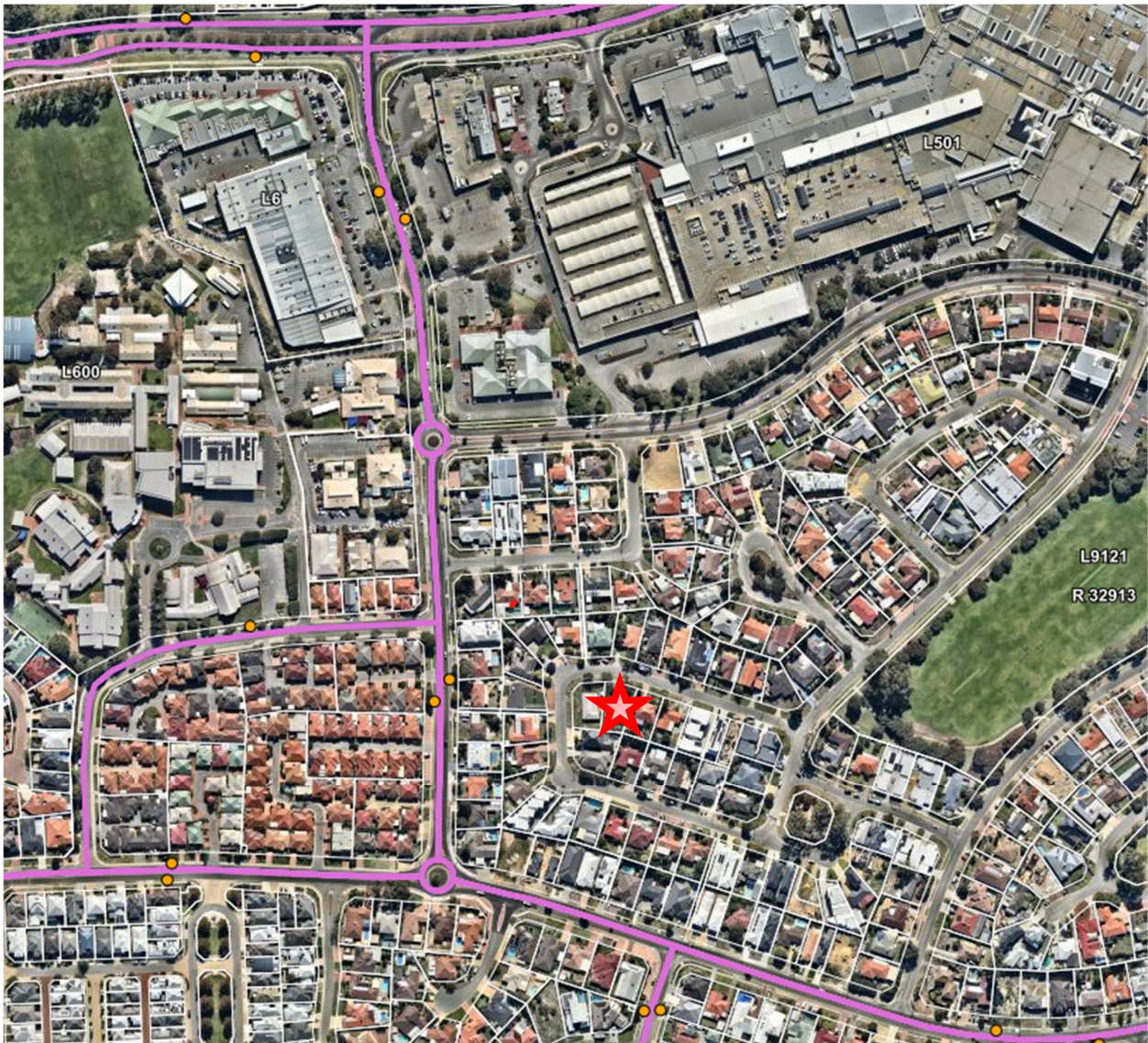


Figure 6 – Public transport network.

5.0 DEVELOPMENT PROPOSAL

This application proposes the construction of a two (2) storey building comprising four (4) multiple dwellings to provide much needed housing within close proximity to the Whitfords Activity Centre. The key detail of the proposed development includes the following:

- i) Each dwelling will comprise three (3) bedrooms and two bathrooms;
- ii) Construction of eight (8) on-site residents car parking bays and one (1) on-site visitor car parking bay to service the development;
- iii) The car parking area will be located to the rear of the site and accessed by one (1) crossover/driveway from Spring Way. The car parking bays will be screened and concealed from being viewed from the public realm;

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- iv) Provision of three (3) bicycle parking bays to service the needs of visitors and the occupants of the development;
- v) Each dwelling will be provided with a storeroom with easy access from the dwelling;
- vi) The energy innovative solution provided for the development to address Design Element 4.15 ('Energy efficiency') of the R-Codes includes the installation of instantaneous constant flow hot water units to service the multiple dwellings in lieu electric storage system and the installation of the solar panels; and
- vii) Location of air conditioning units on the roof of the development to avoid any adverse impact on the streetscape and/or the adjoining properties.

The external facade of the proposed new development will be constructed using high quality finishes that will complement and enhance the local streetscape, with all on-site car parking being screened from the public realm. The frontage of the development will include balconies (outdoor living areas) and numerous major openings to habitable rooms to assist with providing an active frontage and improve passive surveillance of the public realm (see Figure 7).



Figure 7 – The proposed front facade of the development

It is significant to note that on-site car parking provided in support of the development has been calculated in accordance with 'Location B' provisions of the Residential Design Codes Volume 2 (R-Codes).

Copies of the proposed site development plans and building elevation drawings are provided herewith for review and consideration by the City of Joondalup (see Appendix 1).

Landscaping Plan

A landscaping plan has been prepared by 'Kelsie Davies Landscape Architects' in support of the proposed development on the land (see Figure 8). The plan illustrates the retention of two (2) existing trees to the rear of the site and the planting of various tree/shrubs throughout the development. In addition, the application proposes the retention of the street trees located within the verge areas abutting the subject land and the planting of a new street tree to further enhance the streetscape and provide for increased canopy coverage.

In addition, the proposed landscaping will enhance the development when viewed from the public realm and will provide for sufficient protection from the elements (in particular during the hot summer month

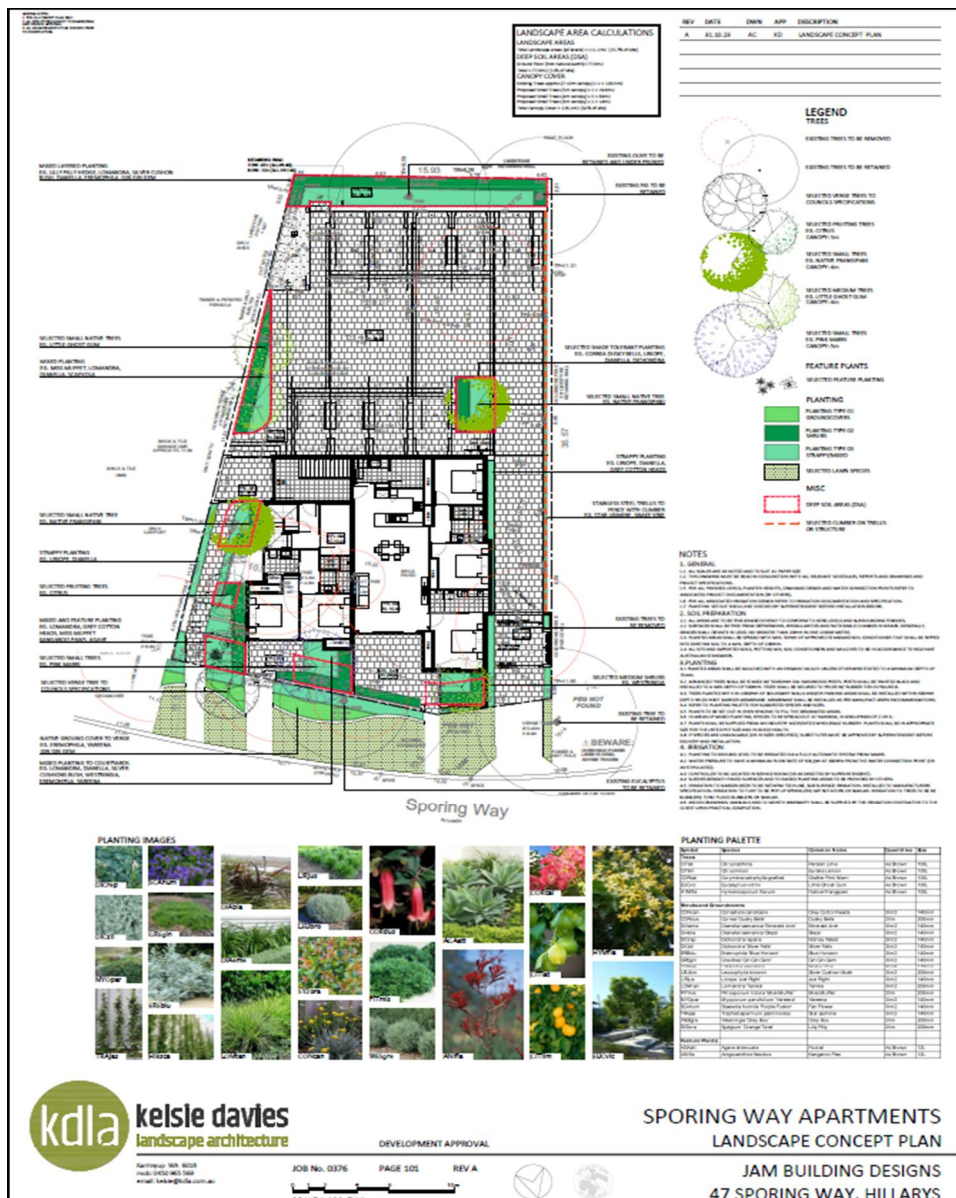


Figure 8 – Landscaping plan

6.0 STATUTORY CONSIDERATIONS

6.1 Metropolitan Region Scheme

Lot 179 subject land is currently classified 'Urban' zone under the Metropolitan Region Scheme (MRS) (see Figure 9 – MRS Map). It should be noted that the zones and reservations prescribed by the MRS are broad categories only that are intentionally not precisely defined or limited in order to enable a flexible approach to town planning. The following definition is provided as a guide to its stated purpose/s in the MRS:

“Urban Zone - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry.”

The proposed development and use of the land for multiple dwelling purposes is considered to be consistent with the defined intent of its current 'Urban' zoning classification under the MRS and has scope to be approved.

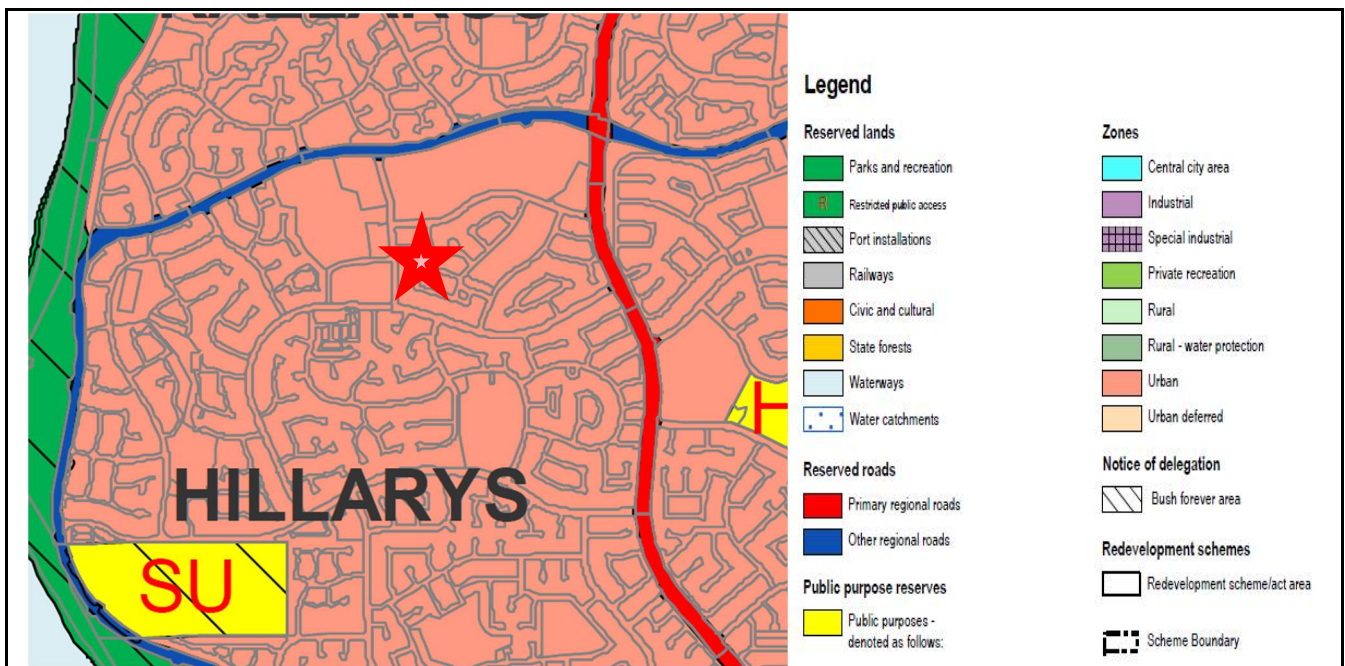


Figure 9 – MRS Map

6.2 City of Joondalup Local Planning Scheme No.3

Lot 179 is classified 'Residential' zone under the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No.3) with a split residential density coding of R20/40 (see Figure 10 – Scheme Map).

Under the terms of LPS No.3 the development and use of any land classified 'Residential' zone for 'Multiple Dwelling' purposes is listed as a discretionary ("D") use, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

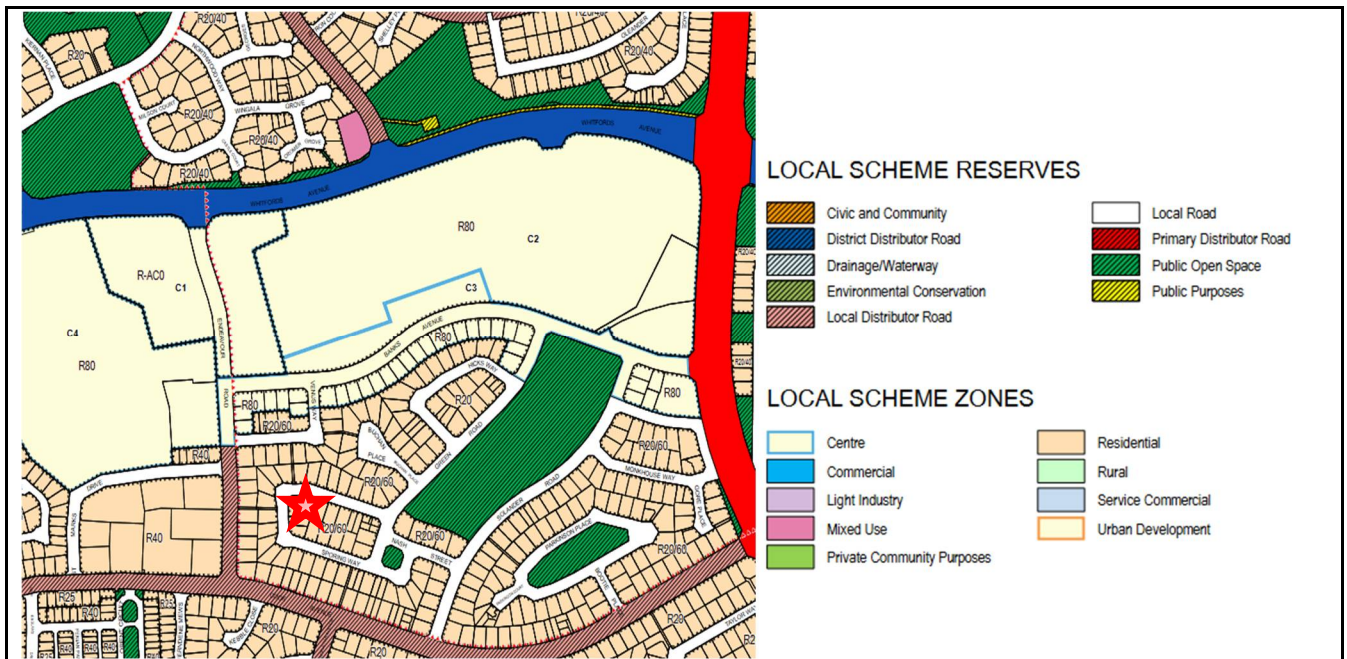


Figure 10 – Scheme Map

The stated objectives of the 'Residential' zone in The City's LPS No.2 are as following:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

The proposed development of the subject land for multiple dwelling purposes is consistent with the objectives of the land's current 'Residential' zoning classification in LPS No.3 as it provides housing choice within the area, provides a high quality development and will enhance the streetscape. As such, the proposal may be approved.

City of Joondalup Local Housing Strategy

The City of Joondalup's 'Local Housing Strategy' provides the planning rationale to accommodate the future population growth and address housing needs within the City of Joondalup, with an aim of providing a range of housing options and types (including affordable housing). The Strategy identifies ten (10) 'Housing Opportunity Areas' within the municipality which are considered the most suitable for increases in residential density, focused on key infrastructure and/or activity nodes.

The subject lot is located within 'Housing Opportunity Area 5' entitled 'Whitfords Centre to Whitfords Station', given its close proximity to various amenities, proximity to a key activity centre, public

transport (including bus and train services), access to a comprehensive pedestrian/cycle path network and access to a regional road network. As such, the land has been identified within the Strategy as having a dual density coding of R20/60 (within this part of the HOA).

A review of the immediate locality has identified a number of new single and grouped dwelling developments, with some scattered multiple dwelling type developments through parts of Hillarys which provides the area with a varying dwelling typology. Given the changing nature of the locality, it is contended that the proposed development on the subject land is consistent with the new and emerging built form within the immediate locality.

It is contended the proposed multiple dwelling development on the subject land is consistent with the City's 'Local Housing Strategy' for the following reasons:

- It accords with the objectives of the Strategy and will assist with accommodating future housing and population needs of the City of Joondalup and the Perth Metropolitan Area in general;
- It will foster the re-development of the land to provide for significant improvements to the current levels of passive surveillance of the local streetscape, will add to the diversity of housing stock within the immediate locality and assist with providing a variety of housing choice for future potential residents in the Hillarys locality;
- It will provide an opportunity for existing residents within the area to downsize and remain within the suburb;
- It will assist with enhancing the streetscape by replacing a rundown dwelling with a new modern styled multiple dwelling development;
- It will allow for the provision of higher density development within close proximity to an Activity Centre and public transportation routes; and
- It will provide an attractive and safe residential environment comprising affordable, modern and high quality housing within a well-established urban area.

6.3 Directions 2031 and Beyond

'*Directions 2031 and Beyond*' is the Western Australian Planning Commission's (WAPC) strategic framework for guiding development of the Perth Metropolitan Region to a sustainable future. At the centre of '*Directions 2031*' is an enhanced emphasis on growth management in a bid to accommodate future anticipated population growth within Perth, obtain better use of existing infrastructure and provide for a sustainable city including improved housing affordability. This philosophy is also being depicted in the Commission's recent document entitled '*Perth and Peel 3.5 million*'.

The future development of the subject land to accommodate multiple dwellings will facilitate the provision of additional housing within close proximity to an established and key Activity Centre within the Perth Metropolitan Region, that contains a wide range of existing infrastructure, including public transport, commercial use, public open space reserves and a comprehensive pedestrian/cycle network. Furthermore, it will provide affordable housing and promote the consolidation of urban growth within an existing urban area in a manner consistent with the strategic framework outlined in '*Directions 2031 and Beyond*'.

As such it is contended that the proposed development on the subject land is consistent with the aims and objectives of 'Directions 2031 and Beyond' and will make a beneficial contribution to the future development and sustainable growth of the Perth Metropolitan Region in general.

6.4 Perth & Peel @ 3.5 Million

'Perth & Peel @ 3.5 Million' is the State Government's high-level vision for the growth of the Perth and Peel region to accommodate the future anticipated population growth, which is predicated to be 2.9 million people before 2031 and 3.5 million people before 2050.

In order to accommodate the aforementioned population growth, the document aims at the creation of a more consolidated urban form that includes 53% of future development within the greenfield area and 47% of future development in the current urban area (i.e. infill development). The proposed development will allow for the provision of increased housing availability within close proximity to the Whitfords Activity Centre and therefore assist with the City of Joondalup meeting the targets set by the State Government for the delivery of additional housing within the existing urban area and within a key Activity Centre.

In light of the above, the proposed multiple dwelling development on the subject land accords with the aims of 'Perth & Peel @ 3.5 Million'.

6.5 State Planning Policy No.7.0 - 'Design of Built Form Environment'

State Planning Policy No.7.0 lists a number of 'design principles' that should be considered when proposing a new development. This policy addresses the design quality of the built environment in order to deliver broad economic, environmental, social and cultural benefit to the community.

The following table provides responses to the 'design principles' outlined with the Western Australian Planning Commission's State Planning Policy No.7.0 for consideration by the City of Joondalup as part of its assessment of the development application:

Table 1 – Design Principles

Design Principle	Response
<p><u>Context and character</u></p> <p><i>"Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place."</i></p>	<ul style="list-style-type: none"> A review of the immediate locality (in particular in close proximity to the Whitfords Activity Centre) has identified that there is no distinct character or heritage value within the area. The current residential built form was constructed in the early 1980's and comprises a selection of single and two storey dwellings, which reflects the low density coding. This older character has significantly changed over the last two years, as new (more modern) developments comprising both multiple and grouped dwellings have been constructed. This part of Hillarys contains an eclectic mix of dwelling types and built form that has evolved as a result of the introduction of the 'Housing Opportunity Area' within close proximity to the Whitfords Activity Centre.

	<ul style="list-style-type: none"> • The new development reflects the objective of the 'Housing Opportunity Area' and other recent multiple dwelling developments that have either been approved or constructed within this part of the Hillarys locality. The development will provide distinguishable architectural features and high level of passive surveillance of the public realm. • The changing nature of the area also reflects the State Government's vision to provide increased housing, introduce housing diversity and provide for affordable housing within close proximity to key nodes. • The new development on the subject land reflects the character of various recently approved and proposed developments within the area. • The City is aware that this part of the Hillarys locality is currently experiencing a transitional phase wherein the older building fabric and character within the area is changing to reflect the higher density coding. • Overall, the proposed development has been designed to reflect upon the anticipated R60 higher density built fabric implemented within the area and the associated anticipated streetscape character that reflects the R60 density. As such, the proposed built form of the new development on the subject land reflects the current planning framework.
<p><u>Landscape quality</u></p> <p><i>"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context."</i></p>	<ul style="list-style-type: none"> • The landscaping to be provided within primary street setback area and will assist with softening the appearance of the development and assist with on-site drainage. • The proposed development will comprise extensive landscaping throughout the site. This includes the planting of some new mature trees throughout the development. • The application also proposes the retention of two (2) mature trees to the rear of the land (i.e. olive and fig tree). • The application proposes to retain the existing large mature street trees within the verge area abutting the subject land which will assist with enhancing the appearance of the development when viewed from the street. Furthermore, one (1) new street tree will be planted within the verge area abutting the subject land to provide for an improved streetscape and additional canopy coverage. • A variety of vegetation is proposed, ranging from shrubs to trees and adequate space is allowed for trees to grow to a sufficient size to provide canopy cover of the site for the benefit to the local community. • The landscaping will provide for adequate tree growth, therefore allowing for adequate shading and the creation of a comfortable environment. • A detailed landscaping plan will be prepared in support of the development to ensure that appropriate plant sizes and species will be provided,
<p><u>Built Form and scale</u></p> <p><i>"Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended</i></p>	<ul style="list-style-type: none"> • The proposed development features good massing as the façade is broken up by multiple elements and articulation, including varied setbacks, indentations along the front façade, use of varying materials/colours and the inclusion of an open balcony along the front façade. Given these key elements, it is contended that the future development on the land will contribute to the existing and desired built character of the streetscape.

<p><i>future character of the local area.”</i></p>	<ul style="list-style-type: none"> • The proposed development is two (2) storey to reflect the current planning framework and the built form within the area. • The development enhances the existing streetscape by providing an active frontage to the street, which includes balconies to two (2) dwellings and outdoor living areas at ground level. The active frontage will assist with improved passive surveillance of the street, along with promoting community interaction. • Adequate surveillance will be provided to the common areas to allow for a safe environment for visitors. • The proposed development will be constructed of high quality materials and finishes that will provide an improved appearance when viewed from the streets. • The proposed multiple dwelling typology reflects the future anticipated development within this part of the Hillarys locality given the increase in density coding. • The development will include the concealment of the residential car parking to the rear of the site, which will be screened from view from the public realm.
<p><u>Functionality and build quality</u></p> <p><i>“Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.”</i></p>	<ul style="list-style-type: none"> • The design of the dwellings within the development are considered to be functional, with the internal living area for each dwelling being designed to be utilised in conjunction with the external living areas to create large entertainment areas. • The development will include the use of robust materials and construction methods that will comprise a long life cycle. • Three (3) dwellings within the development have been designed to allow for access to northern winter sun, with all dwelling having good cross ventilation (air flow through the dwelling). This will assist with reduced usage of artificial lighting and mechanical ventilation of the dwellings and reduce long term running cost of the dwellings (reduce electrical use). • Each dwelling has been provided with sufficient storage, on-site car parking and an outdoor living area of sufficient dimension and width to meet the needs of the future occupants. • The landscaping to be installed throughout the site will provide a buffer between the proposed building on the subject land for improved privacy and amenity for the occupants of the development. The landscaping will also assist with softening the appearance of the development when viewed from the public realm, the adjoining properties or the common driveway area.
<p><u>Sustainability</u></p> <p><i>“Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.”</i></p>	<ul style="list-style-type: none"> • The access to the natural light and ventilation is provided for each dwelling, with three (3) dwelling comprising northern orientation to obtain the northern winter sun. These design measures will assist with reducing the running costs for each dwelling. The plans prepared in support of the application illustrates the extent of natural light and ventilation penetrating the development. • Measures have been included within the design to limit exposure during the hot summer months (i.e. western summer sun). • Hardstand/driveway have been designed to be minimised where possible and covered to provide protection of the hardstand area from the sun and reducing the heat generated by the hardstand.

	<ul style="list-style-type: none"> • Adequate landscaping will be provided to accord with water-sensitive design, provide natural shading during the summer months and provide adequate greenery to benefit the development. • The use of major openings and a balcony for the front dwellings facing the street will provide for improved connectivity between the public and private realms that will assist with social interaction. In addition, the front dwellings will comprise a pedestrian path to allow for direct access between the dwellings and the public realm. The access point will allow for direct pedestrian connection between the dwelling and street. • The proposed development will assist with the provision of a diversity of housing stock within the Hillarys locality, within close proximity to a key Activity Centre, public open space reserves and public transport. The close proximity to the high frequency bus route provided along various street will assist with reducing motor vehicle dependency and is consistent with the State Government's aim to increase the use of the existing public transportation network, which increases the economic viability of the public transport network. • The proposed development is mindful of the environment (vehicle emissions) and aims to limit the dependency of motor vehicle usage by providing more housing in close proximity to public transport and within a walkable catchment for the Activity Centre. • The proposed development allows an opportunity for the aging population within the Hillarys area to downsize and remain within the area.
<p><u>Amenity</u></p> <p><i>“Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.”</i></p>	<ul style="list-style-type: none"> • Each dwelling features an outdoor living area that creates a usable internal and external area that is functional and will accommodate the needs of the future occupants of the development, which provides sufficient area to entertain visitors to each dwelling. • Adequate separation between the buildings on the subject land and the adjoining properties is provided. This allows for a buffer area along these boundaries of the development to allow for good airflow and limit any potential impact associated with bulk, scale, visual privacy, noise etc. • The proposed development meets the overshadowing provisions of the R-Codes to limit any amenity impacts on the adjoining properties. • Adequate storage is also provided for each dwelling, along with a communal bin storage area to minimise any impact on the future occupants • Development has been designed to allow for easy access for both the occupants and visitors to the development.
<p><u>Legibility</u></p> <p><i>“Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.”</i></p>	<ul style="list-style-type: none"> • The proposed development is legible in that it provides for good outlook to the public realm and provides adequate crossovers/driveways to allow for a clear vehicle entry point for both occupants and visitors. • The proposed development has been provided with a defined entry point for the front dwellings from the street, with a defined entry point provided along the eastern side of the building (through a gated porch area – entry statement). The front dwellings will have good connectivity with the street.

	<ul style="list-style-type: none"> • This entry for the development is easily distinguishable and provides a separate access for vehicles and pedestrians to allow for improved safety and legibility. This will allow for clear and easy access for visitors to the development. • All dwellings will comprise a covered entry point (front door) that will provide protection from the elements.
<p><u>Safety</u></p> <p><i>“Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.”</i></p>	<ul style="list-style-type: none"> • The proposal provides major openings and balconies for the front dwellings facing the street. This will provide for good passive surveillance of the street. • The on-site car parking area will be enclosed to provide security (gated). • The development comprises little blind recesses at ground level to avoid enticing criminal activity and intrusion. The development will have sufficient surveillance over both the public and private realms. • The development will include major openings and an active frontage (i.e. a balconies) overlooking Spring Way and common areas, therefore providing for improved passive surveillance of the public realm and improved pedestrian safety. • The development has been designed to allow for all vehicles associated with the dwellings to enter the street in a forward gear. The vehicle access points comprise adequate visual sightlines. • The development provides a separate pedestrian access point to provide a safe pedestrian environment. • The development will include gates, security, CCTV to provide a safe environment. • The development will have good passive surveillance along the internal driveway from habitable windows and balconies associated with each front dwelling overlooking the street without compromising the privacy of dwellings.
<p><u>Community</u></p> <p><i>“Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.”</i></p>	<ul style="list-style-type: none"> • The smaller dwelling size (as opposed to a single detached dwelling) will provide an opportunity for aged residents within the locality to downsize and remain within the suburb with easy access to various key nodes and public transport. • The proposed dwelling types also cater for a variety of demographics such as first homebuyers, singles and couples without children. • The development provides housing density in close proximity to a key nodes (i.e. public open space reserves and an activity centre) and public transport. The diversity of dwellings will provide an opportunity for new families to integrate within the community. • The proposed development accords with the State Government’s directive to increase residential densities in close proximity to public transportation and to provide housing diversity in close proximity to an Activity Centre. • The increase of densities and the provision of additional housing within close proximity to public transport will assist with reducing motor vehicle usage and reduce the extent of the Perth Metropolitan area expanding into the rural and bushland areas along the City’s urban fringe. This will assist with providing a positive outcome for the environment.

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Aesthetics

“Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.”

- Aesthetics of the proposed street facing facades is highly demonstrated by the adoption of a modern architectural style, which includes the use of varying materials, colours and setbacks to provide for a degree of visual interest when viewed from the street.
- The front dwellings along the land’s Spring Way frontage will comprise a number of windows, balconies and outdoor living area along front façade which will allow for the activation of the development along the street, improved passive surveillance and social intersection between the public and private realms.
- The proposed façade provides visual interest and an active frontage that provides a connection between the public and private realms.
- The design of the proposed development incorporates sufficient and safe pedestrian movements, with each dwelling comprising easy access to the dedicated storeroom and car parking.
- The proposed development has been designed to include active spaces along the frontage of the development, which will provide an attractive and articulated front façades. The façade design for the development is modern and uses simple lines, inclusion of varying materials and architectural styles that will appeal to all passers-by and engage interest from the public realm.

6.6 Bushfire Prone Areas

The subject land has not been identified by the Department of Fire & Emergency Services (DFES) as being located within a designated 'bushfire prone area' (see Figure 11).



Figure 11 – DFES Bushfire Mapping

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7.0 DEVELOPMENT STANDARDS

The proposed development has been designed to include the retention of existing trees on the land, provide generous landscaping throughout the site, allow for good articulation of the building facades and provide for a plot ratio area less than the maximum area allowed. In addition, the development has been designed to screen the car parking from the street and provide activation of the street through the inclusion of major openings, outdoor living area and balconies along the frontage of the building.

The design of the proposed development on Lot 179 has been formulated with due regard for the relevant 'deemed to comply requirements' of the Residential Design Codes (R-Codes) and the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No.3) including any relevant Local Planning Policies with the exception of the following:

- i) R-Code Element 5.3.7 C7.2 & C7.3 -'Site works';
- ii) City of Joondalup Development in HOA Local Planning Policy, Clause 5.1-'Street setback';
- iii) City of Joondalup Development in HOA Local Planning Policy, Clauses 6.1-'Side & rear setback'; and
- iv) City of Joondalup Development in HOA Local Planning Policy, Clause 18.1 – 'Natural ventilation'.

The following table provides justification for those aspects of the new multiple dwelling development on the subject land seeking a variation to the 'deemed to comply requirements' of the relevant planning framework.

Table 2 – Written Justification

PLANNING PROVISION 'OBJECTIVES' & 'DESIGN PRINCIPLES'	PROPOSED VARIATION TO 'DEEMED TO COMPLY REQUIREMENTS'	JUSTIFICATION
<p>R-Code Element 5.3.7 C7.2 & C7.3 – 'Site works'</p> <p><i>P7.1 Development that and responds to the features of the site and minimal excavation/fill.</i></p> <p><i>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the</i></p>	<p>The application proposes the following variations to the 'deemed to comply requirements' of Element 5.3.7 C7.2 & C7.3 of the R-Codes:</p> <ul style="list-style-type: none"> i) Excavation along the eastern side boundary will comprise a level greater than 500mm (i.e. up to 1.29 metres) below natural ground level (NGL); ii) Fill and retaining wall to be built up to the 	<ol style="list-style-type: none"> 1. The site works to the rear of the site have been limited to allow for the retention of two (2) existing trees. 2. 'The site works and associated retaining walls are well setback on the property to avoid having any adverse impact on the streetscape in terms of bulk and scale. 3. The extent of fill to the rear of the site (i.e. a maximum of 900mm) is considered to be minor (i.e. it includes fill for a short distance along the boundary) and will not have an adverse impact on the adjoining western property. 4. The subject land is characterised by a fall in natural ground levels of 2.58 metres down and across the site. Given this excessive variation in the natural ground level down/across the site, the proposed development has been benched or cut down the site from the road level to accommodate the fall in levels and provide a level building site. This has resulted in

<p><i>site and as viewed from the street.</i></p> <p><i>7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1</i></p>	<p>western side boundary will comprise a maximum height of 900mm above NGL in lieu of 500mm above NGL; and</p> <p>iii) Retaining wall built up to the lot boundary in lieu of 1 metre and 1.5 metre setback.</p>	<p>the development being cut into the site to reduce any impacts on the adjoining properties and limit the extent of fill required within the front setback area.</p> <ol style="list-style-type: none"> 5. The extent of retaining wall, fill and excavation is consistent with other developments within the immediate area, given the undulating nature of this part of the Hillarys locality and within the coastal suburbs. 6. The proposed excavation will not undermine the existing structures on the adjoining properties and that the proposed retaining walls will be constructed in accordance with approved engineering plans. This matter will be addressed at the building permit stage. 7. The location of the retaining wall on the lot boundaries will provide for the effective use of all available space and the creation of adequate/usable external yard area to benefit the future occupants of the development. 8. The proposed development on the subject land complies with the visual privacy provisions of the R-Codes. 9. A 1.8 metre high dividing fence will be constructed on top of the retaining wall to ensure that the adjoining properties do not overlook into proposed development on the subject land and that the occupants of the development do not overlook the adjoining properties.' 10. The proposed development on the subject land, along with the retaining walls, meet the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. In fact, the proposed development will cast very little shadow of the adjoining western and eastern properties at 12 noon on 21 June (i.e. winter solstice). <p>Having regard for the above it is contended that the proposed retaining walls, fill and excavation to be built up to the side boundaries of the new multiple dwelling development on the subject land satisfies the 'design principles criteria' of Element 5.3.7 of the R-Codes, is a result of the constraints of the land, will assist with providing a level/usable site, will not have a detrimental impact on the adjoining properties or local streetscape and may therefore be approved by the City.</p>
<p>City of Joondalup Development in Housing Opportunity Areas Local Planning Policy, Clause 5.1 – 'Street setback'</p> <p><i>Building orientation must consider the site, the street and neighbouring</i></p>	<p>The application proposes that a portion of the development (upper floor) will comprise a minimum front setback of 1.582 metres in lieu of 2 metres required by the 'deemed to comply requirements' of Clause 5.2 of the City's Local Planning Policy.</p>	<ol style="list-style-type: none"> 1. It should be noted that only a minor portion of the development encroached into the front setback area, with the offending section of wall being a feature for the development when viewed from the street. Other than this minor intrusion, the proposed development on the subject land complies with the minimum front setback prescribed within the City's Policy for land coded R60.

buildings to maximise residential amenity, including urban form to the street, landscape area, tree provision/retention, solar access and visual privacy.

2. In addition to the above, the Policy does allow for an intrusion into the front setback area for balconies and the like (as such, it could be argued that the proposal complies).
3. The proposed primary street setback variation for the new dwelling will not result in a detrimental impact on the Sporing Way streetscape or the amenity of any adjoining properties.
4. It is noted that the front setback of the development complies with the provision prescribed within Element 5.1.2 C2.1 ('Street setback') of the R-Codes for land coded R60.
5. The proposed development on the subject land has been designed to comprise a varying front setback and the inclusion of major openings (including windows, outdoor living area and balconies) to assist with providing an interesting, articulated facade and improve passive surveillance of the street (see Figure 11).
6. The reduced front setback for the new development on the subject land will not interfere with the outlook from any existing dwellings on the adjoining properties over the street. Furthermore, it is likely that the adjoining properties will be redeveloped in the future and therefore comprising a similar front setback to that proposed a part of this development.
7. The overall development on the subject land meets the 'deemed to comply requirements' of Element 5.4.1 C1.1 ('Visual privacy') and Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes.
8. The development has been designed to include an outdoor living areas and balconies within the front setback area to provide an element of activation of the public realm. In addition, the dwelling has been designed to include extensive landscaping and the planting of three (3) trees within the front setback area to enhance the development when viewed from the street. Furthermore, the application proposes to retain one (1) street tree and the planting of an additional street tree to enhance the streetscape and provided for greater canopy coverage.
9. The application also proposes to retain two (2) existing trees within the rear portion of the land (i.e. an olive tree and fig tree).
10. The design of the new development makes effective use of all available space and provides for the creation of adequate internal and external living areas which will benefit the future occupants. Furthermore, the development will assist with providing must needed housing and housing diversity within a well-established area.
11. The overall multiple dwelling development on the subject land will comprise sufficient space to accommodate any required easements within the front street setback area required by any relevant servicing authorities.

Having regard for the above it is contended that the proposed variation to the minimum front setback for the new multiple dwelling development on subject land addresses the Objectives of Clause 5 of the City’s Local Planning Policy, does not undermine the Policy and will not have a detrimental impact on the streetscape or the adjoining properties. In fact, the proposed new development on the subject land will improve the streetscape and should therefore be approved by the City.



Figure 11 – The proposed development includes articulation and good activation for the street.

City of Joondalup Housing Opportunity Area Local Planning Policy, Clauses 6.1 – ‘Side & Rear Setbacks’

Objectives

Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat

The application proposes that the following aspects of the new development on the subject land will not meet the ‘deemed to comply requirements’ of Clauses 6.1 of the City’s Policy:

- i) A portion of the upper floor for Unit 1 will comprise a minimum setback of less than 3 metres (i.e. 2.056 metres) from the eastern side boundary in lieu of 2 metres;
- ii) Portions of Unit 4 will comprise an upper floor setback from the eastern side boundary of less than 2 metres (i.e. 2.397 metres & 2.845 metres); and
- iii) A portion of Unit 3 will comprise an upper

1. The lot boundary setback variations being sought from the upper floor from the side boundaries are considered to be minor in nature and will not have an adverse impact on the adjoining properties and/or the streetscape in terms of bulk and scale. It should be noted that the setback variations from the eastern lot boundary can be attributed to the irregular shape lot (i.e. angled boundary). This has resulted in only minor ‘pinch points’ of the wall intruding into the setback areas, with the balance portion of the wall complying or even greater than the minimum required setback.
2. The variation to the western side boundary (i.e. 300mm) for a portion of the upper floor wall is considered to be minor.
3. Strict compliance with the City’s Policy will result in a poor upper floors layout, the loss of usable living space and an upper floor that will not include any articulation. As such, strict compliance with the 3 metre lot boundary setback requirement for the upper floor would be a poor planning outcome.
4. It is noted that adequate separation will be provided between the proposed development on the subject land and the existing dwellings on the adjoining properties.
5. The proposed development has been designed to comprise varying setbacks from the side and rear lot boundaries to provide some articulation and visual interest/relief to the walls when viewed from the adjoining properties. As outlined

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	<p>floor setback from the western side boundary of 2.7 metres in lieu of 3 metres.</p>	<p>previously, a blanket 3 metre setback for the upper floor would be devoid of articulation and would have a greater impact on the adjoining property than the proposed varying setbacks proposed as part of this application.</p> <ol style="list-style-type: none"> 6. The proposed development has been designed to avoid the excessive use of parapet walls to limit any impacts on the adjoining properties in terms of bulk and scale. Furthermore, the avoidance of parapet walls has allowed for generous landscaping areas to be provided. 7. Those portions of the upper floor of the development seeking a setback variation from the eastern side boundary will abut the front and side setback areas (including a driveway/garage) of the existing single detached dwelling on adjoining Lot 180 (No.49) Sporing Way (see Figure 2 – Aerial Site Plan). It should be noted that the dwelling on the adjoining eastern property comprises a higher level than the proposed development on Lot 179. Given these observations and the minor nature of the setback variations, it is contended that the proposed lot boundary variations from the upper floor of the new development on Lot 179 will not have an adverse impact on any key sensitive spaces associated with the existing dwelling on adjoining Lot 180. 8. That portion of the upper floor of the development seeking a setback variation from the western side boundary will abut the side setback area of the existing single detached dwelling on adjoining Lot 178 (No.45) Sporing Way (see Figure 2 – Aerial Site Plan). It should be noted that the proposed development on Lot 179 will not cast a shadow over the adjoining western property at 12 noon on 21 June (i.e. winter solstice). As such, it is contended that the proposed lot boundary variation for the upper floor of the new development on Lot 179 from the western side boundary will not have an adverse impact on any key sensitive spaces associated with the existing dwelling on adjoining Lot 178. 9. The proposed development on the subject land complies with Element 5.4.2 of the R-Codes (i.e. ‘Solar access for adjoining sites’) and will not impact access to light and ventilation for any existing dwellings on any adjoining properties. 10. The design of the proposed multiple dwelling development on the subject land provides for the effective use of all available space and the creation of adequate internal and external living areas which will benefit the future occupants of each dwelling. 11. The offending part of the new development are located with adequate setback from the front boundary and will therefore not have an adverse impact on the Sporing Way streetscape in terms of bulk and scale.
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		<p>12. The overall multiple dwelling development on the subject land complies with the visual privacy provisions of the R-Codes.</p> <p>Having regard for the above it is contended that those portions of the new multiple dwelling development on the subject land comprising reduced setbacks for the upper floor from the side lot boundaries satisfies the Objectives of Clause 6 of the City's Policy, will not have an adverse impact on the local streetscape, will not adversely impact the existing/future dwellings on the adjoining properties and may therefore be approved by the City.</p>
<p>City of Joondalup Housing Opportunity Area Local Planning Policy, Clause 18.1 – 'Natural ventilation'</p> <p>Objectives:</p> <ul style="list-style-type: none"> • <i>Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.</i> • <i>To ensure the dwelling's orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms.</i> 	<p>The application proposes that a number of toilets, bathrooms and laundries within the proposed development will not comprise a window as required by the 'deemed to comply requirements' of Clause 18.1 of the City's Policy.</p>	<ol style="list-style-type: none"> 1. The offending rooms within the development will be serviced by artificial light and fans (i.e. artificial ventilation). Given this, the toilets, bathrooms and laundries will comprise good light and will be ventilated during use. 2. It is deemed that these rooms are not a habitable spaces and will not be used by the future occupants of the dwellings for long periods of time. Given this, the use of these rooms will not result in high energy usage through the use of mechanical ventilation and lighting. 3. In addition to the above point, the offending rooms will not be serviced by air conditioning due to the low usage of the room. This would assist with keeping energy consumption down. 4. All habitable rooms for each dwelling within the development have been provided with adequate openings to allow for good access to natural light and ventilation, in accordance with the City's Policy. In addition, each dwelling has been designed to include access to natural light and is provided with good cross ventilation. 5. It should be noted that the City has supported a variation to the requirements to provide a window to a non-habitable room for a number of similar applications. This application is consistent with the City's recent position/decisions. <p>Having regard for all of the above it is contended that the configuration of select bathroom, toilets and laundries within the proposed multiple dwelling development on the subject land satisfies the Objectives of Clause 18 of the City's Policy, will provide for adequate light and may therefore be approved by the City.</p>

8.0 CITY OF JOONDALUP DESIGN REVIEW PANEL

The application has been referred to the City of Joondalup Design Review Panel (DRP) meeting on 3 October 2023 for consideration and comment. It is noted that the proposed use and development on the land is generally supported by the Panel, with a number of recommendations and comments being made to improve the functionality and appearance of the development.

Following a review of the comments, the plans prepared in support of the development were amended and has resulted in vast improvements to the design layout of the development. The following table

Table 3 – Written Justification

DESIGN PRINCIPLE	DRP COMMENT	APPLICANT RESPONSE
<p><i>Principle 1 – Context and character</i></p>	<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> • Important to improve management of the site's 2.6m slope to the rear, such as through a careful revision of site levels, stepping of the built form and minimal adverse impacts on existing infrastructure and neighbours. <i>Refer also to Principle 2: Landscape quality.</i> • Provide plans showing the context of surrounding existing development and a streetscape elevation with neighbouring houses. <p>Recommendation 1:</p> <p>1.Improve management of the site slope with consideration given to existing and proposed built form and the landscape quality.</p> <p>2.Provide plans with the context shown.</p>	<ul style="list-style-type: none"> • The level of the car parking to the rear of the site has been reduce by 510mm to address the slope of the site. The common driveway has been graded down the site from the verge to the rear car parking area to limit any site work impacts on the adjoining properties. • The reduction in levels has allowed the development to work with the slope of the land in an improved manner. • Whilst the plans do not illustrate the built form (context) within the immediate area, Section 4.1 of this report provides an overview of the existing and emerging built form character of the area. It is considered that the information provided addresses the contextual requirements of the Design Principles stated in SPP 7.0.
<p><i>Principle 2 – Landscape quality</i></p> <p><i>No colour – information to be provided</i></p>	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> • A Landscape Architect should be appointed to design all open areas and advise on all hard and soft landscape materials and plant species. For example, the tree proposed to grow through the narrow void between Units 3 and 4 requires careful selection. • The DRP strongly supports the retention of existing trees on the lot and recommends commissioning an 	<ul style="list-style-type: none"> • A landscaping plan has been prepared by a qualified landscape consultant, as requested by the DRP. • The landscaping plan illustrates the retention of the existing trees to the rear of the site and the planting of new trees. • The changes to the levels and retaining wall construction to the rear of the site has allow for adequate growth area for the existing trees to be retained (i.e. the revised design avoids any impacts of the root systems of the existing trees being retained).

	<p>Arborist's Report to advise on tree health and measures for protection and longevity.</p> <ul style="list-style-type: none"> The DRP has strong concerns about the continuing health of the two existing mature trees at the rear of the lot in the proposed 'recess'. Construction of new footings, retaining walls and soil compaction almost certainly will negatively impact on the existing root system. Also, how would the trees be accessed for maintenance in the 'recess'? <p>Consider other solutions for retaining the trees at the site's rear to ensure their long-term viability in tandem with a general review of site, built form and levels.</p> <ul style="list-style-type: none"> Consider relocating the new southern-most tree in the carpark on the eastern side closer to the northern tree in that bed. <p>Recommendation 2:</p> <p>1.Appoint a Landscape Architect to advise on the design of all open areas and plant selection.</p> <p>2.Provide an Arborist's Report on the existing trees.</p> <p>3.Consider the impact of the proposed construction of new retaining walls, fill and compaction on the health of the two existing trees in the 'recess' at the rear of the Lot. A sophisticated solution is required for the longevity of these trees in tandem with a general review of levels for this development.</p> <p>4.Relocate the southern-most new tree in the carpark on the eastern side closer to the northern tree in that bed.</p>	
<p><i>Principle 3 – Built form and scale</i></p>	<p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> The DRP supports the two-storey building, however, further consider the 	<ul style="list-style-type: none"> Setbacks have been reviewed and are considered to be adequate for the development, with sufficient separation being provided between the new development on the subject land and the existing dwellings on the adjoining lots. In addition to the above point, each dwelling has been designed to include good internal

	<p>setbacks to improve the residential amenity of the proposal. Refer also to <i>Principle 6: Amenity</i>.</p> <p>Recommendation 3:</p> <p>1.Consider the setbacks to improve the issues identified in <i>Principle 6: Amenity</i>.</p>	<p>living spaces to meet the needs of the future occupants.</p>
<p><i>Principle 4 – Functionality and build quality</i></p>	<p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> While the proposal has many positives, refer to <i>Principles 1: Context and Character</i> and <i>6: Amenity</i> for comments/recommendations that should be addressed and that should aid functionality and build quality. <p>Recommendation 4:</p> <p>1.Refer to <i>Principles 1: Context and Character</i> and <i>6: Amenity</i></p>	<ul style="list-style-type: none"> Section 4.1 of this report provides an overview of the existing and emerging built form character of the area. It is considered that the information provided addresses the contextual requirements of the Design Principles stated in SPP 7.0. It is viewed that the dwelling size is generous/adequate for the occupants and that the setbacks from the various lot boundaries are sufficient. The development has been amended to lower the level of the rear portion of the development to address the slope in natural ground levels down the site.
<p><i>Principle 5 – Sustainability</i></p> <p><i>No colour – information to be provided</i></p>	<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> The DRP advises early consideration of ESD at this conceptual stage of design, rather than an 'add-on' later, and to focus on <u>passive</u> design for amenity, such as winter solar gain, shade devices for openings and cross ventilation. Other measures should be incorporated and include water collection and re-use, material selection, EV charging and 100% electrification. <p>Recommendation 5:</p> <p>1.Demonstrate a high quality passive ESD strategy and as per the requirements of SPP7.3 Apartments</p>	<ul style="list-style-type: none"> The amended plans include the installation of solar panels as part of the development. In addition, the proposed development will include instantaneous hot water systems to reduce energy usage. A roof plan has been prepared illustrating the location of the air conditioning units and solar panels on the roof. This allows for the energy initiatives to be factored in at building stage. The dwelling have been designed to obtain sufficient natural light and ventilation. This include windows on the northern face of the skillion to allow natural light to penetrate into the dwelling.
<p><i>Principle 6 – Amenity</i></p>	<p><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <p>Comments:</p>	<ul style="list-style-type: none"> The DRP should be aware that increased housing numbers and housing diversity within the HOA's and in close proximity to a key Activity Centre is reflective of the State Government's strategic planning direction.

	<ul style="list-style-type: none"> The DRP notes that 'multiple dwelling' use is discretionary for this Lot, and that this proposal is seeking many variations to the planning framework, including reductions in minimum setbacks, store size and openable windows. <p>The DRP's key concerns about the overdevelopment and its effect on residential amenity and landscape are:</p> <ul style="list-style-type: none"> -Close proximity of a number of bedrooms to the driveway -Extensive use of frosting for bedroom windows -Use of hi-light windows for habitable rooms -Screening of Unit 4's balcony for privacy -Overshadow of the southern site -Some landscape beds are very narrow at the site boundaries. <p>The DRP advises that the planning for each currently very generous apartment and associated outdoor living area could be improved for greater efficiency to address the loss of amenity, together with the possible introduction of diversity with some 2-bed units with less carparking. Subsequently, if amenity issues remain, consider a reduction in residential yield.</p> <p>The DRP advises that apartment living in a suburban context requires a high level of amenity for residents to <i>choose</i> this option.</p> <ul style="list-style-type: none"> Review the current deep balcony depths (Units 1, 3 and 4) with the aim of improving day light and winter sun access into the open plan living/kitchen areas. Provide furniture layouts in all units and outdoor living areas. <p>Recommendation 6:</p> <ol style="list-style-type: none"> 1.Improve the apartment sizes, configuration, diversity and possible yield to resolve the many concerns about poor residential amenity and landscape pressured to the edges of the site. 2.Review the balcony sizes/depth to enable access of daylight/winter sun into living areas. 	<p>As such, multiple dwellings are appropriate in this location.</p> <ul style="list-style-type: none"> The window sizes to Unit 2 along the driveway have been increased. Given the grading of the driveway, more privacy has been provided to these windows; The plan has now included floor areas; The balcony depths have been retained. It is considered that the DRP's suggestion to reduce the outdoor living spaces is a poor design outcome. The development has included windows along the northern face of the skillion roof to allow for natural light to penetrate into the dwellings (refer to cross sections and elevations). Furniture layouts have been provided for each dwelling, as requested. The dwelling has been designed to include good internal areas and numbers of bedrooms to address varying demographics and needs. Furthermore, the dwellings allow for occupants to work from home.
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	<p>3. Provide furniture layouts in all units and outdoor living areas.</p>	
<p><i>Principle 7 – Legibility</i></p>	<p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> The communal pedestrian entry is legible from the street, however, consider adding a small, attractive and informal communal area for residents, such as with seating and landscape. <p>Recommendation 7:</p> <p>1. Consider a small communal open space combined with the front door area.</p>	<ul style="list-style-type: none"> Given the number of dwellings proposed, communal open space is not required. There is sufficient space provided at ground level for an informal meeting place (seat), as required by Volume 2 of the R-Codes.
<p><i>Principle 8 – Safety</i></p>	<p><i>Good design optimises safety and security, minimising the risk of personal harm and easily identifiable elements to help people find their way around.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> Improve legibility and passive surveillance opportunities of the street from Units 1 and 2 at ground level. Suggest Unit 1 has a living area next to the courtyard, rather than two bedrooms; and Unit 2 has a more readily recognised, legible door entry. <p>Recommendation 8:</p> <p>1. Consider improved legibility of an entry door and passive surveillance opportunities of the street from the ground level of Units 1 and 2.</p>	<ul style="list-style-type: none"> <i>Comment has been reviewed. The proposed development provides for outdoor living area at ground level and balconies on the upper floors overlooking the street. This provides for sufficient passive surveillance of the street and activation on the public realm. As such, no further changes are required.</i> The ground floor dwellings along the land's frontage provided for a pedestrian link to the street.
<p><i>Principle 9 – Community</i></p>	<p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interactions.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> Consider improving the diversity as all the dwellings are 3 bed/2 bath. Refer also to <i>Principle 6: Amenity</i>. <p>Recommendation 9:</p> <p>1. Consider a greater diversity of dwelling types. Refer also to <i>Principle 6: Amenity</i>.</p>	<ul style="list-style-type: none"> The dwelling diversity complies with the R-Codes Vol2. Furthermore, the dwellings have been designed to include three 9#) bedrooms, which allow some element of flexibility for a room to be used as a home office and accommodate working from home. Adequate internal areas have been provided for each dwelling to accommodate the needs of the occupants. In light of the above, the dwelling configurations do not require amending.

*Principle 10 –
Aesthetics*

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Comments:

- Initial restrained palette of materials and colours references the local character. However, the DRP does not favour the use of 'floating' brickwork, particularly since brick is a unit material that has a load bearing function. For project authenticity, suggest using brick only at the ground level, such as the successful example at the communal pedestrian entry.
- Consider maintenance and durability of the materials, particularly there are large areas of rendered and painted brickwork.
- While the architectural aesthetic and streetscape articulation is developing well, consider the changing context and how the architecture can provide a connection between the existing single house stock and new higher density housing proposals such as this.

Recommendation 10:

1. Consider the use of face brick only at the ground level.

2. Review the material palette for maintenance and durability.

3. Improve and simplify the architectural aesthetic to reflect this area undergoing transition to different higher density typologies.

- The materiality of the development has been amended to remove the face brickwork from the upper floor to the lower level. Some face brickwork has been retained on the upper floor to allow for a connection/link with the materials on the ground floor.
- The materials and colours for the development has been amended.
- The materials being used are durable and are reflective of the palette of materials used for existing developments within the immediate area.

9.0 SUMMARY OF JUSTIFICATIONS

Having regard for all of the above, it is contended the proposed new multiple dwelling development on Lot 179 (No.47) Spring Way, Hillarys is suitable and capable of being approved by the City of Joondalup for the following reasons:

- It is consistent with the general objectives of the land's current 'Urban' zoning classification under the Metropolitan Region Scheme.
- The proposed use of the land for multiple dwelling purposes is a use that could be approved within the 'Residential' zone under the City's Local Planning Scheme No.3. Furthermore, the proposed development on the subject land is consistent with the objectives of the 'Residential' zone prescribed within the City's LPS No.3.
- The proposed development will improve the streetscape and levels of passive surveillance along Spring Way.
- The development has been designed to incorporate design features, an active frontage and improved passive surveillance of the adjoining street (i.e. it will oversee the public realm).
- The proposed development accords with the 'design principles' outlines by the Western Australian Planning Commission in its 'Apartment Design Guidelines' ('Design WA').
- The proposed development will provide opportunity for the development of an attractive and safe residential environment comprising affordable, modern and high quality housing within a well-established urban area.
- The proposed development is unlikely to compromise the existing character, amenity or compatibility of land usage in the immediate locality and is consistent with the future anticipated development for the area.
- The proposal development for the land of 'multiple dwelling' purposes is consistent with the aims and objectives of 'Directions 2031' and 'Perth & Peel @ 3.5 Million' and will make a beneficial contribution to the future development and sustainable growth of the Perth Metropolitan Region generally.
- The proposal will assist with the City of Joondalup meeting the target set by the State Government for the delivery of additional housing within the existing metropolitan area and will assist with fostering the sustainable growth land within close proximity to an Activity Centre.
- The proposed development will add to the diversity of housing stock and provide a variety of choice for future potential residents in the Hillarys locality and will help to accommodate the increased demand for housing within a well-developed residential area.

10.0 CONCLUSION

The subject land is located within a Housing Opportunity Area and within close proximity to the key Activity Centre that is currently experiencing a transitional phase, wherein the older low density housing stock is being replaced by new higher density developments that reflects the City of Joondalup's vision for area and accords with the strategic planning framework adopted by the State Government to achieve infill development within the existing metropolitan area and in close proximity to key nodes.

The proposed development has been designed to reflect the scale, built form and character expected within the Housing Opportunity Area, that will also provide for much needed housing. Furthermore, the proposed development provides for a change to the housing typology within this part of the Hillarys area to provide for a diversity of housing.

In reviewing the proposed development it is concluded that the variations being sought as part of this application are considered to be consistent with those previously supported by the City of Joondalup in the past and will not result in the new multiple dwelling development on the subject land having an adverse impact on the local streetscape or the adjoining properties in terms of bulk and scale. Furthermore, the plans have been amended to address various recommendations provided by the City' Design Review Panel (DRP).

In light of the above information and justifications, we respectfully request the City of Joondalup's favorable consideration and conditional approval of the application to construct four (4) new multiple dwellings on Lot 179 (No.47) Sporing Way, Hillarys in accordance with the plans prepared in support of this application at the City's earliest possible convenience.



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