

11 December 2023

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

Attention: Planning Department

PROPOSED GROUPED DWELLING – LOT 425 (NO. 12) PIERRE PLACE, PADBURY

Ennis Advisory acts on behalf of Fratelli Homes, which is authorised to submit a Development Application for a proposed Grouped Dwelling development within lot 425 (No. 12) Pierre Place, Padbury ('subject site'). We have been requested to assist with providing planning justification for the proposed development.

LEGAL LOT DESCRIPTION

The subject site is legally referred to as Lot 425 on Plan 9938, held in Volume 1334 and Folio 568.

The subject site measures 941 m2 in area.

ZONING & LAND USE

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme and 'Residential' with an R40 density coding under the provisions of the City of Joondalup Local Planning Scheme No. 3 (LPS 3). The proposed works and land use are consistent with these zonings.

BOUNDARY WALLS

Boundary walls are proposed as per the following tables.

Unit 1		
Northern Boundary (Garage)		
Boundary length	Boundary wall entitlement	Proposed boundary wall length
32.95m	9m or simultaneously constructed	5.89m
Eastern Boundary (Bed 2/WC)		
Boundary length	Boundary entitlement	Proposed boundary wall length
41.69m	9m or simultaneously constructed	8.7m

Unit 2		
Northern Boundary (Bed 2/Bath/Bed 3)		
Boundary length	Boundary wall entitlement	Proposed boundary wall length
41.69m	9m or simultaneously constructed	7.0m
Eastern Boundary (Garage)		
Boundary length	Boundary entitlement	Proposed boundary wall length
34.66m	9m or simultaneously constructed	8.7m

Clause 6.4 under the Development in Housing Opportunity Areas Local Planning Policy prescribes the following provisions:

“6.4. A wall may be built up to one side lot boundary behind the street setback within the following limits:

- a. A maximum length of 9.0 metres;*
- b. A maximum height of 3.5 metres from natural ground level; and,*
- c. An average height of 3.0 metres from natural ground level; or*
- d. Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions.”*

The proposed internal boundary walls between the Unit 1 and Unit 2 boundary are proposed to be constructed to a similar or greater dimension and achieve clause 6.4 (d) of the Development in Housing Opportunity Areas Local Planning Policy. The external boundary walls are proposed to lengths less than 9.0 m.

SITE WORKS & RETAINING WALLS

The subject site rises from the front western boundary at a level of 30.2 m to the rear eastern boundary to a maximum level of 32.6 m. To achieve level useable rear outdoor living areas, the site works for both Unit 1 and Unit 2 require excavation to heights of 1.2 m and 1.5 m. Retaining walls are proposed to the following heights:

- Unit 1 – 1.5 m along the rear north-eastern and south-eastern boundaries; and
- Unit 2 – 1.2 m along the rear south-eastern boundary.

Clause C7.2 under SPP 7.3 requires retaining walls above a height of 0.5 m to be setback 1.0 m from the boundary. The proposed site works and retaining walls seeks determination against the following Design principals:

- "P7. Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*
- P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.*
- P7.3 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."*

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

- The natural features of the site have been considered with excavation operations being minimised to the rear open space areas only and will not be visible from Pierre Place.
- The retaining walls facilitate land which can effectively be used for the benefits of the residents by way of reducing steps and increasing the usable outdoor living areas.
- The retaining wall and dividing fence on boundary option makes for more effective use of space and avoids land wastage given the narrow nature of the site.
- There will be no impact the the adjoining properties by way of overshadowing, privacy, bulk or scale given the lots will be set lower.

GARAGE WIDTH

Due to the narrow nature of the subject site and single level construction, the proposed Unit 1 and Unit 2 garages exceed a width of 50% of the lot's frontage at the setback line. Clause 5.22 'Garage width' under SPP 7.3 may permit garage widths for single storey dwellings to exceed 50% the width of the lot frontage at the setback line where the following criteria is achieved.

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

In this instance the design of the dwelling is considered to achieve visual connectivity between the dwelling and the streetscape based on the following:

- The Porch and Bed 2 walls protruding beyond the garage doors reducing the effect of the garage doors on the streetscape.
- A series of pitched roofs and feature walls are considered to further reduce the visual dominance of the garage doors.
- The proposed elevation is compatible with the single level housing stock being developed around the Pierre Place cul-de-sac (refer Appendix1).
- Given the lot configuration of both lots the garage walls will be setback further than the typical (4.5 m) garage setbacks and are therefore less prevalent when viewed from the Pierre Place streetscape.

SYNOPSIS

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

Yours Faithfully



JORDAN ENNIS
Director

Appendix 1

