

22 February 2024

2 Nandus Court (Proposed Lot 2) Heathridge WA 6027 - Planning Justification (1 x New Grouped Dwelling)

Area of discretion to the HOALPP/R-Codes	LPP Development Standard / R Code Design Element	Justification
<p>The dwelling has an internal strata lot boundary wall 16m long.</p> <p>The dwelling has two boundary walls (1 x parent lot and 1 x internal strata lot).</p>	<p>Sub-section 6 - Side and Rear Setbacks 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.</p>	<p>This east facing over length internal strata boundary wall allows for a more efficient use of site area whilst providing better privacy for the outdoor living area of the other strata lot. The new dwelling's outdoor and indoor living spaces face north whilst the east facing boundary wall limits morning heat gain through glazing.</p> <p>The boundary wall to the parent lot boundary is as per the LPP requirement.</p>
<p>Parking is setback 2.7m from the front boundary</p>	<p>Sub-section 7 - Resident Parking - Location 7.1. Resident parking, including a carport, garage or other hardstand area, shall be setback a minimum of 5.5 metres from the public road boundary.</p>	<p>In order to locate the crossover a minimum of 6m from the street corner the garage has been located to the southern side of the lot. The garage has been setback 2.7m from the street boundary in order to allow a store area behind as well as an outdoor clothes drying area / light court to the master suite. There is no footpath in the verge therefore allowing more than the 5.5m required by the LPP to tandem park a visitor car in front of the garage.</p>
<p>Ceiling height of 2.692m.</p>	<p>Sub-section 16 - Size and Layout of Dwellings 16.2. Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces</p>	<p>All rooms have a ceiling height of 2.692m or greater, 8mm less than the 2.7m required. This is considered negligible and is a variation applied to almost every new dwelling within the HOA areas where a 31 course ceiling height is the current</p>

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		norm in Perth new residential masonry construction. Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.
The ensuite and laundry have no operable windows.	Sub-section 18 - Natural Ventilation 18.1. All rooms, with the exclusion of storerooms, shall have operable windows. Window opening design shall maximise natural ventilation.	The only rooms which don't have natural ventilation are non-habitable rooms with mechanical ventilation in lieu of this. This is in-line with the Building Code of Australia as these rooms are used only for a limited period of the day.
Open space 42.73%	5.1.4 Open Space Open space provided in accordance with Table 1 (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.	The open space required is 2.27% less than the 45% required. This should be considered negligible. The design principles are all met in that the streetscape is consistent with the area, dwellings receive natural sunlight, open space is predominantly usable landscaped area (rather than utilising a large battle-axe driveway) and there is space for external fixtures. All LPP landscaping requirements are also met.
Front fence is not visually permeable 1.2m above natural ground level (up to 1.7m due to 0 to 0.5m high limestone retaining wall below to allow for sloping gradient of the natural ground level)	5.2.4 Street Walls and Fences	The front fence has been designed in line with the typical front fence requirements (1.2m high infill panels and 1.8m high piers). The retaining wall below is at a maximum 0.5m high in line with typical street setback area retaining wall requirements. The front fence and retaining wall below have been designed in two different

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		materials to reduce the bulk of the wall as a whole. This is only applicable to a small portion of the front fence and an equal length is below the maximum height therefore compensating for the length over height. This design solution maintains privacy for the OLA's within the front setback areas whilst providing good street surveillance.
Store area 3.3m ²	5.4.4 External fixtures, utilities and facilities An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m ² , for each grouped dwelling.	The storage area is 0.7m ² smaller than required but still meets minimum dimensions. Additional storage will be provided by a mezzanine area above at 2.1m AFL with permanent ladder access made usable by the extra height 41c ceiling in the garage. The storeroom is convenient for the future resident(s), screened from view; and able to be secured and managed.