

12th April 2024

City of Joondalup
**Boas Avenue,
PO Box 21
Joondalup WA 6027**

Attn: Montana Leung - Planning Department

DEVELOPMENT DESIGN STATEMENT

RE – PROPOSED DWELLING

AT LOT 2 (#222A) Eddystone Avenue, BELDON.

ZONING: R20/40

LOT SIZE: 289m²



Figure 1: Lot 2 (#222A) Eddystone Avenue, BELDON (REF: City of Joondalup IntraMaps)

We are proposing a dwelling on Lot 2 (#222A) Eddystone Avenue, Beldon. Lot 2 is classified as a 'Residential' zone under the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No. 3) with a density coding of R20/40. The Lot falls under Housing Opportunity Area 7.

Lot 2 has an area of 289m² and comprises a fall in natural ground level (NGL) from the front boundary being 18.48 to the rear boundary being 16.71, which equates to a fall in NGL across the site of 1.77 meters.

The design of the proposed dwelling on Lot 2 has been formulated with due regard for the relevant 'deem to comply requirements' of the Residential Design Codes Volume 1 (R-Codes) and the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No. 3). Below we have stated our justifications for meeting the design principles and variations regarding the Local Planning Policies.

The design has been formulated considering the natural ground levels, setbacks and the needs of the occupants.

The scale of the dwelling is in context with the lot zoning requirements and existing properties within the street. Therefore, not adding excessive bulk and overshadowing to the area.

The following comments are provided to support the proposed variation/s to the R-Codes / Council requirements:

Element		Deemed-to-comply Development Standard	Proposed	Justifications	
1.2	11-14	Trees & Landscaping	<ul style="list-style-type: none"> The minimum landscape area is to be calculated as 20% of the site area. Primary Garden Area Required DSA: 18m² Secondary Garden Area Required DSA: 9m² 	<ul style="list-style-type: none"> 19.54% of landscape area of the site area. Primary Garden Area DSA provided: 16.2m² Secondary Garden Area: DSA provided: 8.3m² 	<ul style="list-style-type: none"> The landscaping area is marginally under the 20% required and will still provide an attractive landscape environment that is complementary to the wider neighbourhood. The PGA will provide access to functional and usable landscape areas for the residents which is suitable for entertaining and relaxation. Also oriented for solar access SGA is easily accessible uncovered and open to the sky allowing for quality landscaping and

					providing additional opportunity for the residents outdoor pursuits.
2.2	18	Natural Ventilation	<ul style="list-style-type: none"> All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation. Habitable rooms shall have a window in an external wall which: <ul style="list-style-type: none"> Has a minimum glass area not less than 15% of the floor area of the room; Is openable for 50% the size of the window. 	<ul style="list-style-type: none"> Bathroom does not have operable windows. Bed 2 has a min. glass area of 12% Bed 3 has a min. glass area of 12.6% 	<ul style="list-style-type: none"> Mechanical ventilation will be provided to the bathroom(exhaust fan) The proposed variation allows for an efficient & functional design, particularly in facilitating a spacious 3-bedroom home for the occupants to enjoy. These rooms have been positioned to ensure operable windows are evident on all other habitable rooms. Provides adequate direct sun and ventilation to the minor bedrooms with out creating any overlooking to the adjoining properties.
3.4	6	Lot Boundary Setbacks	Maximum boundary length: 9 metres	Maximum boundary length: 9.09 metres to the western internal strata boundary.	The boundary wall being only 90mm longer than the permitted length will have minimal impact on the adjoining neighbour. The wall will not be higher than the existing fence. Therefore, not impacting any solar access or breezes to the property.
3.5	N/A	Siteworks & retaining walls	As per table 3.5a of the R-Codes.	Retaining and fill of 0.66m with nil setback from the northern boundary (SGA).	The finished levels have considered and responded to the natural features of the site to have minimal excavation and fill. In achieving this the development will require retaining walls to all side boundaries. The proposed retaining walls are to a maximum height of 660mm.

					We wish to place the retaining walls on the boundary line to create the maximum use of space within the site, benefitting the residence and not having detrimental effect on the adjoining properties.
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Summary

To conclude, the city is respectfully requested to consider the proposed development on its merits. It is contended that the variations being sought as part of this application are considered.

I trust this provides sufficient justification and further information as required for the assessment to be completed however, should you require further information please don't hesitate to contact myself regarding this matter.

Kind regards

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