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7 April 2026

Planning Services
Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

PROPOSED THREE (3) SINGLE STOREY GROUPED DWELLINGS LOT 221 (101) STAR STREET, CARLISLE

Rodric Planning and Development act on behalf of Summit Homes. We have been engaged to prepare the following Planning Report to support this application for three (3) single storey Grouped Dwellings at the above-mentioned address. The subject lot is located within an R30 density area. Accordingly, this development is subject to Part C of the Codes as well as Local Planning Policy 25 – Streetscape (LPP 25) and Local Planning Policy 46 – Sustainable Development (LPP 46). Local Planning Policy 47 – Tree Retention is not applicable with the subject site an existing cleared vacant lot with no existing trees.

This report addresses variations to the deemed to comply provisions of the Residential Design Codes (Part C)/LPP 25 with respect to Private Open Space, Size and layout of dwellings, Site Cover, Street setbacks (LPP25), Lot boundary setbacks and Site works. We provide the subsequent justification to address these variations under the relevant Design Principles of the Codes.

Private Open Space

The design principles of Clauses C1.1.1 and C1.1.2 of the Codes states:

P1.1.1 Dwellings are designed to have direct access to private open space which provides for entertaining, leisure and connection to the outdoors that is:

- i. of sufficient size and dimension to be functional and usable for the intended number of dwelling occupants;*
- ii. is sited, oriented and designed for occupant amenity, including consideration of solar access and natural ventilation appropriate to the climatic region; and*
- iii. capable of use in conjunction with a primary living space of the dwelling.*

P1.1.2 Private open space allows for sufficient uncovered area to:

- i. permit winter sun and natural ventilation into the dwelling; and*
- ii. provide for soft landscaping, including the planting of a tree(s) and deep soil area.*

Proposed Unit 3 has been designed to provide functional 40m² PGA which is located to maximise the NW aspect of the site. The PGA achieves a minimum dimension of 2.856m which is slightly below the 3.0m minimum DTC requirement.

We provide the following justification to demonstrate how the PGA location/configuration of Unit 3 meets the design principles of Clause 1.1 of the Codes:



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- The PGA is directly accessible from the PLS (Living/Dining) and achieves a 3.0 metre dimension at the location of the sliding door access. The PGA then extends further to the NW where the width of the PGA is greater than 3.0 metres. The entire PGA is uncovered to ensure the NW aspect of the site maximises sunlight penetration to the primary living space – open Living/Dining Room.
- The PGA in an 'L' shape and is practically configured to accommodate a functional paved hardstand area to use in conjunction with the Living/Dining Room with the long length of PGA adjoining the NW side boundary enabling a practical garden area. The bin storage area and drying court associated with the Laundry are located outside of the PGA to ensure the entire PGA is able to be utilised for leisure activities including gardening, children's play and outdoor entertaining. The minimum dimension variation is very minor and will have no negative amenity impact on how the PGA will be utilised.

Size and layout of dwellings

The design principles of Clause P2.1.5 of the Codes states:

P2.1.5 Each dwelling provides adequate, conveniently located storage for large items that are:

- i. proportionate to the size of the dwelling and intended number of occupants; and*
- ii. integrated into the design of the building and/ or screened from view to ensure that it is not visually intrusive when viewed from the street.*

A practical storage area has been located within the double garage of proposed Unit 2 with the external door opening to the store reducing the functional storage area to slightly below the 4.0m² minimum requirement.

It is considered that the store room provided within the double garage of proposed Unit 2 meets the Design Principles of Clause C2.1.9 of the Codes as follows:

- The storeroom area provided within the double garage achieves a minimum dimension > 1.0 metre (1.01m min proposed) with a 'practical' floor area (as noted above) that is marginally less than the 4.0m² DTC requirement on account of the external door opening. In addition, the double garage, which at 5.85 metres wide has additional storage capacity to accommodate narrow shelving for additional practical storage. When looking at the overall internal floor area of the double garage, it is considered that there is adequate room to accommodate practical storage in addition to the two parked vehicles.
- The required Council bins will be accommodated within the 1.03 metre NW side setback area adjoining the Laundry. This will ensure the garage storage will accommodate household items in a practical and secure area such that these items will be neatly screened from view from the street.

Site Cover

The design principles of Clause C3.1.1 of the Codes states:

The site cover of the development is suitable for its context to

- i. achieve appropriate building bulk on the site, consistent with the intent of the applicable density code and/or as outlined in the local planning framework;*
- ii. ensure sufficient outdoor space for landscaping including trees and deep soil areas;*
- iii. ensure adequate solar access and natural ventilation into the dwelling;*
- iv. provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the site;*



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- v. *provide space for utilities and essential facilities; and*
- vi. *be compatible with the existing and/or desired streetscape and local character.*

The following dwellings include site cover variations to the 60% DTC requirement:

- Unit 2 – 65.6% proposed
- Unit 3 – 60.22% proposed

We provide the following justification in support of the Unit 2 and Unit 3 Site cover proposed in accordance with the above mentioned Design Principles:

Unit 2

- Unit 2 being the middle unit of a three grouped dwelling development is typically the hardest dwelling to be able to meet the DTC site cover provisions of the Codes given the lot area is typically smaller than Units 1 and 2 (Common property lot minimises effective area of Unit 2). The dwelling has a significant PGA in excess of DTC requirements (42.85m²) that is best positioned to maximise the NW to NE aspect of the site. The design of the dwelling with a large PGA with a NW to NE aspect will ensure the future residents have adequate outdoor open space areas to accommodate leisure opportunities including outdoor entertaining and gardening. The PGA is entirely uncovered to maximise winter sunlight penetration to the primary living space of this dwelling. In addition, having the laundry located with direct accessibility to a separate drying court (SW side setback area) and external bins stored within the NW side setback area, will enable the entire PGA to be utilised for entertaining and leisure activities.
- There is adequate open space around Unit 1 (PGA's and side setback areas) to enable adequate soft landscape and deep soil area requirements to be met. Boundary walls have been limited and aligned with adjoining Units 1 and 3 to minimise amenity impact on these respective adjoining proposed dwellings.

Unit 3

- The Site Cover variation to Unit 3 is marginal – just 0.2% in excess of DTC requirements. Unit 3 has a PGA maximising the NW aspect of the site and meets the 40m² requirement as discussed in the Private open space section of the Report above. Unit 3 has been designed with all lot boundary setbacks in excess of minimum DTC requirements. The PGA is entirely uncovered to maximise winter sunlight penetration to the primary living space of this dwelling. In addition, having the laundry located with direct accessibility to a separate drying court (SW side setback area) and external bins stored within the SW side setback area, will enable the entire PGA to be utilised for entertaining and leisure activities.
- There is adequate open space around Unit 2 (PGA's and side setback areas as noted above) to enable adequate soft landscape and deep soil area requirements to be met. Boundary walls have been limited with the long NE boundary wall aligned with the SE boundary wall of Unit 2 to minimise amenity impact on this respective adjoining proposed dwelling.

Street setbacks

The design principles of Clause 3.3 of the Codes states:

P3.3.1 Buildings are set back from street boundaries an appropriate distance to ensure they:

- i. *are consistent with the existing or future streetscape and local character;*
- ii. *provide sufficient space for tree planting and other landscaping, as well as community interaction;*
- iii. *provide adequate privacy to the dwellings;*



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- iv. *accommodate site planning requirements such as parking and utilities; and*
- v. *allow safety clearances for easements for essential service corridors and sightlines.*

P3.3.2 Buildings mass and form that:

- i. *uses design features to affect the size and scale of the building;*
- ii. *provide the opportunity for building articulation, such as well-defined entries, varying setbacks across the building width, verandahs, porches and balconies;*
- iii. *uses appropriate minor projections that do not detract from the character of the streetscape;*
- iv. *minimises the proportion of the façade at ground level taken up by building services, vehicle entries, parking supply, blank walls, servicing infrastructure access, meters and the like; and*
- v. *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.*

The Street setbacks requirements of LPP 25 replace the Part C setback requirements. The following minor street setback variations are proposed:

- Unit 1 average front setback is slightly under 6.0 metres if excluding a 1.0m min setback area from the communal street offset area.
- Unit 1 Bed 3 major opening is setback 1.3 metres from the formed driveway in lieu of the 1.5m min requirement
- Unit 2 Bed 1 major openings are setback 1.5m from the formed driveway in lieu of the 2.0m min requirement.
- Unit 2 Portico is setback 1.3 metres from the formed driveway in lieu of the 1.5m min requirement.

We provide the following justification in support of the street setbacks proposed for Units 1 and 2 in accordance with the above mentioned Design Principles.

- Proposed Unit 1 has been designed with primary building orientation towards Star Street with multiple major openings to habitable rooms and the front entry door facing the street – passive surveillance of the street is achieved. The dwelling has been designed to meet the 3.0 metre minimum setback requirement with the large area to the SE of the dwelling including the communal street offsetting the portion of building forward of the 6.0m setback line. The Ensuite boundary wall is setback beyond the 6.0m setback line with Bed 1 achieving a 2.0m min setback to the NW side lot boundary. It is considered that the centrally positioned portion of the dwelling forward of the 6.0m setback line will have no resulting negative building bulk amenity impact on the Star Street streetscape or either of the respective adjoining properties at HN's 103A and 99A Star Street, Carlisle.
- Proposed Unit 1 incorporates major openings to Bed 3 and Bed 4 directly facing the communal street to enable passive surveillance over the communal street. The Bed 3 opening is setback 1.3 metres from the 'formed driveway' of the communal street which is considered a minor variation to the DTC requirements of LPP 25. This Policy was written prior to the Part C provisions of the Codes being enacted – when a 0.5m min landscape strip either side of a 3.0 metre wide driveway was required. The Communal Street driveway meets the 0.3m DTC landscape strip requirements of Part C of the Codes – the 1.3 metre min setback provided is considered to meet the intent of the Communal Street setback requirements of LPP 25. The 1.3 metre min separation to a bedroom, occupied infrequently and mainly at night is an appropriate setback to accommodate landscaping and ensure sufficient separation between the dwelling and driveway for a three (3) grouped dwelling development.
- Proposed Unit 2 incorporates a Bed 1 major opening achieving a 1.5 metre setback from the 'formed driveway' of the Communal street in lieu of the 2.0m min setback. The Bedroom sits behind the Porch with adequate separation to incorporate landscaping and provide a buffer between the dwelling and communal street driveway. The setbacks provided are well in excess of Part C requirements which although not applicable (given overridden by LPP 25) have been updated to allow significantly less building setback to a communal street on account of the significant PGA and solar access provisions



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of the Codes now required. LPP 25 is an old document and in many cases is no longer a practical guide for grouped dwelling development.

- The Unit 2 portico is setback 1.3 metres from the 'formed driveway' of the communal street which is considered a minor variation to the DTC requirements of LPP 25. As noted above, this Policy was written prior to the Part C provisions of the Codes being enacted – when a 0.5m min landscape strip either side of a 3.0 metre wide driveway was required. The Communal Street driveway meets the 0.3m DTC landscape strip requirements of Part C – the 1.3 metre min setback provided is considered to meet the intent of the Communal Street setback requirements of LPP 25. The 1.3 metre min separation to a feature Porch providing cover to the front entry doorway (as required under the Part C Streetscape provisions) is an appropriate setback to accommodate landscaping and ensure sufficient separation between the dwelling and driveway for a three (3) grouped dwelling development.

Lot boundary setbacks

The design principles of Clause C3.4.4 of the Codes states:

- 3.4.4 *Buildings are built up to lot boundaries where this:*
- i. makes more effective use of space for primary garden areas and/or private open space;*
 - ii. maintains adequate solar access to major openings and private open space of adjoining properties;*
- and*
- iii. contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework.*

The Unit 3 Garage/Bed 4 boundary wall located on the NE side common lot boundary shared with Unit 2 exceeds the permitted 2/3 length of boundary requirement for a boundary wall which is a variation to the DTC requirements of Clause 3.4.4 of the Codes.

It is considered that the Unit 3 NE side boundary wall at the height and length proposed meets the design principles of Clause 3.4.4 of the Codes as follows:

- The Garage/Bed 4 boundary has been located on the NE side lot boundary to accommodate a sided loaded garage and maximise the NW aspect of the site. The wall enables a practical design outcome for this unit without any negative amenity impact on proposed Unit 2. Being positioned on the NE side lot boundary the boundary wall will not overshadow any major openings of Unit 2. The boundary wall will only directly adjoin the Laundry of Unit 2 with the respective Bed 2 and Bed 3 openings of Unit 2 facing internally and away from the common lot boundary shared with Unit 3.
- Given the subject site falls from the high front side of the site to the low back site of the site there is a level difference of 8 courses (686mm) between Units 3 and 2 has been proposed to accommodate the fall of the site. The Garage/Bed 4 boundary wall height is well under 2.5 metres high and is considered to have no negative building bulk amenity impact on proposed Unit 2.
- The NE boundary wall of Unit 2 enables a substantial PGA to be achieved in a private location that maximises the NW aspect of the site. It also enables the length of the NW boundary wall to be restricted to a short length with the building able to achieve in excess of 1.0 metre minimum setbacks to the remaining side lot boundaries. The boundary wall length and location enables a functional well designed outcome for proposed Unit 3 without any negative amenity impacts on proposed Unit 2. This boundary wall will not be visible from Star Street.



Site works and retaining walls

The design principles of Clause C3.5.1 of the Codes states:

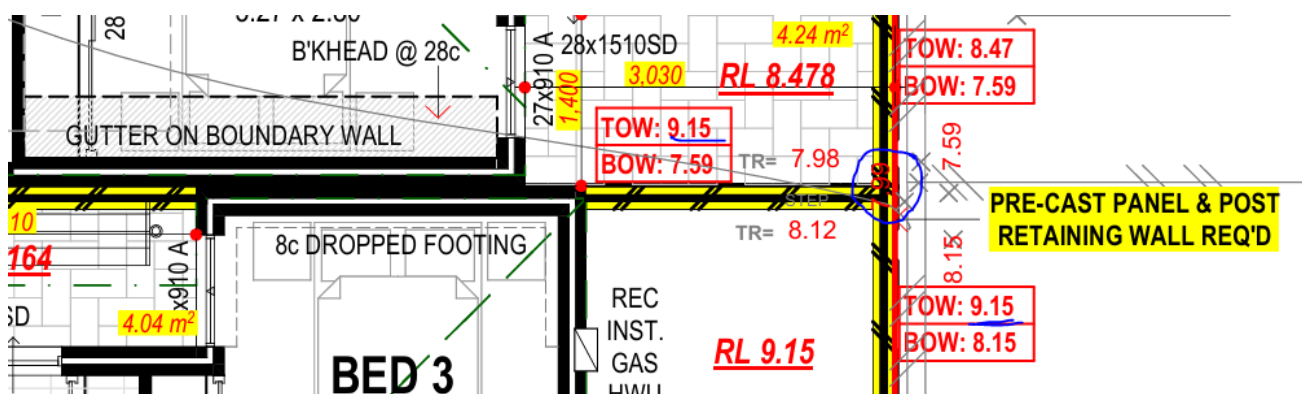
P3.5.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.

P3.5.2 Where excavation/fill is necessary, all finished levels respect the natural ground level at the lot boundary of the site and as viewed from the street.

P3.5.3 Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the amenity of adjoining properties in the opinion of the decision-maker, and are designed, engineered and landscaped having due regard to the provisions of element 3.10 Visual privacy.

The following fill retaining variation to the DTC requirements of Clause 3.5.1 of the Codes has been proposed:

- Fill retaining up to 1.16 metres high max has been proposed along a very short section of the NW side lot boundary associated with Unit 2 – TOW RL 9.15 and low NGL RL 7.99 (see screenshot below).



We provide the following justification in support of the fill retaining variation proposed in accordance with the above-mentioned Design Principles:

- The portion of fill retaining in excess of 1.0m on the NW side lot boundary adjoining proposed Unit 2 occupies less than 1.0 metre of this side lot boundary. The adjoining Bed 3 wall is offset in excess of 2.5 metres from this side lot boundary. It is considered that this short length of retaining in excess of 1.0 metre high and positioned where the dwelling is well setback from the boundary will ensure the retaining will have no negative building bulk amenity impact on the OLA of the existing adjoining dwelling at HN 99B Star Street. The retaining with 1.8m high dividing fence on top will maintain the privacy amenity of the OLA associated with HN 99B Star Street. In the context of the single storey development, the combined impact of the retaining and new development will not result in any negative building bulk impact on the existing adjoining dwelling at HN 99B Star Street.
- The retaining being positioned on the NW side lot boundary will have no negative overshadowing amenity impact on the OLA of the existing adjoining dwelling at HN 99B Star Street. Given the majority of the NW retaining is within the 1.0m DTC height requirement, this short length of retaining in excess of 1.0 metres being positioned adjoining the extreme SE corner of the OLA of HN 99B Star Street will not impact how this adjoining OLA is utilised.



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Visual Privacy clarification

- Given the steep fall over the site from the high street lot boundary to the low rear lot boundary and the high NGL/Existing TOW retaining along the SE side lot boundary of the site (parent lot) that adjoins the common property driveway, the dwellings have been designed with portions of their respective FFL's exceeding 500mm above the NGL. In all cases the raised FFL's and FGL's do not result in any visual privacy cone of vision variations. The retaining and associated 1.8m high dividing fence (that will sit atop the high side of the retaining) will act as a privacy screen with respect to the NW side lot boundary – no COV variations to this side lot boundary with respect to all three units.
- Likewise, the retaining TOW RL 8.47 with 1.8m high dividing fence on top will ensure no COV variations associated with the SW facing Living/Dining room opening or the rear OLA of Unit 3. The retaining along the SW side lot boundary is also within the 1.0m maximum DTC height requirement.
- All Bed 1 SE facing openings of Unit 2 are setback in excess of 4.5 metres from the SE side lot boundary. In addition, the existing retaining along this side lot boundary (TOW RL 9.72) is much higher than the FFL RL 9.25 for this Unit. The SE facing Theatre opening is slightly less than 6.0 metres from the SE side lot boundary but will not enable overlooking above the 1.8m high dividing fence that sits atop the existing retaining wall (RL 9.72) along this side lot boundary. Likewise, the FFL of Unit 3 (RL 8.564) will ensure any COV associated with Bed 1 street facing openings are contained within the subject lot – positioned adjoining SE side lot boundary where existing retaining TOW height is RL 8.63 – 1.8m high dividing fence on top easily meets privacy screen requirements.
- All existing retaining with respect to the SE side lot boundary and proposed new retaining with respect to the SW and NW side lot boundaries with associated dividing fences atop will act as privacy screens and ensure there are no privacy variations associated with any major openings of any of the respective three grouped dwellings. The application is DTC with respect to Clause 3.10 of Part C of the Codes.

LPP 25 Clause 10 Compliance

The LPP 25 variations with respect to the General provisions of LPP 25 have been covered in the Report above namely within the street setback section of the Report. The three (3) grouped dwelling development is considered to meet the Clause 10 – Building Design requirements of LPP 25 as follows:

- All dwellings have roof form consistent with predominant streetscape – minimum 25 degree roof pitch for all three grouped dwellings.
- All units incorporate minimum 450 eave overhang with the primary street elevation of Unit 1 and Communal Street elevations of Units 2 and 3 all having eave overhang's that are highly visible from the respective Star Street and Communal Street. The only portions of the respective grouped dwellings without eave overhang are the garages of the three grouped dwellings. The flush eaves over the garages enables easier vehicle access with the main active frontages of the respective dwellings presenting with the required eave overhang. The eave overhang provided for the three grouped dwellings is considered to meet the intent of this design requirement.
- The Unit 1 Star Street elevation incorporates all openings with a vertical emphasis. The window openings sit on 2c to ensure the openings are not floor to ceiling height. Likewise, the communal street elevations of Units 2 and 3 all have openings with a vertical emphasis with sill heights at 2c to ensure the openings are not floor to ceiling height.
- All units meet the Colours and Materials requirements of Clause 10 with Roof colour confirmed on plans. The use of feature weatherboard cladding for all respective dwellings including the Star Street



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elevation of Unit 1 is considered to meet the minor feature requirement of this Policy. Rendered brickwork is the dominant external material for all three grouped dwellings.

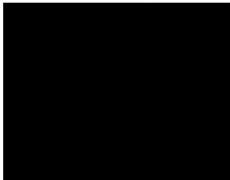
LPP 46 – Sustainable Development Compliance

Please refer to plans and the completed Form 46 –1 Sustainability Checklist included with this application that confirm all three grouped dwellings meet the 100 point requirements of this LPP.

We therefore respectfully request that Council considers the application on its merits and supports the development as per the attached plans.

Should you require any further information I can be contacted on 

Kind Regards,





Site/Aerial Photo – Lot 221 (101) Star Street, Carlisle