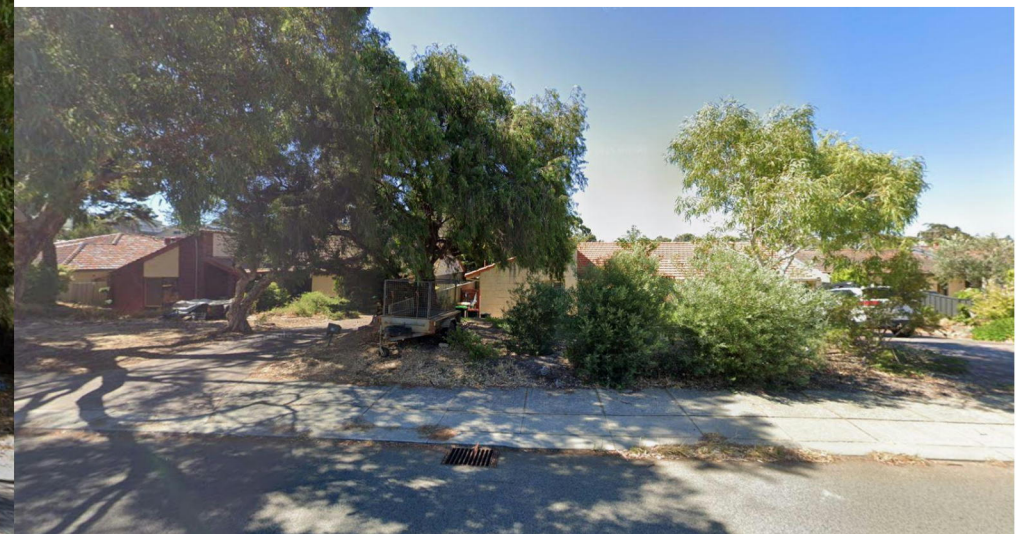


SITE ANALYSIS

45 Arkwell Way is in a quiet street rear laneway access. It reveals a well-positioned coastal property with strong development potential under the City of Joondalup's planning framework. The site recently underwent a subdivision, resulting in two separate 360sqm green title blocks. The blocks feature a desirable north-facing yard, which is ideal for capturing natural light and managing thermal efficiency in a modern coastal design.

The topography of the site has a 2m fall from the front boundary down to the rear. The design of the proposed development has been considered by splitting the levels internally & externally to respect the natural ground levels & minimising retaining along the neighbours.

The land use on this property is for residential living purposes in which we are proposing to build a single storey dwelling for the owners of the property.



CLIENT:

ADDRESS:

Lot 2 (#45b) Arkwell Way,
MARMION.

AMENDMENT

CONCEPT

REV No

DA00

DATE

06-04-26

PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE

JOB NUMBER

25090

DATE

OCT, 25

SCALE

1:33, 1:274.50

SHEET

05

WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPANCIES TO CONTACT INFINITY DESIGNED PH: 0413 152 645

SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE

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12 April 2026

Development Proposal- No. 45b Arkwell Way, MARMION.

The following report has been prepared in support of the Application for Development Approval for the proposed construction of 1x Single Storey Dwelling on the subject site. The development has been assessed in accordance with the City of Joondalup Local Planning Scheme No. 3, City of Joondalup’s Local Planning Policies, and the Residential Design Codes of WA.

Proposed Justification

<p>WESTERN BOUNDARY WALL</p> <p>Bed 1 – Ensuite Laundry - Garage</p>	<p>Clause C3.2 of the Rcodes</p>	<ul style="list-style-type: none"> • Boundary walls are finished in 2c face brick • Neighbouring developments has boundary walls • Does not impact the neighbour’s outdoor area • Does not impact the solar principles • Being single storey we on the constraints on the block we maximised the width to create a functional & open living for the occupants • The walls are separate into two & created a dry court so that its not in the outdoor space
<p>Open space</p>	<p>Clause 5.1.4 of the Rcodes</p>	<ul style="list-style-type: none"> • Provide adequate outdoor space for the occupants • Due to the constraints of the block there is still sufficient garden space to accommodate landscaping

		<ul style="list-style-type: none">• The proposed development will not detrimentally impact the adjoining neighbours solar principles nor bulk & scale of the building height
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Conclusion

The proposal is considered to mostly comply with the provisions of the City of Joondalup's Local Planning Scheme & Local Planning Policies, Residential Design Codes & does not detrimentally impact the neighbours by following the topography of the site as much as possible.