



Flexible Homes Pty Ltd

Unit 1, 63 Collingwood Street,

Osborne Park WA 6017

City of Joondalup

16nd June 2022

Attn: Jeremy thompson

LETTER OF JUSTIFICATION FOR PROPOSED RESIDENCE AT LOT 2, 31b Eddystone Ave., Craigie WA

18. Natural Ventilation (HOALPP)

OBJECTIVE: Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.

To ensure the dwelling's orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms.

JUSTIFICATION: All habitable rooms have excellent cross ventilation due to openings to either external wall of bedrooms and due to the size and scale of the property it was necessary to provide an internal WC which is flumed externally via a snap vent and dropped ceiling. This was the best outcome given the HOALPP restrictions. It is also adjacent to the laundry which can provide extra ventilation

11. (11,12,13,14,15 Tree canopy and deep soil area's (HOALPP and 5.3.2 Landscaping (R-Codes)

OBJECTIVE: Achieve an attractive landscape environment that is complementary to the wider neighbourhood.

To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.

To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.

To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.

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To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.

Landscaping of open spaces that:

- Contribute to the appearance and amenity of the development for the residents;
- Contribute to the streetscape;
- Enhance security and safety for residents;
- Contribute to positive local microclimates, including provision of shade and solar access as appropriate; and
- Retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local sense of place.

JUSTIFICATION: As per HOALLP the required landscape area is to be 20% which includes the portion of common property, currently we have 18.84%. It also requires us to have 2 small tree growth area's, which we have achieved. Notwithstanding that we do not meet the minimum of 20%, this does not include the landscaping of the common property. When taking this into account I believe we achieve the objective of streetscape, positive microclimate, shade and solar access.

Yours Sincerely

Larry Betts

Design/Drafting Manager

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