

Development (planning) application for Grouped Dwelling (New single storey dwelling and modifications to existing dwelling) at 36 and 36A Barradine Way, Craigie

| The table below refers to assessment against the: | | |
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| <ul style="list-style-type: none"> • <i>Residential Design Codes Volume 1 (R-Codes)</i> • <i>Development in Housing Opportunity Local Planning Policy (HOALPP)</i> • <i>Local Planning Scheme No. 3 (LPS3)</i> | | |
| Element | Proposed | Applicant Comment / Justification |
| 5.1.6 Building height (R-Codes) 16. Size and layout of dwellings (HOALPP) | | |
| 16.1b (HOALPP) | Reduced internal dimension to Bed 2, Bed 3 and Living room | The living room dimension is 3.83m x 4.53m. Whilst one dimension is slightly under the 4m requirement one dimension is significantly over it. Given the positioning of the room and openings there is limited space required for circulation and hence the living room provides a wholly habitable space. It is our opinion that the living room is a more than acceptable size for this unit |
| 4.3.2 Landscaping (R-Codes) 11-14. Tree canopy and deep soil areas (HOALPP) | | |
| 11.1 (HOALPP) | Reduced landscape area | We believe that the discrepancy to the 20% requirement is only small and the landscaping provided allows for adequate landscaping of the site. We note that there is a considerable amount of landscaped area that cannot be officially be considered as landscaping under the City of Joondalup's policies due to the dimensions of the area. Whilst these areas can not officially be considered landscaping they will still be landscaped as per the plan and will still provide for a softening of the lot through these landscaped elements. |
| 12.1 (HOALPP) | Reduced deep soil area to medium tree (Proposed Lot 2) | Arborist report has been provided. |

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| 13.1 (HOALPP) | Three small in lieu of one medium tree (Existing Lot 1) | Not provided. |
| 5.3.7 Site works | | |
| C7.2 (R-Codes) | Retaining wall over 1m within 1m of the western and southern boundaries | Given the site levels to the rear the retaining is required in order to level the site. The retaining on the boundary to the left is existing to the neighbouring property. As per the plan notes this retaining will need to be inspected on site to check the footing detail and ensure that it will support the excavation required. We note that the excavation is required in order to level the site and provide appropriate driveway access and car parking without undermining the existing front house |
| 5.4.2 Solar access for adjoining sites (R-Codes) 17 Solar and daylight access (HOALPP) | | |
| 17.1(c) (HOALPP) | No external shading device to northeastern facing window of dining room | Given the orientation and size of this window we do not believe the lack of eaves to this window will have a significant effect. |