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Revisions:

- | | |
|----|----|
| 1- | 5- |
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PROPOSED RESIDENCE

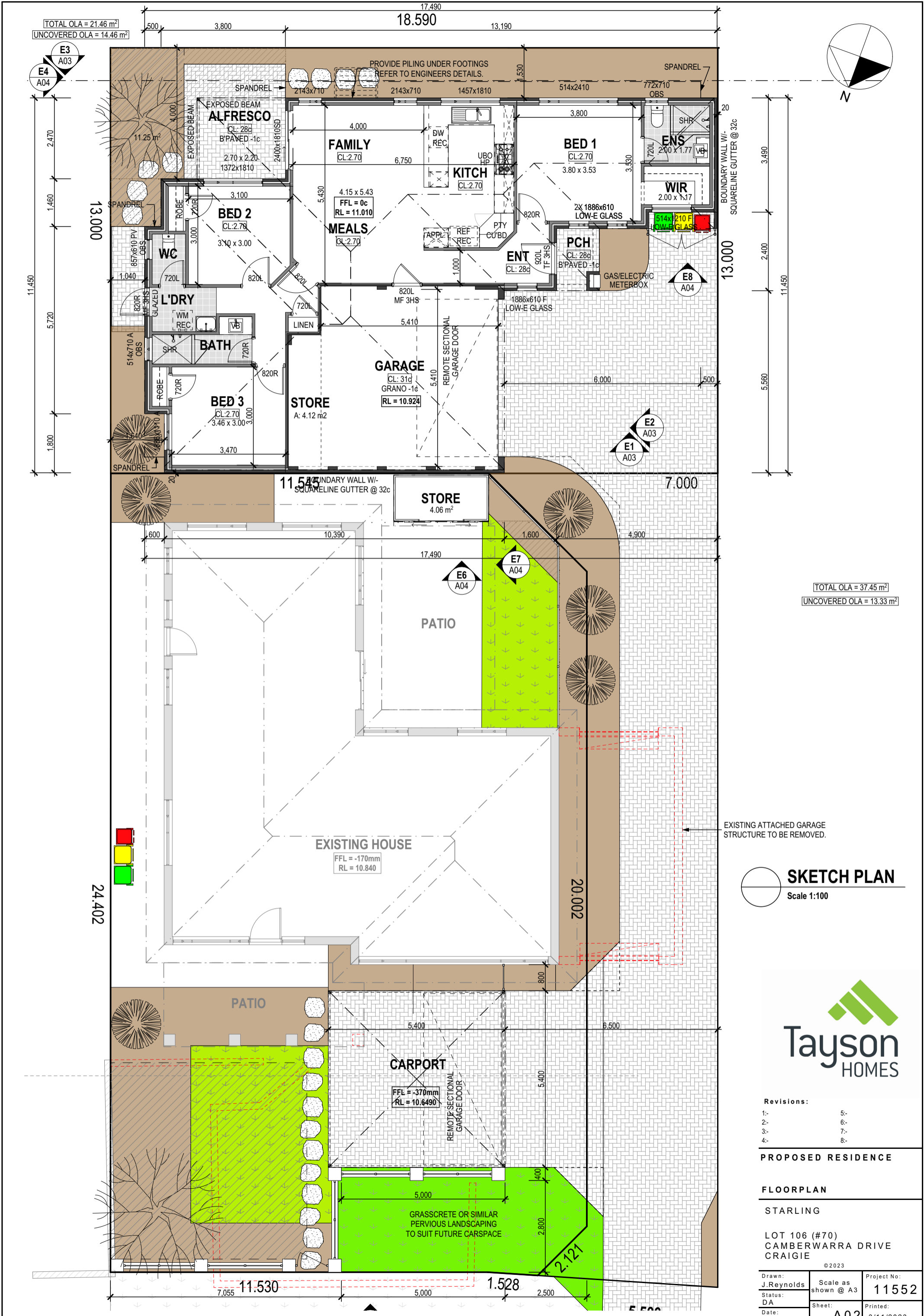
COVERSHEET

STARLING

LOT 106 (#70)
CAMBERWARRA DRIVE
CRAIGIE

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Drawn: J.Reynolds	Scale as shown @ A3	Project No: 11552
Status: DA	Sheet: A01	Printed: 3/11/2023
Date: 3/11/2023		



TOTAL OLA = 21.46 m²
 UNCOVERED OLA = 14.46 m²

TOTAL OLA = 37.45 m²
 UNCOVERED OLA = 13.33 m²

SKETCH PLAN
 Scale 1:100

- Revisions:**
- 1- 5-
 - 2- 6-
 - 3- 7-
 - 4- 8-

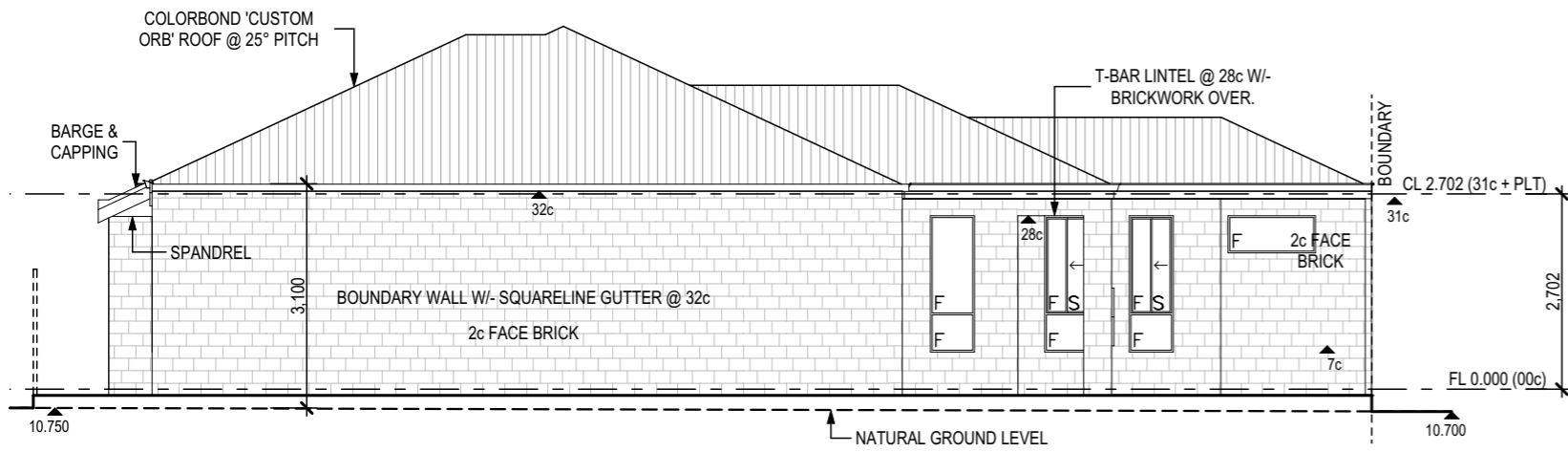
PROPOSED RESIDENCE

FLOORPLAN

STARLING

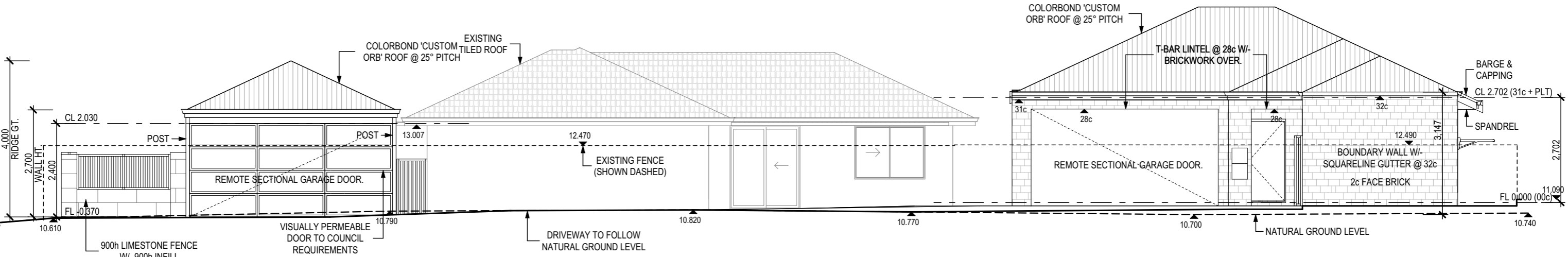
LOT 106 (#70)
 CAMBERWARRA DRIVE
 CRAIGIE

Drawn: J.Reynolds	Scale as shown @ A3	Project No: 11552
Status: DA	Sheet: A02	Printed: 3/11/2023
Date: 3/11/2023		



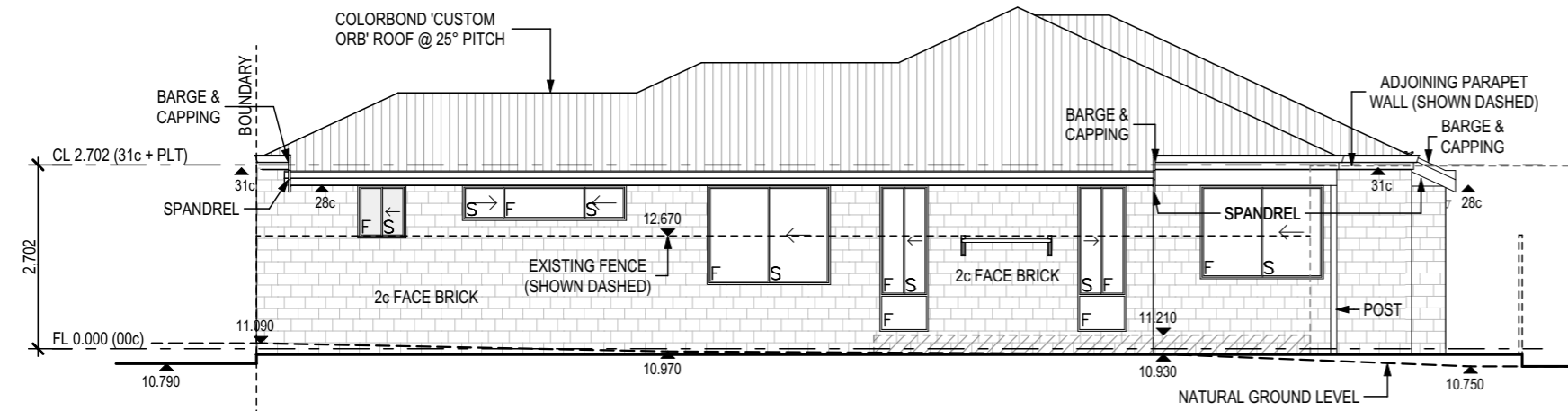
E1 ELEVATION 1

A02 Scale 1:100



E2 ELEVATION 2

A02 Scale 1:100



E3 ELEVATION 3

A02 Scale 1:100



Revisions:

- 1:-
- 2:-
- 3:-
- 4:-
- 5:-
- 6:-
- 7:-
- 8:-

PROPOSED RESIDENCE

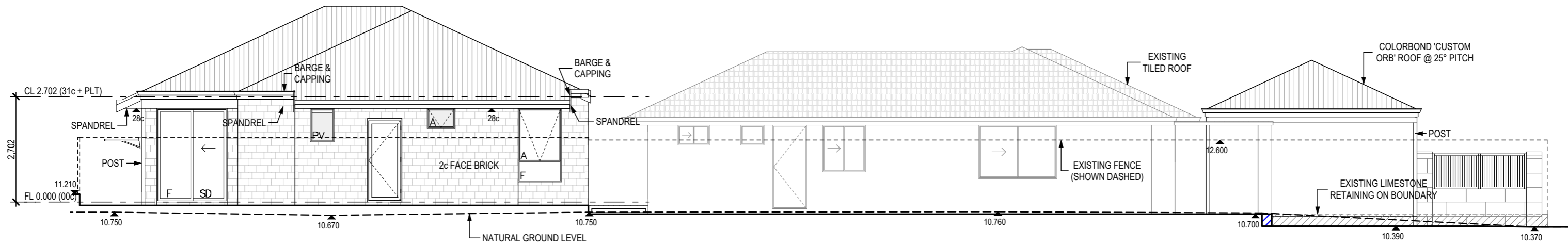
ELEVATIONS

STARLING

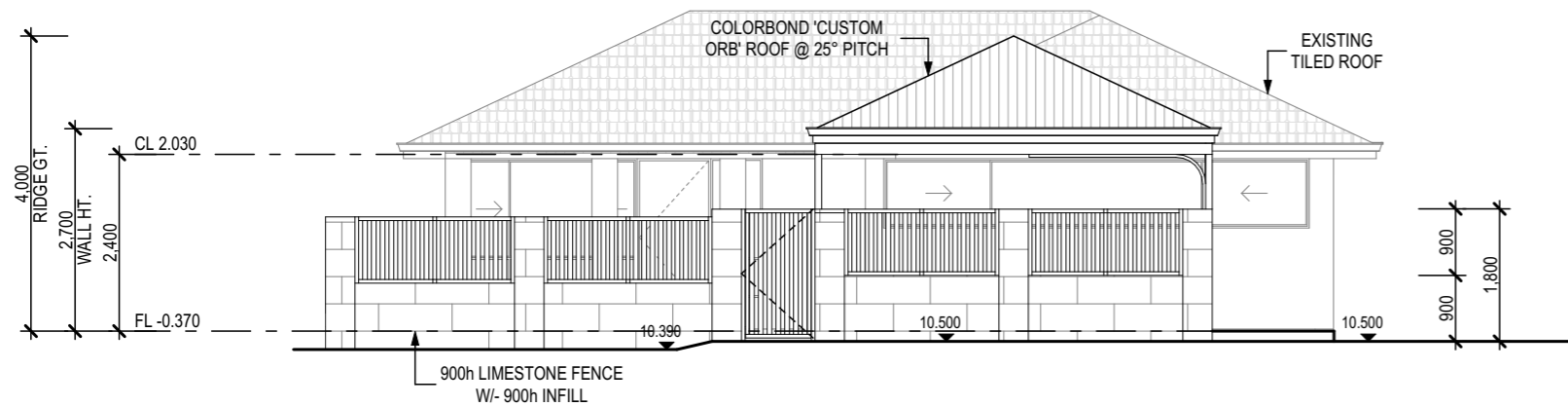
LOT 106 (#70)
CAMBERWARRA DRIVE
CRAIGIE

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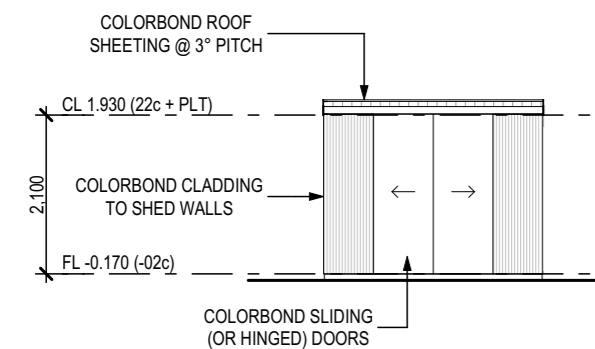
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Status: DA	Sheet: A03	Printed: 3/11/2023
Date: 3/11/2023		



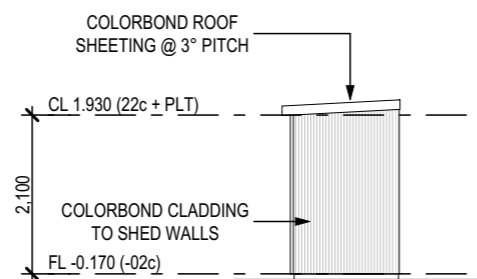
E4 ELEVATION 4
A02 Scale 1:100



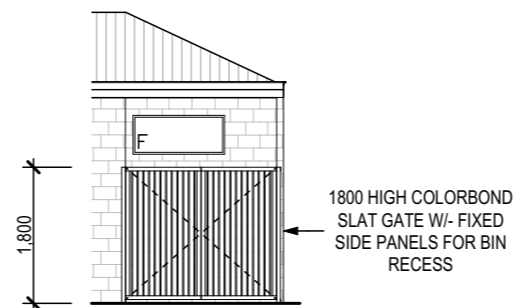
E5 ELEVATION 5
A02 Scale 1:100



E6 ELEVATION 6
A02 Scale 1:100



E7 ELEVATION 7
A02 Scale 1:100



E8 ELEVATION 8
A02 Scale 1:100



Revisions:

- 1:-
- 2:-
- 3:-
- 4:-
- 5:-
- 6:-
- 7:-
- 8:-

PROPOSED RESIDENCE

ELEVATIONS 2

STARLING

LOT 106 (#70)
CAMBERWARRA DRIVE
CRAIGIE

Drawn: J.Reynolds	Scale as shown @ A3	Project No: 11552
Status: DA	Sheet: A04	Printed: 3/11/2023

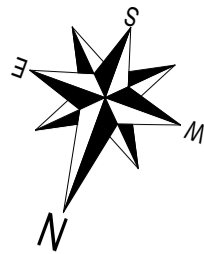
LOT 2

ZONED	R40
% ALLOWED	55%
SITE AREA	241.00m ²
SITE COV. AREA	143.54m ²

SITE COV. = 59.6%

COMMON AREA (105m ² /2)	53m ²
SITE AREA + COMMON AREA	294m ²

ADJUSTED SITE COVERAGE = 48.91%

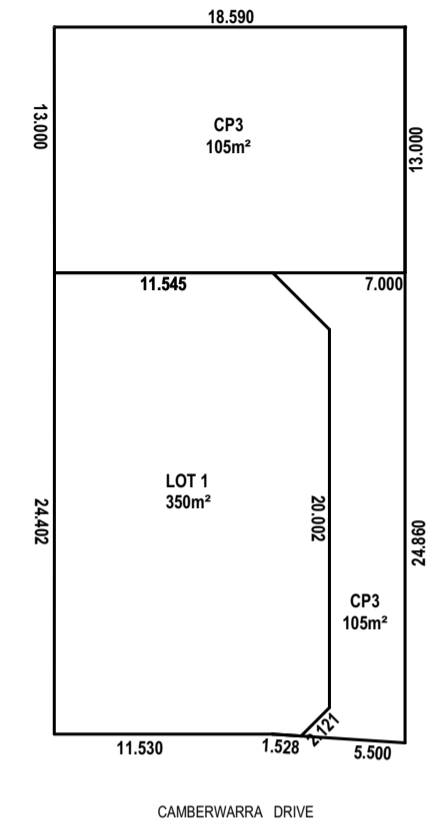


LEGEND

⊕	Power Dome
⊙	Power Pole
⊠	Phone Pits
⊞	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

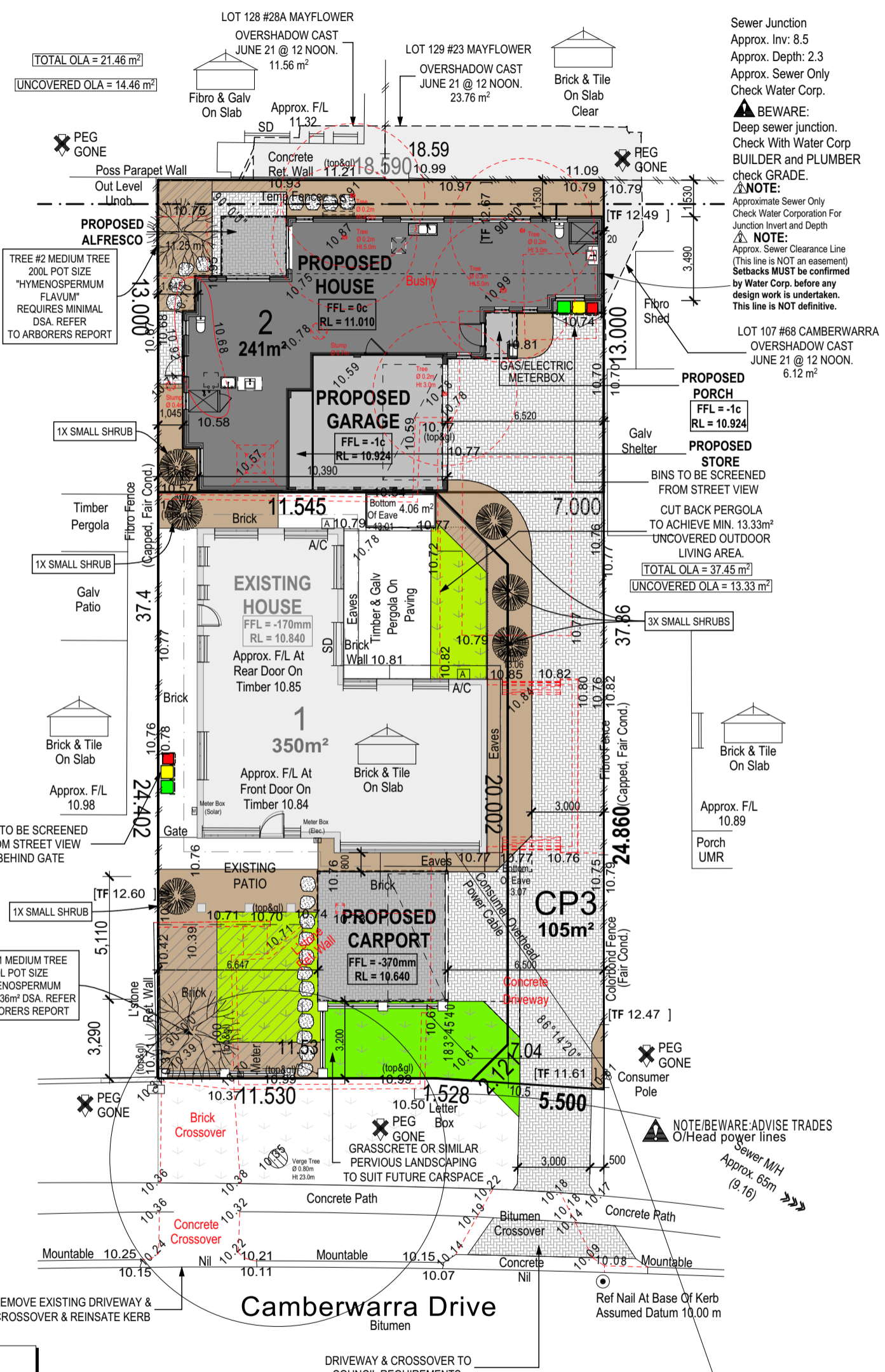
AREA STATS

EXISTING AREAS	
HOUSE	122.06
PROPOSED AREAS	
STORE	4.21
PORCH	2.47
HOUSE	106.24
GARAGE	31.89
CARPOR	29.16
ALFRESCO	6.67
TOTAL	302.70 m²



LOT MISCLOSE
0.035 m

- DISCLAIMER:**
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.
- DISCLAIMER:**
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
- DISCLAIMER:**
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
- DISCLAIMER:**
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
- DISCLAIMER:**
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



Sewer Junction
Approx. Inv: 8.5
Approx. Depth: 2.3
Approx. Sewer Only
Check Water Corp.

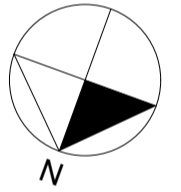
BEWARE:
Deep sewer junction.
Check With Water Corp
BUILDER and PLUMBER
check GRADE.

NOTE:
Approximate Sewer Only
Check Water Corporation For
Junction Invert and Depth

NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed
by Water Corp. before any
design work is undertaken.
This line is NOT definitive.

LOT 107 #68 CAMBERWARRA
OVERSHADOW CAST
JUNE 21 @ 12 NOON.
6.12 m²

PROPOSED STORE
BINS TO BE SCREENED
FROM STREET VIEW
CUT BACK PERGOLA
TO ACHIEVE MIN. 13.33m²
UNCOVERED OUTDOOR
LIVING AREA.
TOTAL OLA = 37.45 m²
UNCOVERED OLA = 13.33 m²



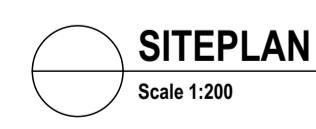
LOT 1

ZONED	R20
% ALLOWED	50%
SITE AREA	349.53m ²
SITE COV. AREA	122.06m ²

SITE COV. = 34.9%

COMMON AREA (105m ² /2)	53m ²
SITE AREA + COMMON AREA	402m ²

ADJUSTED SITE COVERAGE = 30.36%



87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

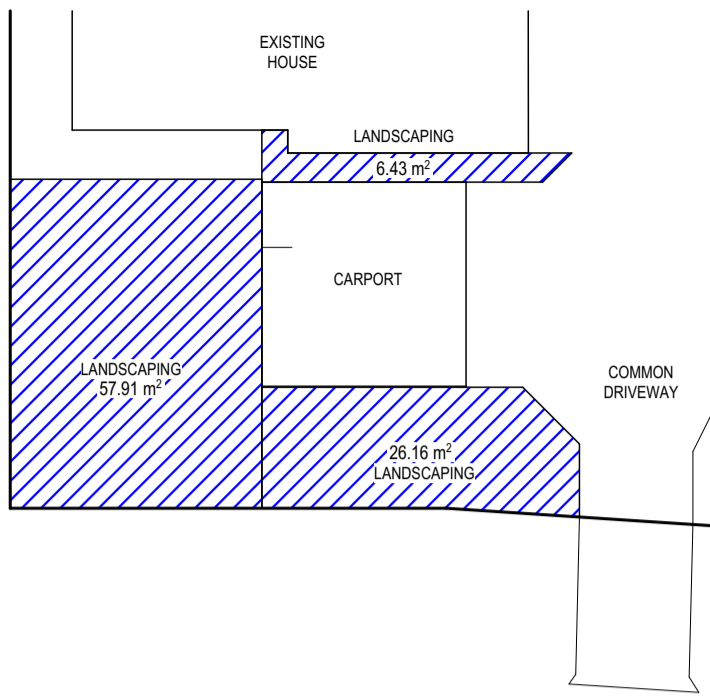
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	540801	GPS	Lat: -31.794198 Long: 115.762021
CLIENT	Starling, Paul & Amanda	LOT	Lot 106 (Plan 9850)
ADDRESS	#70 Camberwarra Drive	AREA	696m ²
SUBURB	Craigie	VOL.	478
LGA	CITY OF JOONDALUP	FOL.	188A
DRAWN	B. Smith	DATE	07 Feb 23
		SSA No	

ROADS	Bitumen
KERBS	Mountable / Nil
FOOTPATH	Concrete
SOIL	Sand
DRAINAGE	Good
VEGETATION	Light Grass Cover

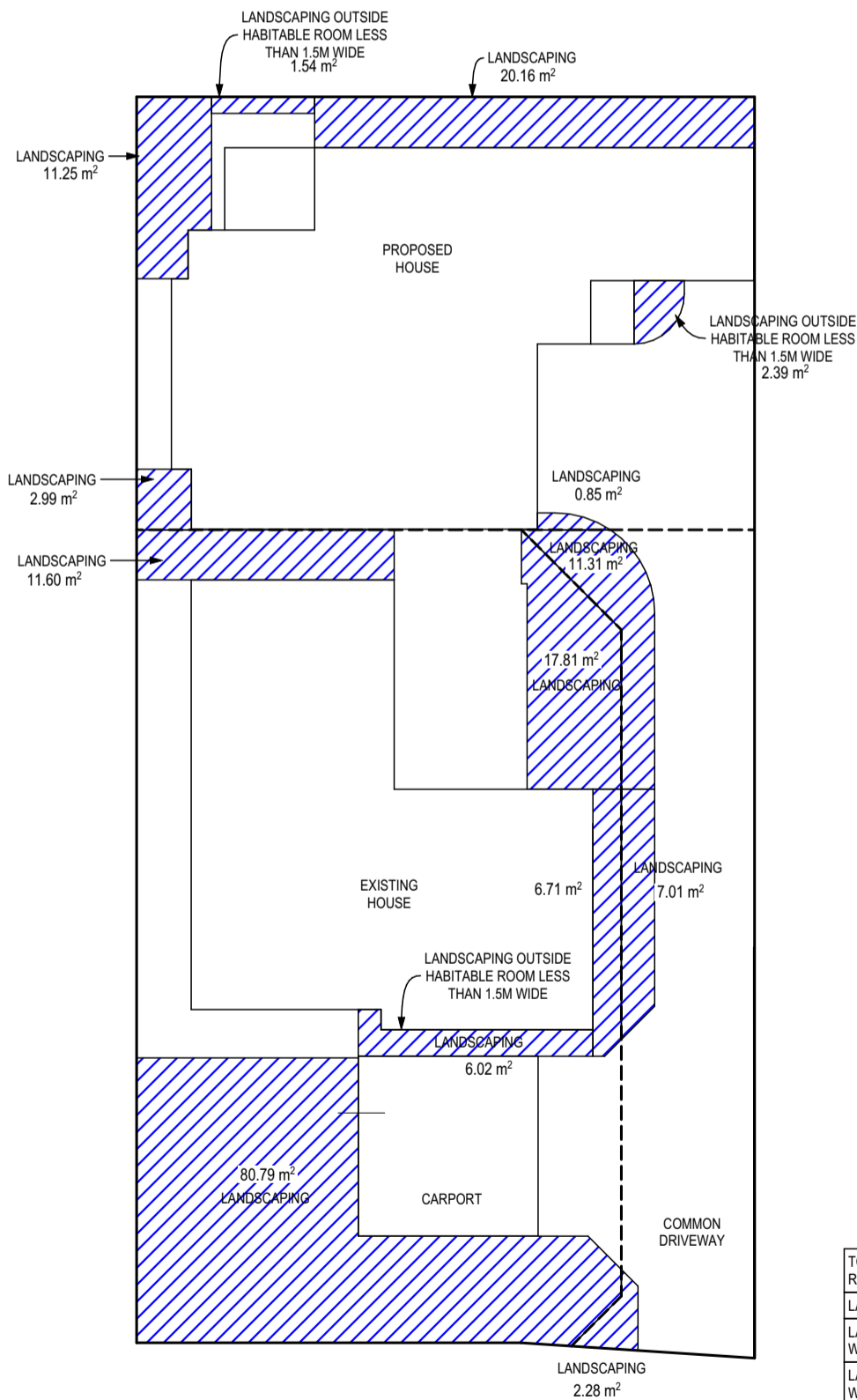
ELEC.	O/Head
COMMS.	Yes
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	No

(Approximate Only Confirm With Shine)



TOTAL AREA INFRONT OF DWELLING	180.38 m ²
LANDSCAPED AREA INFRONT OF DWELLING	90.50m ²
% OF LANDSCAPING (MIN 90.19 REQ'D)	90.50m ² = 50.17%

D01 LANDSCAPED AREAS 50% TO FRONT DIAGRAM
Scale 1:200



TOTAL LANDSCAPING REQUIRED (MIN 1.5M WIDE)	686m ² x 20% =137.2m ²
LANDSCAPED AREA OVER 1.5M WIDE	172.76m ² = 25.18%
LANDSCAPED AREA OVER 1.5M WIDE LOT 1 (20% OF 350=70m ²)	116.91m ² = 33.40%
LANDSCAPED AREA OVER 1.5M WIDE LOT 2 (20% OF 241=48.2m ²)	34.40m ²
50% OF LOT CP LANDSCAPING AREA	10.30m ²
LANDSCAPED AREA LESS THAN 1.5M WIDE OUTSIDE HABITABLE WINDOW	3.93m ²
TOTAL LANDSCAPING	48.63m ² =20.17%
LANDSCAPED AREA OVER 1.5M WIDE LOT 3 (20% OF 105=21m ²)	20.6m ² = 19.61%



- Revisions:
- 1:- 5-
 - 2:- 6-
 - 3:- 7-
 - 4:- 8-

PROPOSED RESIDENCE

LANDSCAPE DIAGRAMS

STARLING

LOT 106 (#70)
CAMBERWARRA DRIVE
CRAIGIE

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Drawn: J.Reynolds	Scale as shown @ A3	Project No: 11552
Status: DA	Sheet: A06	Printed: 3/11/2023
Date: 3/11/2023		

D02 MINIMUM 20% LANDSCAPED AREA DIAGRAM
Scale 1:200



ATTN: Planning Department

CITY OF JOONDALUP
Boas Avenue
Joondalup, WA 6027

REGARDING : **APPLICATION FOR DEVELOPMENT APPROVAL FOR PROPOSED REAR DWELLING & FRONT CARPORT & FENCE TO EXISTING HOUSE.**
70 Camberwarra Drive, Craigie

Dear Executive Officer

Please find attached documentation for a proposed rear Dwelling and front carport & fence to existing house.

The following variations to The Residential Design Codes and the Housing Opportunity Areas Local Planning Policies (HOALP) are outlined below.

- 5.1. Street Setbacks.
A front Carport setback of 3.2m is proposed, in lieu of the required 5.5m setback as per the amended policy (DHOA)
 - The proposed Carport will be accessed via the common driveway and cars will park parallel to the street.
 - Grasscrete or similar landscaping trafficable surface will be installed in front of the carport for use as a visitors parking space.
 - A visually permeable garage door will be installed to create an open style carport. Clear sight lines will be maintained and will not obstruct the view of the dwelling from the street and vice versa.
 - The proposed carport will have a colorbond roof (existing house is tiled), however the colour scheme will be compatible with the existing house.
 - See Option 2 plans, should the above carport be unable to be approved. The carport would be setback from the front boundary 4.0m, in lieu of the required 5.5m. Noting council have authority to approve a variation within 1.5m. The existing concrete footpath is setback sufficiently from the carport (8.3m approx.) such that a vehicle could park in front of the carport and not obstruct or impede pedestrian access to the footpath.

- 5.1.3 C3.1ii Lot boundary setback
Option 2 Carport location requires a Reduced side setback to Carport of 0.65m is proposed in lieu of the required 1.0m
 - The carport is shown setback 0.65m (allowing for a 150mm wide gutter) and achieving the required minimum 0.45m setback to the lot boundary. The carport is well clear of the adjoining house and will have no impact.
 - The carport wall height will comply with the 2.7m height permitted within the reduced setback

Nil Setback to Lot 1 Shed in lieu of the required 1.0m setback.



HI-TECH DRAFTING

- The shed/store wall will abut Lot 2 Garage Boundary wall. There is no impact the adjoining properties. The shed/store will be concealed from street view and will provide storage

HOALP Clause 1 Urban Design – Public Domain Interface – Blank Walls not to exceed 20% of site

- No blank wall are proposed. Instead openings from habitable rooms provide surveillance of the streetscape and adding articulation to the streetscape.
- Lot 1 Carport garage door is visually permeable to avoid large blank wall. The remainder sides of the carport remain open.
- Lot 2 Garage is perpendicular to the street view to avoid a large blank wall
- Bin store enclosure to lot 2 screens the bins and provides some articulation to an otherwise blank wall.
- Open style front fence with visually permeable infill reduces an otherwise blank wall

• HOALP Clause 6.4 – Side Setback

Lot 2 contains 2 boundary walls, a 3.99m long x 3.15h boundary wall to the southwest boundary and a 10.39m long x 3.10h boundary wall to the northwest strata boundary (adjoining the existing front house)

- The southwest (ensuite/wir) boundary wall at 3.99m long is far below the maximum possible wall length of 9.0m long. The boundary wall has minimal overshadowing to the adjoining property. A fibro shed is immediately adjacent to the boundary wall so it's assumed the boundary wall will have no impact to the adjoining property. The wall height is 3.10m high slightly above the 3.0 average wall height required. I would urge some commonsense here as whilst the wall could be lowered by reducing the Ensuite and WIR ceiling heights, it will add unnecessary complexity to the roof form with extra hips and valleys. It will detract from the streetscape and won't deliver and benefits to the adjoining lot by lowering the wall 0.1m. Had a standard ceiling be permitted, this wall would not exceed the average height but is a direct result of the roof heights being lifted to comply with Clause 16 requiring raised ceiling heights. The additional 0.1m height is considered a minor variation as it has no impact on the amenity of the adjoining lot
- The Northwest boundary is on the shared strata boundary with the existing front house and is 10.39 long x 3.1m high. The boundary wall is necessary to achieve the minimum bedroom and living room dimensions as required by clause 16.2. It has no impact on the adjoining lots. There is no overshadowing cast onto lot 1 and actually the boundary wall will create a more private outdoor space to lot 1. The owner owns both lot 1 and 2 and so won't object to the wall on the strata boundary.

• HOALP Clause 12.1 – Tree Sizes & Deep Soil Areas – Landscape Area

The HOALP requires 2 medium trees to be planted for 696m² site area. Refer to Arborist Report Attached

- See Sheet A06 for Landscaped Areas. Note: 50.17% of the front setback area is landscaped.
- Also see Sheet A06 for 20% landscaping for each lot. Note to achieve the 1.5m minimum deep landscaping, the fencing between common driveway and lot 1 has been shifted to align with the edge of the house and 500mm garden strip along driveway has shifted to the eastern side to achieve the minimum 1.5m wide landscaping.
- Grasscrete for visitors parking has been including in the 50% front setback and for the 20% lot 1 landscaping.
- Landscaping less than 1.5m wide outside lot 1 habitable room windows (behind carport) has been included. Also to lot 2 garden outside bed 1 window and to living room behind alfresco.



- 50% landscaping from common property lot driveway has been apportioned to lot 2 to achieve the 20%
 - The changes made the landscaping will allow wider garden beds and a more attractive landscape environment that is complementary to the wider neighborhood.
- HOALP Clause 16.2 – Minimal Ceiling Ht.
The HOALP requires ceiling heights of 2.7m to habitable rooms and 2.4m to non habitable spaces.
 - The proposed dwelling shows habitable room ceiling heights of 31 brick courses 2657+45mm wall plate = 2702mm
 - HOALP Clause 18.3a – Natural Ventilation.
The HOALP requires all habitable rooms to have openings on at least 2 walls with a straight-line distance between the center of the openings of at least 2.1m. The following rooms don't meet this requirement.
 - Bed 2 & 3 each has a single opening in lieu of the required 2 openings on at least 2 walls for each room. Whilst I support designing houses that optimize natural ventilation, I feel there must be some balance. The expectation for 2 openings to every habitable room seems onerous. The benefits of ventilation should not outweigh other design considerations ie. future furniture placement limited by extra windows, having to remove a robe so there is an external wall available to accommodate a window, The additional cost for window treatments and security screen, the fact that bedrooms are sleeping zones and most people would prefer a darker room with limited windows.
 - The Main Bedroom and Living areas do comply as it was practically possible to have windows on 2 walls. Bedroom 2 and 3 are restricted to 1 window due to a boundary wall and a robe. A linked breezeway is created from Bedroom 2 to bedroom 3 via the passage and will provide some natural ventilation for the bedrooms with each bedroom window having a different orientation. An awning window has been added to Bedroom 3 to further increase ventilation.

It is not considered these variations will cause any negative impacts on the adjoining lot or to the streetscape. Some of the variations we are seeking are a direct result of a particular HOALP clause that whilst being implemented, resulted in impacting on another parameter then requiring a variation. If the intention of the HOALP is to achieve a higher standard of development whilst minimizing impacts to adjoining occupants, it is hoped these minor variations can be supported. Please consider this application and variations for approval. Should you have any queries, please don't hesitate to contact myself anytime

Regards

Jason Reynolds

