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Revised 2
4th December 2023

City of Joondalup
For the attention of Planning Services

Dear Sir/Madam,

**Re: Development Application – Proposed Dwelling -Lot 2
191 Camberwarra Drive, Craigie**

With regards to the above application at the above property address, on behalf of the property owner, please find further revised submitted drawings outlining proposals to the above property.

Justification against Policies as follows

Variations to Residential Design Codes (R-Codes)

Variation to clause 5.2.2 Garage width (R-Codes)

Seeking a variation to the permitted maximum garage width of 50% with 53% proposed

P2 Design Principles – demonstrating compliance

- The garage is setback from the street the required 5.5m
- The garage is proposed to the minimum size required to AS2890.1
- The dwelling and landscaping proposed achieves visual connectivity to the streetscape

Variations to Development in Housing Opportunity Areas Local Planning Policy (HOALPP)

Variations sought as follows

Sub Section 6 Side and Rear Setbacks

Seeking a variation for reduced setbacks for the proposed dwelling to the lot boundaries

6.3 a. Setback of 0.6m to southern boundary
Setback of 0m to northern boundary

- Complying with 6.4 with a wall built up to the boundary of max length 9m
- Complying with HOALPP `up to the boundary` walls less than 600mm from lot boundary clause 6.4 HOALPP page 9
- The proposed makes more effective use of space utilizing the angled boundary
- Not reducing the existing direct sun to major openings to habitable rooms and to adjoining properties
- Does not have any adverse impact on the amenity of the adjoining property

Sub Section 16.1b Size and layout of dwellings (HOALPP)

Seeking a variation for reduced floor areas and dimensions of Bed 2 – Bed 4

Habitable rooms shall be as per SPP7.3 — Volume 2, Table 4.3b:

Proposed Bed 2 – Bed 4 dimension of 2.7m in lieu of the required 3m min

- Furniture layout revised to show suitable furniture to the secondary bedrooms
- The master suite is proposed as larger than required
- The secondary rooms would be used for a family /children therefore a single beds are commonly used by residence

Sub Section 18.2 Natural Ventilation (HOALPP)

Seeking a minor variation for windows to bed 2 – bed 4

Habitable rooms shall have a window in an external wall which:

- Has a minimum glass area not less than 15% of the floor area of the room;
- Comprise a minimum of 50% clear glazing; and,
- Is openable for 50% the size of the window.

- Bed 2 – Bed 4 have slight reduction in size of window which would be mm adjustment
- Proposed 14.8% window for light, 49.4% openable
- The current window sizes work well with the functionality of the room
- The current windows are to brick sizes

Sub Section 1.3 Urban Design (HOALPP)

Seeking a variation to the blank walls, vehicle access and building services (e.g. bin store, booster hydrant) shall not exceed 20% of the total lot frontage to the public realm, except for development with two street frontages, where no blank walls will be permitted to either street frontage.

49.15% is proposed for the garage

- The garage is setback from the street the required 5.5m
- The garage is proposed to the minimum size required to AS2890.1
- The dwelling and landscaping proposed achieves visual connectivity to the streetscape

Sub Section 11.6 Landscaping Areas (HOALPP)

Seeking a variation to the minimum of 50% of the area between the front of the dwelling and the street lot boundary (front setback area) shall be landscape area.

- 47.3% is proposed, with the addition of the trees and open feel to the front landscaped yard
- Providing connection and aesthetics with the streetscape
- Positively contributing to the streetscape and area

Additional Justification

Variations to Residential Design Codes (R-Codes)

Variation to clause 5.3.2 Landscaping(R-Codes)

Seeking a variation for the proposed 18.62% (63.7m²) landscaping in lieu of the required 20% (68.4m²).

The proposed landscaping -

- contributes to the appearance an amenity of the property for residence
- Contributes positively to the streetscape
- Security and safety of the residence is considered with street surveillance provided
- Shade and solar access has been provided to the property

Sub Section 11.3 Tree canopy and deep soil areas- Landscape Area (HOALPP)

18.62% (63.7m²) landscaping is proposed in lieu of the required 20% (68.4m²)

The proposed landscaping -

- Achieves an attractive landscape that compliments the neighbourhood
- Contributes to the ecology, character and amenity of the HOA
- Provides functional and usable landscaping area to residence for outdoor living function
- Permeable paving is proposed where needed

Sub Section 12 Tree canopy and deep soil areas (tree sizes and deep soil areas) (HOALPP)

- Two small trees are proposed at the rear of the dwelling
- The proposed soil areas meet the required 9sqm minimum with the relocation of the garden shed
- There is no eaves proposed to the rear of the patio – drawings amended to reflect this

Sub Section 13 Tree canopy and deep soil areas (trees) (HOALPP)

- Three small trees are proposed in lieu of the required medium tree.
- Providing an attractive landscape to suit the size and scale of the property and the surrounding neighbourhood
- Contributing to the character of the housing Opportunity area

- Provides an accessible and functional landscape areas for the residents suited to outdoor living purposes

Sub Section 17 Solar access and daylight (HOALPP)

- To provide the required passive solar access in winter as required, a highlight is proposed to the north elevation of the living room
- Shade is not proposed, as it is considered that due to the north aspect and the windows size/ highlight it is considered minimal direct sun will enter the room from this window therefore we consider eaves shading requirement minimal and not impacting the comfort of the living space.

I trust this provides all the information required to process the application, if you need any further information or have any queries, please do not hesitate to contact me.

Yours sincerely

SLynch

Samantha Lynch