

Justin Everitt  
c/o Mr and Mrs Boyle  
17, Windward Loop  
Ocean Reef  
WA. 6027

29th September 2023

Planning Department  
City of Joondalup  
90 Boas Avenue  
Joondalup,  
WA. 6027.

**Planning Application.            Single Residence.**  
**#21B, Helsall Court, Sorrento.**

Dear Sir/Madam

Please find enclosed a completed Planning Application for a new double storey residence at the above named address.

We believe we are fully compliant with all relevant Local Policies, and R Codes, and have designed the home in line with previous guidance and discussion with Marshall of your Planning Department, regarding heights, setbacks, open space and over shadowing.

Due to a couple of characteristics of the existing site, we propose a couple of minor transgressions, for which we provide the following justifications.

#### **Visual Privacy**

To the rear of this Lot, along with the adjacent homes, are Ocean views and hence open living and outlook are emphasised towards the rear of the home. This creates 2 minor areas of over-looking onto the adjacent neighbours' rear gardens, as illustrated on the enclosed plans.

The areas of overlooking are oblique and do not fall onto the neighbours' main outdoor living areas, that are in fact mostly inaccessible areas of vegetation, and therefore do not create any adverse impact on the amenity of either neighbour.

We have proposed 1650mm screening to our terrace sides to prevent any direct over-looking.

Each of the adjacent neighbours currently enjoy reciprocal rear views through over-looking of our Lot, and so we therefore request that you are able to support this similar arrangement with our new proposals.

### **Landscaping**

The ground floor plan enclosed demonstrates that we have achieved a non-impervious landscaped area within the front setback of 48%, being just 2% short of the required 50%.

The Lots tapered shape reduces the potential for landscaping after a driveway has been added.

However, beyond the front 6 metre setback we propose a continual landscaped area of +9 sq.m, including a feature tree, as required by the R Code 5.3.2 C2.2 which contributes to the streetscape, and portrays an overall landscaped frontage of well in excess of 50%. We trust that you are therefore able to support this minor transgression.

We trust the enclosed drawing proposals and above justifications enable you to process the application positively through your delegated authority power. Meanwhile, if you have any queries please do not hesitate to contact me on 0419 340577.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Justin Everitt', with a stylized flourish at the end.

Justin Everitt  
( on behalf of Applicant. - Mr and Mrs Boyle)