



8 December 2023

City of Joondalup
Planning Department
90 Boas Avenue,
Joondalup W.A. 6027

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Dear Mr Farrel,

RE: PROPOSED 3 SINGLE STOREY DWELLINGS AT LOT 641, #56 CHELSFORD ROAD, WARWICK.

Please refer to the attached plans and letter below for our performance criteria and justification for the proposed development.

Consideration should be made that the parent lot is zoned R40 under the City of Joondalup, Housing Opportunity Area, Local Planning Policy and has been subdivided into 3 lots. Consideration should also be made for the existing sewer restrictions at the rear of the parent lot:

- 1- The proposed design at the abovementioned address requires some minor variations to **Section 5 - Street Setbacks** of the Development in Housing Opportunity Areas Local Planning Policy.
The Verandah to **Unit 1** has been setback from the primary street boundary at **2 meters** in lieu of the required 3 meters.
The proposed design reflects the objectives set out in the Local Planning policy as follows:
 - o Natural light is provided to the dwelling via multiple windows to the main living space,
 - o Access to Northern light is provided to both the main living space and to the outdoor living area due to the Northern orientation,
 - o Areas of landscaping have been provided in conjunction with an articulated facade with the use of composite materials / colours, allowing for an attractive street scape,
 - o The Verandah has been amended to not exceed 50% of the building façade,
 - o Visual privacy is maintained, as is street surveillance via the use of visually permeable screening,
 - o The required 50% landscape area of the primary set back has been achieved in excess by providing 75% of the primary setback area as soft landscaping.
 - o 2 small trees have been provided to the front landscape area, softening the facade.
2. Minor Variations are required to **Section 16 – Size and Layout of Dwellings**, of the Housing Opportunity Area Local Planning Policy as follows:
 - o **Units 1, 2** and three have a proposed ceiling height of 31c plus plate height (**2692 AFL**) throughout.
The dwellings have been designed with only 2 bedrooms and an open plan style primary living area which achieves well-proportioned functional and flexible living spaces. This reduces excessive compartmentalising of zones that are frequently not used. Windows and door openings have been raised to 28c high at head height creating a visual sense of increased internal space with greater natural ventilation and daylight access.
The requirement of an extra course in ceiling height in this situation would not be required and will provide no additional benefit at a greatly increased cost to the owner. The reduction in height we are requesting a modest 8mm.
 - o The Ceiling height to the Verandah of **Unit 1** is **2572** overall. As the area is an external space, access to natural light and ventilation has not been compromised.



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- Unit 3 has a portion of living space that measures 3.74m in lieu of the required minimum 4m. We feel that we have achieved the minimum 4m requirement to the living space as dimensioned on the floor plans between the entrance wall and the back of the kitchen bench. The space provided provides an adequate seating area for the occupants and has direct access to an outdoor living area.
3. Minor Variations are required to **Section 18 – Natural Ventilation**, of the Housing Opportunity Area Local Planning Policy as follows:
- Natural ventilation has been provided to both the ensuite and the bathroom of **Unit 1**. However, there is no natural light or ventilation to the bathroom WC or to the Ensuite WC. As these rooms are considered non habitable and are used in a minimal capacity, we feel that mechanical ventilation would be sufficient.
The objective noted in this clause of H.O.A. LPP1 is to reduce the need for air conditioning and maximise the use of prevailing breezes. These areas do not require the use of air conditioning and are in the path of natural cross ventilation as shown on page 7 of our Development Approval plans.
An openable sky-lite has been added outside the laundry cupboard to provide natural light and ventilation to this space.
 - Natural light and ventilation have not been achieved to the Ensuite WC or the Powder of **Unit 2**.
As these rooms are considered non habitable and are used in a minimal capacity, we feel that mechanical ventilation would be sufficient.
The objective noted in this clause of H.O.A. LPP1 is to reduce the need for air conditioning and maximise the use of prevailing breezes. These areas do not require the use of air conditioning and are in the path of natural cross ventilation as shown on page 7 of our Development Approval plans.
An openable sky-lite has been added outside the powder, inside the laundry cupboard and to the Ensuite laundry cupboard to provide natural light and ventilation to these spaces.
 - Natural ventilation has been provided to both the ensuite and the bathroom of **Unit 3**. However, there is no natural ventilation to the bathroom WC or to the Ensuite WC.
As these rooms are considered non habitable and are used in a minimal capacity, we feel that mechanical ventilation would be sufficient.
The objective noted in this clause of H.O.A. LPP1 is to reduce the need for air conditioning and maximise the use of prevailing breezes. These areas do not require the use of air conditioning and are in the path of natural cross ventilation as shown on page 7 of our Development Approval plans.
An openable sky-lite has been added outside the laundry cupboard to provide natural light and ventilation to this space.
- 4- Minor variations to **Section 6 – Side and Rear – Side setbacks**, of the Housing Opportunity Area Local Planning Policy as follows:
- **Unit 1** garage and ensuite boundary wall.
The Garage boundary wall will be built simultaneously to the garage boundary wall of unit 2 and are equal lengths, set directly opposite each other. The average height does not exceed 3m and the overall length of the wall including the ensuite portion of boundary wall does not exceed 9m in length.
As the boundary walls to unit 1 and 2 are constructed directly opposite each other, the objectives of this section of the H.O.A LPP1 are met.
Boundary wall to boundary wall does not affect the solar passive design principals, Outdoor and indoor living spaces have been orientated north. East and west windows are minimal to avoid solar heat gain, and south westerly breezes can be captured.
The boundary wall to the ensuite has minimal effect on the neighbouring site.
 - **Unit 2** boundary wall to bed 2, and bathroom.
The boundary wall will be built simultaneously to unit 3 garage boundary wall.
The average height does not exceed 3m and the overall length of the wall does not exceed 9m in length.
The objectives of this section of the H.O.A LPP1 are met.
Boundary wall to boundary wall does not affect the solar passive design principals, Outdoor and indoor living spaces have been orientated north. East and west windows are minimal to avoid solar heat gain, and south westerly breezes can be captured.
- 5- Minor variation to **Section 5.1.4 – Open Space** of the R-Codes – **Unit 2** open space is **42.6%** in lieu of the required 45%
- We believe that the design principals of the R-Codes have been met in that we have provided unit two with access to northern sunlight. The opportunity has been provided outdoor pursuits and entertaining. All external Fixtures and facilities have been allowed for.



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6- **Section 16 – Size and layout of dwellings.**

In response to the Shires comment, we have provided dimensions on **Unit 3** floor plan demonstrating that the minimum living room size has been achieved. Also, please note that we have demonstrated that the space allows for a functional furniture layout with space for personal goods.

7- **Section 11 – Tree canopy and deep soil areas – Landscape areas**

I have provided an additional page to the set of DA drawings. Please refer to page 6.

Unit 1 site area = 235.57m². Provided landscape area = 46.09m² (19.56% of the provided site area) Permeable paving area = 1.29m² (2.79% of the provided landscape area)

Although the achieved landscape area for this site is **0.44%** short of achieving the required 20% landscape area, we believe that we have achieved the objectives set out in section 11 of the H.O.A L.P.P. 1. The area achieved equates to a mere **1.024m²** short of the required landscape area, and we feel that we have achieved a functional and usable landscape area for relaxation and entertainment.

We have also allowed for the provision of two small trees to this area as required and we feel the layout creates an attractive environment that is complimentary to the neighbourhood.

Unit 2 site area =225.94m². Provided landscape area = 41.83m² (18.71% of the provided site area) Permeable paving area = 7.83m² (18.51% of the provided landscape area)

Although the achieved landscape area for this site is **1.29%** short of achieving the required 20% we believe that the objectives of this section of the Housing Opportunity Area LPP1 have been met. The area achieved equates to a mere **3.358m²** short of the required landscape area, and we feel that we have achieved a functional and usable landscape area for relaxation and entertainment.

An attractive landscape area has been provided. 2 Small trees with the appropriate deep soil zones have been provided. The landscape area is functional and usable for the residents outdoor entertaining requirements.

Unit 3 site area = 266.63m². Provided landscape area = 44.31m² (16.61% of the provided site area) Permeable paving area = 6.66m² (15.03% of the provided landscape area)

Although the achieved landscape area for this site is **3.39%** short of achieving the required 20% we believe that the objectives of this section of the Housing Opportunity Area LPP1 have been met. The area achieved equates to a mere **9.016m²** short of the required Landscape area and we believe that the objectives of this section of the Housing Opportunity Area LPP1 have been met.

An attractive landscape area has been provided. 2 Small trees with the appropriate deep soil zones have been provided. Although the deep soil zones of these two trees are shared, we believe that the trees have enough space to remain healthy and continue to grow. We have supplied an arborists report to support The shared Deep soil zone. We hope that you will allow this minor reduction.

8- **Section 5.3.5 Vehicular access** of the R-Codes.

In response to the Shires comment, we propose the retention of the existing verge trees (Grass tree and Bottle Brush) and to supply temporary fencing around the trees for protection for the duration of the development until the completion of landscaping works.

9- **Section 5.3.6 Pedestrian Access** of the R-Codes.

Unit 1 proposes a kitchen window closer to the communal street than the required 2.5m without screening.

A secondary window has also been provided to this area which faces the court yard. We propose that the occupant has the option to screen the window from the communal street via the use of blinds, whilst retaining a view of the external court yard via the secondary window.

Unit 2 proposes a kitchen window closer to the communal street than the required 2.5m without screening.

A secondary window has also been provided to this area which faces the Porch. We propose that the occupant has the option to screen the window from the communal street via the use of blinds, whilst retaining access to natural light via the secondary window.



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10- . **Section 5.3.7 Site works** of the R-Codes.

In response to the Shires comment, we have reduced the height of the retaining walls on the left to bring the retained heights to under 500mm requiring a 0 setback.
Retaining wall height to front boundary reduced to have top of wall level at 0c in lieu of 2c. This will bring the retained height to under 500mm requiring a 0 setback.

11- . **Section 5.4.2 Solar Access for Adjoining Sites** of the R-Codes.

Unit 1 – No shading device has been supplied to the East facing window of the Kitchen. In order to achieve solar protection to this area, we propose the use of E-glass to this window.

Unit 2 – No shading device has been supplied to the East facing window of Bed 2. In order to achieve solar protection to this area, we propose the use of E-glass to this window.

Unit 3 – No shading device has been supplied to the North facing window of Bed 1. In order to achieve solar protection to this area, we propose the use of E-glass to this window.

Each unit will be required to achieve a 6 star energy efficiency rating to receive a building permit. A certification will be provided for our building application to support this.

I trust this justification satisfies your requests and that an approval will follow. If you have any further enquiries, please feel free to contact me on 6200 0230.

Yours Sincerely

Micheal Redwood (Design / Draftsperson)