

30th October 2023

Our Ref: I23095

**City of Joondalup,
PO Box 21,
Joondalup WA 6919**

Dear Sir / Madam,

PROPOSED STRATA LOT 2 #57A KING EDWARDS DRIVE HEATHRIDGE

Ideal Homes hereby submits a development application for a proposed single dwelling at the above property. This Battle Axe lot is zoned R20/30 in HOA Area and is a total 290m² + 43m² (½ CP)

HOA LPP (13.1) – Trees

Section 13 of the HOA LPP aims to provide the neighborhood and owner with a residence that not only provides quality of life to the inhabitant but actively contributes to the amenity of the surrounding housing opportunity area. While the proposed development diverges slightly from the tree requirements outlined under 13.1 the proposed variation still provides a function and usable landscape area.

It can be contested that the implementation of an increased quantity of smaller trees (3x small tree planting areas) will allow for an urban tree canopy to be established and mature on the lot at a greater rate when compared with one medium tree. The additional benefits are not only limited to the establishment of the canopy but also extend to allowing a greater potential diversity of trees that will only add to the ecology of the housing opportunity area.

Providing additional smaller trees (3x small tree planting areas) will provide the future landscaping with articulation that will be complementary to the surrounding wider neighborhood. The location of three of the proposed smaller trees have been selectively nominated in rear courtyard area to improve the existing suburban urban tree canopy.

HOA LPP (16.2) – Minimum Ceiling Height

Ceiling Heights the LPP requires a minimum ceiling height of 2.7m in habitable rooms and only 2.435m is proposed to bedrooms and 2.67m in living areas of the dwelling. The following justification is made in support of the design:

- Habitable rooms are proposed with large windows, increasing light and ventilation opportunities and making them areas of high amenity, where residents will spend the majority of their time.
- An open plan family, dining and kitchen is proposed, so the lower ceiling height is offset by the larger combined living area.
- All rooms have sufficient floor areas to provide volume for functional living and furniture placement.
- Where possible, windows are placed to take advantage of passive solar opportunities.

Summary

The design incorporates the requirement of the R Codes (version gazette 2 July 2021) and the Council LPP to produce a high quality development, . Housing affordability is a factor and this design achieves a development within the client's budget without sacrificing quality or the amenity of the adjoining sites/locality. On the basis of the above, we look forward to a favorable response from Council. Please contact Ideal Homes should you have any queries.

Kind Regards,

Peter Wake
Ideal Homes