

23 October 2023

City of Joondalup PO Box 21 JOONDALUP WA 6027

Dear Sir/Madam,

DEVELOPMENT APPLICATION FOR SINGLE GROUPED DWELLING AT LOT 4 (NO. 8C) DELAWARE PLACE, KALLAROO

Please find attached an application for Planning approval, copies of the plans and the relevant fee for the above-mentioned property.

Your approval is sought for the following variations to the Residential Design Codes Vol 1 Part C and the Housing Opportunity Areas LPP. Proposed variations will be justified against the Design Principles and Objectives of above documents.

1. HOALPP 6.4 a. - Side Setbacks

- Proposed Garage boundary wall of 9.19m length
- > Second boundary wall 9.0m long on second lot boundary

Justification for this variation is as follows:

- The lot is significantly limited in its design opportunities given its small size and complexity due to battle-ax shape.
- Both walls comply with the maximum height restrictions
- To the east, wall won't have a huge impact on the ability of the neighbouring property to
 access ventilation and natural sunlight, given the sizable outdoor area adjacent to proposed
 wall.
- To the west, wall will have even less of an impact on the ability of the neighbouring property
 to access ventilation and natural sunlight given the orientation of the boundary wall and the
 fact that abutting property is on average 1.0m higher than our proposed development. In
 addition, most of proposed boundary wall abuts an existing boundary wall of approximately
 equal length.
- Proposed development meets the objectives of the HOALL in the way the designs responds to passive solar design ie living areas facing north, fireplace mass wall facing north to absorb heat, windows facing south to achieve cross ventilation.
- Boundary walls to the west and east reduce heat gain by reducing solar access.

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2. Residential Design Codes Clause 5.3.1 – Outdoor living areas

> Proposed outdoor living area of 26.71m² with less than 4m dimension

- The lot is significantly limited in its design opportunities given its narrow depth of 14.84m and limited size of 219.7m². The design caters to this narrow depth and minimal size, which is extremely difficult with a single-storey dwelling;
- The proposed dwelling is a relatively modest, single-storey dwelling with only 1 bedroom, 1
 office space, separate media room, two bathrooms (occasional guest) and one open-plan
 living area. There are no indulgent areas or superfluous rooms which compromise the ability
 to meet Planning constraints;
- The outdoor living area is directly accessible from the internal living areas of the Kitchen,
 Dining room and Living room
- The outdoor living area is located on the northern side of the lot ensuring it has direct access to northern light, and ventilation is readily available given the open nature of the area in question. This optimises the use of the northern aspect of the site;
- The outdoor living arear is adjacent to Parkland which visually extends the space and adds to the connection with the outdoors. The Parkland offers an additional space to entertain and relax outdoors
- Even though the proposed outdoor living area does not meet the minimum dimension of 4m, the proposed space has an area greater than the minimum requirement and is deemed to be functionable.

3. Residential Design Codes Clause 5.3.3 and HOALL 9.1 - Resident Parking

- Proposed single car bay
- The proposed house is less than 250m from multiple bus routes (462 and 463) in a straight line to any part of the bus route as defined by the codes. We've shown distances under 250mm to a bus stop.
- Combined timetables for bus route 462 and 463 show that at any time between the peak periods of 7-9am and 5-7pm a bus is available within 15 minutes. Please see provided time tables
- Our client is intending to use the house as a 1 bedroom house with a study and separate TV room which would place the parking requirements at 1 Bay even in a Location B area.
- Car bay dimension provided is 4.8m x 2.4m as per Australian standards where 300mm clear zone is provided all around the space.

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4. City of Joondalup HOALL 11. - Landscape Area

- Proposed 13.4% landscaped area in lieu of 20%
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- The proposed dwelling is a relatively modest, single-storey dwelling with only 1 bedroom, 1
 office space, separate media room, two bathrooms (occasional guest) and one open-plan
 living area. There are no indulgent areas or superfluous rooms which compromise the ability
 to meet Planning constraints;
- Any additional landscaping beyond our proposed areas will not improve the Streetscape due to Lot being a rear property.
- Small percentage reduction in landscaped area will have little impact on the ecology of the locality
- Functional and usable landscaped areas have been provided in the proposed development with ideal orientation for relaxation and entertainment.
- The outdoor living area abuts Parkland which will contribute to the visual amenity of the occupants.
- The design proposes additional 4.92m² landscaped area behind the reversing bay which has
 a dimension less than 1.5m but allow for hedge planting which will visually enhance the
 space. This additional area brings the landscape percentage up to 15.29%

5. Residential Design Codes - 5.4.4 External fixtures, utilities and facilities

- Bins to be screened from primary street
- Our client proposes to locate the bins within the shed so that landscaped area is maximised

CONCLUSION

In light of the above, we respectfully request that you consider the application under delegated authority and when considering the merits of the design principle use your discretion to support the proposal favourably. The proposal is believed to meet the R-Code objectives by ensuring an adequate provision of direct sun light and ventilation to all buildings and ameliorating the impacts of building bulk, privacy and overshadowing to the subject and adjoining properties.

Should you require any further information please do not hesitate to phone me on 9208 9100 or email at approvals@101residential.com.au.

Kind Regards,

Guida Roberts Shire Liaison 101 Residential

innovative homes by Scott Park

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