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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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