



Constellation Homes

11 January 2024

City of Joondalup
90 Boas Avenue Joondalup
Joondalup WA 6027

Attention: PLANNING DEPARTMENT

**RE: LOT 1580 #152 Beachside Drive, Burns Beach
PROPOSED DOUBLE STOREY DWELLING**

To whom it may concern,

Please find attached an application for Planning Approval. The Streetscape is all new blocks so there is no street scape now. Our block is right across from the ocean so our main objective with this design is to gain ocean views from every possible room.

Our set backs all comply with the R-codes with a central courtyard incorporating a pool and greenery.

I would like to apply for variations to the deemed to comply requirements as listed below.

If there are any queries or if anything further is required, please don't hesitate to contact me. I look forward to positive comment and approval for the best outcome for our client.

- **5.1.6 Building Height**

- We are asking for a variation to the maximum wall height to be 7.06m to the underside of the skillion roof in lieu of 6.5m for a pitched roof. We believe this still satisfies the Design Principles of 5.1.6 of the R-Codes in the following way:
 - The orientation of the block means we will not be casting shadow onto any neighbouring properties.
 - For the same reasons listed in the previous point no major openings are being affected by extra height we are seeking.
 - The proposed extra height wont have any additional impact on the views of significance of its rear neighbour Lot 1718 as this is only a single storey house that is under construction. As you can see in the photo the first floor brickwork is completed and the roof timber has been delivered to site indicating it's a single storey dwelling. Lot 1718 is also 500mm higher than Lot 1580 (our block) which makes up a lo of the extra height we are asking for. I have also attached a photo showing the only view that will be effected from lot 1718 when we build is from the ground floor alfresco. This view and any other possible view will be effected at any height we build.



Lot 1718 Proof Single Storey



Lot 1718 500mm Higher than Lot 1580



Lot 1718 existing & only view

- The proposed extra height wont have any additional impact on the views of significance of its neighbour's because our other option is to make this a concealed roof then the parapet wall would end up being 7.5m high which will cause more impact to any neighbours potential views. All neighbour's will benefit from us choosing to do a skillion roof rather than a concealed roof to keep the overall height down as much as possible to allow neighbours the access to potential views of significance.

- **5.3.2 Landscaping**

- We are asking for a variation to the impervious surfacing in the street setback to be 79% in lieu of 50%. This is due to the existing stair access from beachside drive and having a path from these stairs to the front door. We have kept this path as minimal as possible while positioning the TPZ in the front setback to provide land scape and interest the rest of the front set back to make up for the existing stairs taking up the whole frontage.

- **5.4.1 Visual Privacy**

- We are asking for a variation to the visual privacy setback.
 - There is no impact on the privacy of the neighbours active habitable spaces and outdoor living areas. As you can see on the plans we are overlooking the front setback for the neighbouring property and there is less than 0.01m² of overlooking area behind the front setback (shown red on the plans).
 - The balcony is facing towards views of significance (i.e the ocean)
 - The majority of over-looking is in the front setback

- **City's Northern Design Precinct Local Development Plan Fencing to Corner Lots**

- We are asking for a variation to provide fencing (balustrade) to the corner lot to the secondary street Infront of the building line in lieu of 4m behind. I am asking for this variation to be considered as balustrade in lieu of fencing due to the significant fall from the top of the existing limestone retaining. The new balustrade will be translucent glass 1.2m high to provide views to the ocean from the ground floor of the house & pool as well as providing visual connection from the house to the street. The existing aluminium balustrade at the front of the property will stay institute to be consistent with neighbouring developers balustrade.

We consider this to be a small variation and hope they will be considered by the City and deemed compliant. If there's any further information required please don't hesitate to contact me directly on the following details.

Kind Regards,

Brodie Giolitto
Design Manager