

Monday, 22 January 2024

City of Joondalup Planning and Development Services 90 Boas Avenue Joondalup
WA 6027 Australia

Dear Sir/Madam,

Re: Planning Application for R-Code Variations - Lot 447 No.22 Templetonia Avenue,
Sorrento

I am writing a supplement to the already provided letter of justification in response to your request for further information dated 16th of January 2024.

- 1) **5.1.3 Lot Boundary Setbacks:** We acknowledge the minor variations to setback to the guest bedroom, southern side lot boundary, garage wall, scullery wall and living room wall. We believe all these should be considered under the design principles section of the R-Codes for the following reasons:
 - i) Both north and southern sides of the homes are well-articulated by various setbacks
 - ii) As has been indicated on the revised site plan, the amount of overshadowing is WELL below the maximum allowable
 - iii) While there is some overlooking it is to roof cover that is approx. 1.0m from the boundary on the north side and mostly the side setback area to the southern neighbour.
- 2) **5.1.4 Open Space:** While we acknowledge that the application doesn't achieve minimum open space on paper, we ask you to consider the merits of the design and the fact that 76.5sqm of area deemed as not open space is in fact open space on the undercroft level with direct access to the outdoor living areas. The current design:
 - i) Meets and elevates the current street scape standards
 - ii) Has plenty of access to natural sunlight from the multiple outdoor living areas
 - iii) Once you consider the 76.5sqm of overhanging area (open on 3 sides) the bulk of the building is significantly lower than assessed.
 - iv) Has wonderful outlook to landscaped and pool areas to enable the residents ample space for outdoor pursuits such as swimming or playing soccer.

- 3) **5.3.1 Outdoor Living Areas:** We are also requesting a variation for outdoor living areas in accordance with 5.3.1. Despite the setback variations, our proposed development includes a spacious 41.14 square meter balcony directly off the main living area. Additionally, a secondary outdoor living area at ground level, connected to a secondary living area, contributes to the overall amenity of the property.

It should be noted that when issuing the most recently gazetted update to the code's it was pointed out to DesignWA that this was an unintended consequence of the R-Code change. A change that was supposed to prevent poor design outcomes like outdoor living areas off minor bedrooms for lazy design from project builder's and not to impact up-side down living areas.

- 4) **5.3.2 Landscaping:** We have updated the plans to correctly indicate the mandatory tree planting and updated the front setback area so there is on 50% non-permeable surfaces (including the main dwelling)
- 5) **5.4.1 Visual Privacy:** While we are seeking a number of minor visual privacy variations, it should be noted that the overlooking to the north is over boundary wall and roof that is 1.0m from the boundary. So there is very little opportunity to overlook. The majority of the overlooking to the southern neighbour is to the side of the residence and not the outdoor living area.

I realise the simple solution here is to whack in some obscure glazing or change windows to high-light windows, however this does have a direct impact to the amenity of the residents. Providing rooms with low amounts of light, which is what happens with highlight windows, is detrimental to the occupants

We have provide the additional elevation as requested.

- 6) **Solar access for neighbouring site:** We have updated the site plans to include the overshadowing diagram. As you can see it is well under the maximum for compliance.

Based on the updated plans and these justifications we would like to proceed to advertising to the neighbours as indicated in your Request for further information dated 16th January 2024.

Thank you for your time and consideration.

Should you require any additional information please feel free to call me on 0418956367 or email me at heath@designhausperth.com.au

Kind Regards



Heath Moloney
Director