

Applicant justification for consultation – 51 Lysander Drive, Heathridge

HOALPP: [Development in Housing Opportunity Areas Local Planning Policy](#)

R-Codes: [Residential Design Codes Volume 1](#)

Item	Clause Sub-section		Deemed-to-comply Development Standard	Applicant Justification / submission
	R-Code	HOALPP		
		6.3	Side / rear lot boundary setbacks	<p>Ground floor: 1.0m Upper floor: 2.0m</p> <p>The boundary wall to the parent lot boundary is as per the LPP requirement. This boundary wall allows for a more efficient use of site area whilst providing better privacy for both dwellings and limits heat gain through windows to the harsh western summer sun.</p> <p>The boundary wall to the parent lot boundary is as per the LPP requirement. This boundary wall allows for a more efficient use of site area whilst providing better privacy for both dwellings.</p>
		18.1	Ventilation	<p>All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.</p> <p>The only room which don't have natural ventilation is the non-habitable bathroom with mechanical ventilation in lieu of this. This is in line with the Building Code of Australia as these rooms are used only for a limited period of the day.</p>
		18.3	Ventilation	<p>Habitable rooms have openings on at least two walls with a straight-line distance between the centre of the openings of at least 2.1m.</p> <p>3 of the 4 bedrooms (75%) and all other habitable rooms comply with this requirement. The window could be moved to the western wall by reducing the length of the room by 1m however this would require the removal of the wardrobe (creating less storage) whilst creating more dead external space (side passage). I believe the current design provides a more practical and beneficial outcome for the future occupant(s).</p>
		16.1b	Size and layout of dwellings	<p>Minimum floor areas and dimensions of habitable rooms shall be as per SPP7.3 — Volume 2, Table 4.3b:</p> <ul style="list-style-type: none"> • Master bedroom: 10m² and 3m* dimension. • Other bedrooms: 9m² and 3m* dimension. • Living room (studio and 1bed dwelling): 3.6m dimension. <p>Bedroom 3 dimensions are negligibly less than the minimum required (0.1m less than the 3m required). The room still meets the minimum floor area and can still flexibly accommodate furniture settings and personal goods appropriate to the household size.</p>

				<ul style="list-style-type: none"> Living room (other dwelling types): 4m dimension. <p>*excludes robes.</p>	
		16.2	Size and layout of dwellings	Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces.	All rooms have a ceiling height of 2.692m, 8mm less than the 2.7m required. This is considered negligible and is a variation applied to almost every new dwelling within the HOA areas where a 31 course ceiling height is the current norm in Perth new residential masonry construction. Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.
		10.1	Access and parking	Maximum crossover width: 4.5m	Crossover width will be revised from 6.5m to 6m in accordance with the City of Joondalup Crossover Guidelines (see page 7 of Version 2.0 June 2019 which is the version currently available online). Noted that this differs to the current Local Planning Policy for HOA areas (max. 4.5m).