

TO: City of Joondalup

From: Adrian Delaney
Jubilee Home Builders

Date: 18th of January, 2024

Subject Property: Lot 2 (#72b) Trailwood Drive, Woodvale

To whom it may concern,

The following document provides written justifications for the proposed variations to the Residential Design Codes (R-Codes) and the “Development in Housing Opportunity Areas Local Planning Policy” for the proposed single storey group dwelling at Lot 17 (#108) Camberwarra Drive, Craigie

Planning:

- Residential R20/60
- SPP 7.3 R-Codes Volume 1 - 2021
- Development in Housing Opportunity Areas Local Planning Policy
- SPP 3.7 Bush Prone

11. Tree Canopy and Deep Soil Areas — Landscape Area

- Refer to Landscape Architects report and landscaping plan.

12. Tree Canopy and Deep Soil Areas — Tree Sizes and Deep Soil Areas

- Refer to Landscape Architects report and landscaping plan.

13. Tree Canopy and Deep Soil Areas — Trees

- Refer to Landscape Architects report and landscaping plan.

16. Size and Layout of Dwellings

The Development in Housing Opportunity Areas LPP states that “*dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces*”.

The Proposed Variation proposes a design with a 2.692m ceiling height throughout, and is justified below:

- A ceiling of 31c plus wall plate equals 2.692m in height which is 8mm short of the HOALPP requirement and there is no negative impact by being 8mm short of the requirement.
- The ceiling height of 2.692m is in line with standard building construction in Perth, Western Australia.
- The Proposed Variation does not impact the actual size or usability of the rooms.

18. Natural Ventilation

The Housing Opportunity Area Local Planning Policy (HOALPP) states *“All rooms, with the exclusion of storerooms, shall have operable windows. Window opening design shall maximise natural ventilation”*.

The Proposed Variation proposes a design which does not have an operable window in the bathroom, and is justified below:

- The bathroom provides an openable skylight to provide natural light and ventilation.
- Mechanical ventilation will be provided to each room (exhaust fans)
- The proposed variation allows for an efficient & functional design, particularly in facilitating a spacious 3-bedroom home for the occupants to enjoy.
- These rooms have been positioned to ensure operable windows are evident on all other habitable rooms.

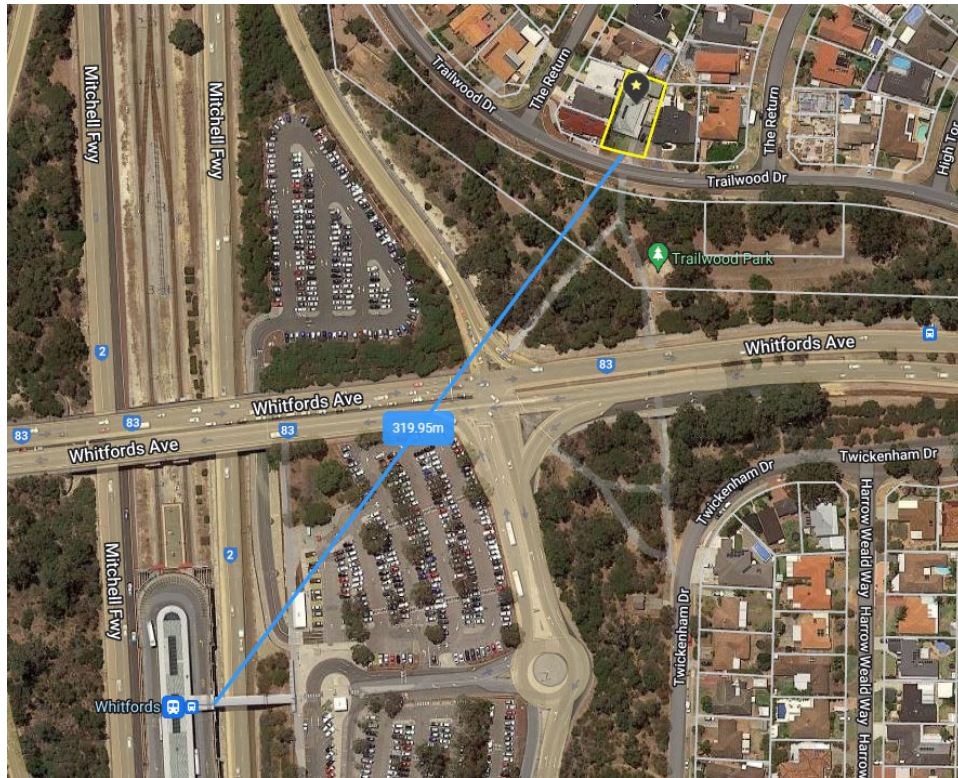
Additional Comments

The proposed development has endeavored to comply with the Principles and Objectives of the R-Codes to create a well-designed development providing maximum comfort and enjoyment for the occupants of the buildings. The owners have also engaged with a Landscape Architect to provide the best outcome for the development and future occupants.

It should be noted that the proposed dwelling is within 320 meters to Whitfords train station providing public transport via train and bus to Perth city center and local amenities. The dwelling provides 1 carparking space in accordance with Sub-section 9. Access and Parking – Resident Parking, 9.1 Location A parking requirements:

Resident parking ratios shall be in accordance with Location A (SPP7.3) where:

- a. Development is within an 800 metre walkable catchment of a train station within or adjacent to a Housing Opportunity Area.
- b. Development is within a 200 metres walkable catchment of a high frequency bus stop.



In conclusion, the approval of this development would not be against the interests of orderly and proper planning or the preservation of the amenity of the locality. It is respectfully requested that the application be granted approval.

If there are any further queries, please do not hesitate to contact the undersigned on 9571 3512 or via email office@jubileehb.com.au

Kind Regards,



Adrian Delaney | Office Manager