

Applicant justification for consultation – DA23/0966 – 15 Caprella Street, Heathridge (three grouped dwellings)

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	R-Code		
1	5.1.3	6.3	Side / rear lot boundary setbacks	Ground floor: 1.0m	All lot boundary walls are internal strata boundaries and will not affect any other neighbouring properties. All boundary walls between units will only be visible for less than 6m and provide better privacy between outdoor living areas. The unit 3 south wall has been revised to a 1m setback.
2	5.2.1	7.1	Setback of carport	Minimum 5.5 metres from primary street boundary	The carport has been setback as far as possible to allow for the existing house to be retained. The setback requirement for a carport in R20 is 3m and therefore if a DA application was submitted for the carport alone at the existing zoning it would comply. Also, the unusual design of the road immediately adjacent to the carport means an additional approx. 10m of the road space is provided therefore creating the affect that house is setback substantially more than it actually is.
3	5.2.3	1.3	Public Domain Interface	Blank walls, vehicle access and building services (e.g. bin store, booster hydrant) shall not exceed 20% of the total lot frontage to the public realm.	This condition is unattainable and should not have been included in the local planning policy. A lot would need a 30m frontage in order to have a double carport or garage in which case the only lots in the whole of the City of Joondalup which would allow a double carport or garage would be corner lots.
4	5.3.7		Site works	Retaining walls between 0.5 metres and 1.0 metre to be set back 1.0 metre from the lot boundary.	See revised plans with all retaining walls now shown on the subject site. All retaining walls are no more than 1m in height and allow for a flat site to each lot. The proposed FFL's have been chosen so best to minimise cut and fill and take best advantage of existing retaining walls on site. The western adjacent site is currently vacant whilst the southern site is adjacent to their large backyard.