



City of Joondalup
PO Box 21
Joondalup
WA 6919

Re: 30 Duncraig Road, Duncraig

Dear Planning Department,

Please see enclosed DA application for the above address. The proposed works are as follows:

**First Floor Addition
Ground Floor Renovation**

The addition will complement and blend with the original ground floor level of the property.

The intention is not to obstruct or compromise the views of the neighbouring residents, but rather to enhance the overall visual appeal of the area. Additionally, thorough assessments have been conducted to determine the potential impact of the new construction on sightlines, both from neighbouring properties and public areas.

Measures have been taken to mitigate any adverse effects, including the placement of windows and balcony to minimise overlooking and maintain privacy for neighbouring residences.

In reference to the R-code requirements mentioned in our determination of our Deemed to Comply Application please see below information:

In accordance with Clause 5.1.6 Building Height of the R-Codes:

The proposed wall height of 6.2m and total building height of 8.7m.

Attached below how to figure for Skillion Roof wall Height and total building Height.

The **6.575m** of Wall height (11.460m of wall length) is measured from Natural Ground Level at the point on the North Boundary setback **2.201**, that complied as per the R-Codes table 2a **1.6m**.

The **8.763m** of Building height (11.460m of wall length) is measured from Natural Ground Level at the point on the South Boundary setback **7.785**, that complied as per the R-Codes table 2b **5m**.

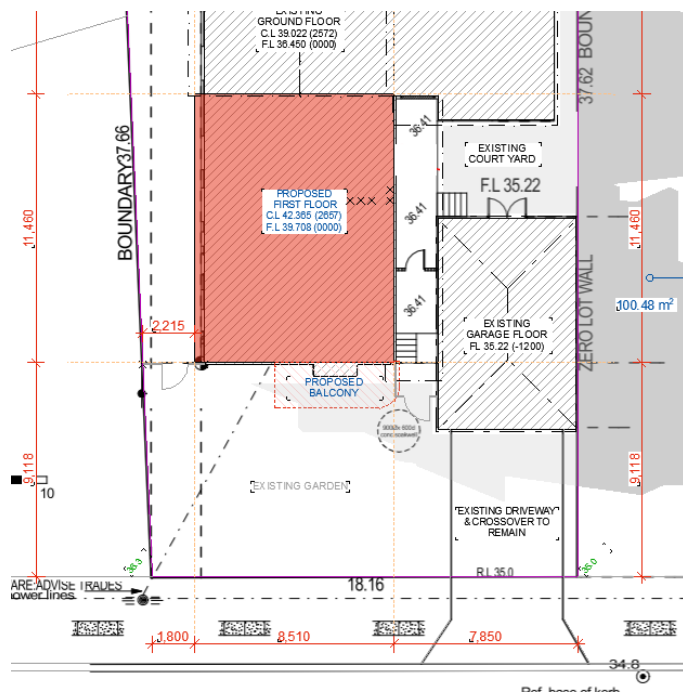
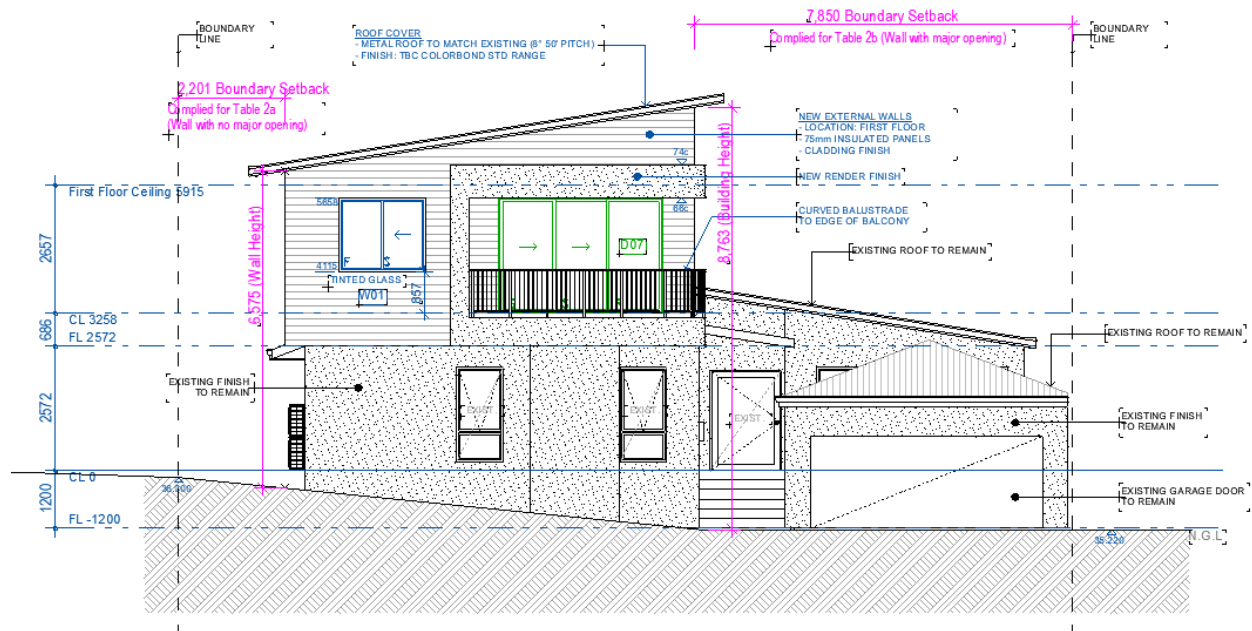
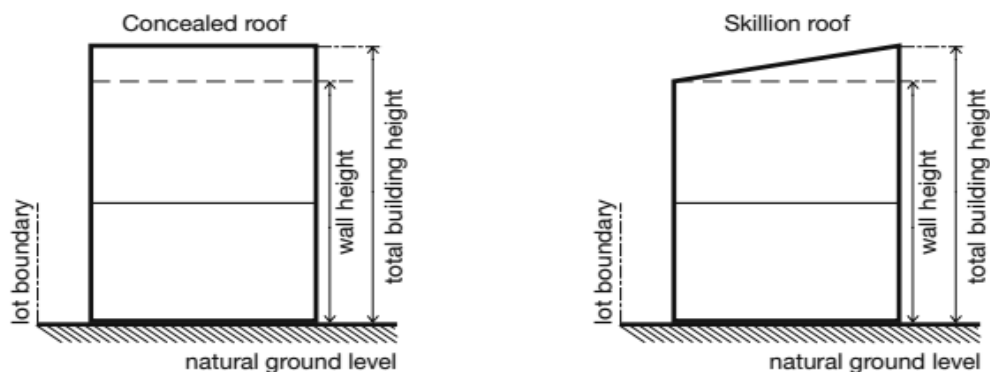


Figure Series 7 – Building height (Figure 7c)

Figure 7c – Building height calculations (clause 5.16)



4.4 Building height

([Clause 5.1.6 of the R-Codes Volume 1](#))

Measuring building height

[Figure series 7](#) of the R-Codes Volume 1 provide a standard method of height measurement designed to reduce ambiguity and confusion.

[Building height](#) is relatively straightforward to measure and administer as a control. There are two basic measures that can be used; one being height in storeys and the other height in metres. The former has problems of definition (for example, what constitutes a storey, use of roof spaces and mezzanines) and also can vary, depending on ceiling heights. For the purpose of the R-Codes Volume 1, the measure used is height in metres.

For administrative simplicity, limits are often taken from a single point usually the level at the centre point, or centroid, of the [site](#) or averaged over a site. However, this approach lacks precision and can lead to unintended outcomes. Therefore, the R-Codes Volume 1 refer to the height of the building as the distance between the point where the base of the [wall](#) meets the [natural ground level](#) and measured to the highest point of a wall or roof of a [building](#) vertically above that point (for measurement guidance refer to [figure series 7](#) of R-Codes Volume 1). This preferred method distinguishes it also from the measurement of the height of walls for the purposes of [setbacks](#), where the height is measured from natural ground level at points on the boundary corresponding to the wall in question. In the first case, the concern is about the general impact on the locality. In the second case the concern is about the specific impact on the [adjoining property](#).

Table 2b: Boundary setbacks - Walls with major openings

		Wall length (m)													
		9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)															
3.5 or less*		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4.0		1.8	2.0	2.2	2.4	2.5	2.7	2.8	3.0	3.1	3.3	3.4	3.6	4.5	5.0
4.5		2.0	2.2	2.4	2.6	2.8	3.0	3.1	3.2	3.4	3.7	3.8	4.0	4.8	5.4
5.0		2.3	2.5	2.6	2.8	3.0	3.2	3.3	3.5	3.7	3.9	4.0	4.2	5.1	5.7
5.5		2.5	2.7	2.9	3.1	3.3	3.5	3.6	3.7	3.9	4.2	4.4	4.6	5.5	6.0
6.0		2.8	3.0	3.1	3.3	3.5	3.8	3.9	3.0	4.2	4.5	4.7	4.9	5.7	6.3
6.5		3.0	3.2	3.4	3.6	3.8	4.0	4.1	4.2	4.4	4.7	4.9	5.2	6.1	6.6
7.0		3.3	3.5	3.7	3.8	4.1	4.3	4.4	4.6	4.8	5.0	5.2	5.5	6.4	7.0
7.5		3.5	3.7	3.9	4.2	4.4	4.6	4.7	4.9	5.1	5.3	5.5	5.7	6.6	7.3
8.0		3.8	4.0	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	7.0	7.7
8.5		4.0	4.3	4.5	4.7	4.9	5.2	5.3	5.5	5.7	5.9	6.1	6.3	7.3	8.0
9.0		4.3	4.5	4.7	5.0	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	7.6	8.3
9.5		4.6	4.8	5.0	5.2	5.4	5.7	5.8	5.0	6.2	6.4	6.6	6.9	8.0	8.7
10.0		4.8	5.0	5.2	5.4	5.7	6.0	6.1	6.3	6.5	6.7	6.9	7.2	8.2	9.0

Table 2b: Boundary setbacks - Walls with major openings

		Wall length (m)													
		9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)															
3.5 or less*		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4.0		1.8	2.0	2.2	2.4	2.5	2.7	2.8	3.0	3.1	3.3	3.4	3.6	4.5	5.0
4.5		2.0	2.2	2.4	2.6	2.8	3.0	3.1	3.2	3.4	3.7	3.8	4.0	4.8	5.4
5.0		2.3	2.5	2.6	2.8	3.0	3.2	3.3	3.5	3.7	3.9	4.0	4.2	5.1	5.7
5.5		2.5	2.7	2.9	3.1	3.3	3.5	3.6	3.7	3.9	4.2	4.4	4.6	5.5	6.0
6.0		2.8	3.0	3.1	3.3	3.5	3.8	3.9	3.0	4.2	4.5	4.7	4.9	5.7	6.3
6.5		3.0	3.2	3.4	3.6	3.8	4.0	4.1	4.2	4.4	4.7	4.9	5.2	6.1	6.6
7.0		3.3	3.5	3.7	3.8	4.1	4.3	4.4	4.6	4.8	5.0	5.2	5.5	6.4	7.0
7.5		3.5	3.7	3.9	4.2	4.4	4.6	4.7	4.9	5.1	5.3	5.5	5.7	6.6	7.3
8.0		3.8	4.0	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	7.0	7.7
8.5		4.0	4.3	4.5	4.7	4.9	5.2	5.3	5.5	5.7	5.9	6.1	6.3	7.3	8.0
9.0		4.3	4.5	4.7	5.0	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	7.6	8.3
9.5		4.6	4.8	5.0	5.2	5.4	5.7	5.8	5.0	6.2	6.4	6.6	6.9	8.0	8.7
10.0		4.8	5.0	5.2	5.4	5.7	6.0	6.1	6.3	6.5	6.7	6.9	7.2	8.2	9.0

In conclusion, we are fully committed to all regulations and guidelines set forth by the City of Joondalup and are prepared to look at making any necessary adjustments to ensure a successful Planning application.

Trusting this is to your satisfaction.

Kind Regards,

NuChange Building