

City of Joondalup  
PO BOX 21  
Joondalup WA 6919

**RE: 39 Barker Drive, DUNCRAIG**

Please see below our justification to the variations to the r-codes:

Clause 5.2.1 - Street Garage Setback:

- The proposed Garage has primary street setback **9.044m**, which allow a clear view between a public street and a private dwelling.
- To make more effective use of the space for enhanced privacy for the occupants and outdoor living areas.
- This does not have adverse impact on the amenity of the adjoining property.
- Please see similar designs on the street with Garage setbacks:
  - 41 Barker Drive
  - 37 Barker Drive

Please find enclosed examples of homes in the area that have a similar garage in the front setback area.





41 Barker Drive



37 Barker Drive

Clause 5.2.5 - Sightlines:

- The existing Fence on primary street boundary will be demolished, so then there is no structures within 1.5 metres of where the driveway crosses the primary street boundary.

Clause 5.3.7 - Site works:

The proposed building doesn't need to change in level. We will keep the level as existing.

Clause 5.4.1 - Visual Privacy

Balcony- Setback 4.5M to Northern lot boundary.

Added 1650 Height privacy screen to Northern and Western lot boundary.

Kitchen - No major opening to be added to Southern lot boundary.

Living - Added Windows sill height is 1.6 meter above the floor level to Northern lot boundary.

- This does not affect adjoining neighbouring properties in regards to light, ventilation, overshadowing, overlooking, etc.

Trusting this is to your satisfaction.

Kind Regards,

**NuChange Building**