



21 March 2024

ATT: Ciara Slim

City of Joondalup

Planning Department

Dear Ciara Slim,

**RE: DEVELOPMENT APPLICATION,
41 SEAFLOWER CRESCENT, CRAIGIE**

In respond to your letter received on March 19th, 2024.

Subdivision and Dwelling Development Adjoining Areas of Public Space Policy

2.9 metres is proposed (including 0.5 metre retaining wall).

Plans been updated with Proposed 2.4m high brickwork wall on 500 high retaining wall along the southern boundary to comply with SPP5.4.

The impact of the proposed wall would be minimum as most of the wall would be screen by large existing trees. Furthermore, the two-material used for retaining wall and 2.4m high brickwork improve the wall aesthetic.

5.1.3 Lot boundary setbacks (R-Codes) | 6 Side and rear setbacks (HOALPP) | 18. Natural ventilation

6.3(a) (HOALPP)

Proposed 2x group dwelling carefully designed to achieve better urban design outcomes Sufficient light and ventilation to living areas to address the objectives of the HOALPP. There will be no overshadowing issues and it will not restrict any solar access to the adjoining property. The overshadowing created is minimal and is well within the tolerance allowed under the R-codes.

6.4 (HOALPP)

Lot 1 Porch setback 3.76m in lieu of 4m with height of 3.361m on the Eastern boundary.

Small projection of 229mm to the front set back is to provide required access to the rear for placing bins away from public view. We provided 1m depth to the Porch for this purpose. Height of boundary wall which comply with 3.5m height however not compliance due to the ceiling height of 32c (2.7M) as per HOALPP. Original design was drawn to 2.4m ceiling rather than 2.7m. Furthermore, the Porch design bring elegance to the front elevation and does not have any adverse impact to the adjoining lots.

18.1 (HOALPP)

The proposed residences designed to provide operable windows to all habitable rooms for natural light and ventilation however, due to the lot size, we are unable to provide operable

windows to the Bathroom and Ens. Therefore, provided vented skylights to Bathrooms & Ens which still can function as operable windows.

18.2 (HOALPP)

Plans updated to provide 15% of glass area with 50% openable.

5.1.4 Open Space

The site cover exceeds 55% as per old R-Code, Lot 1, 56.4%- Lot 2, 55.7% noncompliance with the R- Code. The proposed dwelling has been designed on the lot in a way that it has both form and functionality without compromising of the neighbours' habitable spaces and outdoor living area. Furthermore, the design complies with over shadowing, outdoor living area facing to the North and overlooking issues.

I'm confident the proposed design will have no adverse effects on the adjoining neighbours and will contribute to aesthetics of the development.

5.2.1 Setback of garages and carports (R-Codes) | 7. Resident Parking – Location (HOALPP) 7.4 (HOALPP)

To avoid domination of Garage on the front elevation as discussed with council an upper floor which overhangs the ground floor garage designed to address the R-Codes and objectives of the HOALPP.

The front elevation has been carefully considered to ensure the garage appearance is minimised and architectural elements / features create visual connection and interest to the streetscape.

5.2.3 Street surveillance (R-Codes) | 1. Urban Design – Public Domain Interface (HOALPP) C1.1 (R-Codes)

Amended plans showing more glazing to the front elevation, cantilever to the porch approx. (700mm) to both units. Furthermore, upper floor designed to address the R-Codes and objectives of the HOALPP.

5.3.1 Outdoor living areas (R-Codes) | 15. Tree canopy and deep soil areas – outdoor living areas (HOALPP) C1.1 (R-Codes)

Plans amended to addressing design principles of the R-Codes.

12. Tree canopy and deep soil areas – tree sizes and deep soil areas (HOALPP)

Plans amended to addressing design principles of the R-Codes.

5.3.7 – Site Works

C7.2 (R-Codes)

Plans amended to addressing design principles of the R-Codes.

8. Solar access for adjoining sites (HOALPP) | Part 4 26(6) (LPS3) 17.1(c) (HOALPP)

Plans amended to addressing design principles of the R-Codes.

If you have any further inquiries, please feel free to contact me on 08 9271 3881.

Yours sincerely

Nas Mher- Draftsperson

Trio Homes