



12 January 2024

ATT: City of Joondalup
Planning Department

Dear Sir/ Madam,

RE: DEVELOPMENT APPLICATION,

Lot 63 (#4) Parkway WARWICK

I am writing this letter about development approval to the above-mentioned address. We are seeking development approval prior building permit to make sure proposed residence comply with **DEVELOPMENT IN HOUSING OPPORTUNITY AREAS LOCAL PLANNING POLICY**, and planning requirements.

Internal Ceiling Heights at ground level

The Housing Opportunity Areas Local Planning Policy (HOALPP) section 16.2 in relation to ceiling heights states the following:

16.2. Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4metres in non-habitable spaces.

There is no mention that the ground floor level is required to have 2.7m high ceilings. It is understood that the council is providing some concession and permitting non-living areas such as bedrooms to have 2.4m ceiling heights if living areas maintain the 2.7m ceiling heights. In typical circumstances, most developments would have the primary living areas on the ground floor which would justify the 2.7m high ceilings at ground floor. However, our development has the living areas on the first floor and so the higher 2.7m ceilings should be on the first floor not the ground floor. Proposed dwelling with 30c (257mm) ceiling achieves 2.45m average ceiling height throughout. Although the R-Code clause 5.1.6 has been augmented, we can see that the intent for building height/ceiling heights are the following:

- adequate access to direct sun into buildings and appurtenant open spaces.
- adequate daylight to major openings into habitable rooms; and
- access to views of significance.

I am confident the proposed design will have no adverse effects on the adjoining neighbour and will contribute to aesthetics of the development.

Proposed four-unit development- double storey detached dwellings with Garage, Porch & Alfresco construction. attached the followings:

- Application includes signed DA form, Development application.
- Architectural sets of drawings.
- Cover letter/ Justification letter
- Checklist