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City of Joondalup
For the attention of Planning Services

2nd April 2024

Dear Sir/Madam,

**Re: Development Application – Additions/ Alterations & Proposed Rear Dwelling
50 Clontarf Street Sorrento 6020**

With regards to the above application at the above property address, on behalf of the property owner, please find attached submitted drawings outlining proposals to the above property.

Proposals

The existing property is a north facing 711SQM R20/25 zoned property. The home owner is looking to add an addition, garage and additionally improve the aesthetics of the home for their families use. Additionally, they are looking to sub divide and build an one bedroom dwelling to the rear of the property with vehicle parking via the laneway and pedestrian access from Clontarf Street provided.

Variations to Residential Design Codes (R-Codes)

Variation to Clause 5.1.3 deemed to comply

Seeking reduced setback of 1.28m to the proposed addition to the west new formed lot boundary in lieu of the required 1.5m

P3.2 Design Principles - Buildings built up to boundaries where is

- The proposed makes more effective use of space
- The adjacent is a pedestrian access only, not impacting adjoining properties
- The further adjacent property is higher ground level
- There is no reduction in existing direct sun to major openings to habitable rooms as additional glazing and rooflights are added as part of the design.
- Does not have any adverse impact on the amenity of the adjoining property

Variations to Development in Housing Opportunity Areas Local Planning Policy (HOALPP)

Variations sought as follows

Sub Section 16.2 Size and layout of dwellings (HOALPP)

Seeking a variation for reduced ceiling height of the Theatre and Open plan living

Minimum ceiling height to habitable rooms 2.7m

A raking ceiling is proposed to the living space 2.5- 3.3m high

A raking ceiling is proposed to the Theatre room 2.3-3m high

- The Living space has an average ceiling height of 2.9m which is above the minimum 2.7m required, with predominately a high raking ceiling. The reduced ceiling height is to cabinetry/access areas and kitchen areas only
- The Theatre room has an average ceiling height of 2.65m, with predominately a high ceiling. The reduced ceiling height would be to cabinetry areas
- The ceiling height is proposed to be consistent with the existing roofline and height

Additional Justification

Sub-Section 13 Tree Canopy and Deep Soil Area (HOALPP)

Seeking a variation of the required Deep Soil Area (DSA)

13.5sqm is proposed in lieu of the required 18sqm required for 2no small trees proposed

- 2no. Small trees are proposed
- Hymenosporum flavum Native Frangipanis are proposed to the rear of Lot 2 property
- With ref to SPP7.3 – vol 2 table 3.3b
 - The proposed DSA achieves the min 2m width DSA recommended
- Achieves an attractive landscape where by other trees proposed to lot 1 are adjacent and therefore sharing the shade producing canopies
- Contributing to the character of the HOA
- Providing function and usable landscaping areas to the resident for suitable outdoor entertaining function

I trust this provides all the information required to process the application, if you need any further information of have any queries, please do not hesitate to contact me.

Yours sincerely

SLynch

Samantha Lynch