



WEBB & BROWN-NEAVES  
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10<sup>th</sup> September 2020

Chief Executive Officer  
City of Wanneroo  
Locked Bag 1  
WANNEROO WA 6946

Dear Sir/Madam,

**Re: Proposed Single Dwelling**  
**Address: Lot 553 (#29) Compass Circle, YANCHEP**  
**Our Ref: 17335**

This development application is made for a two - storey residence at the abovementioned property. The application is submitted with the appropriate plans, fees and a development assessment.

It is considered that the design of the proposed residence generally complies with the provisions of the Town Planning Scheme, the City's local planning policies and the R - Codes where applicable. Variations to the requirements of R - Codes identified are addressed below:

### **Southern and Northern Wall Height**

The southern upper level wall extending between the Kitchen and Store has a wall height ranging between 6.01m – 6.25m above NGL for a distance of 12.0m, exceeding the maximum 6.0m wall height applicable.

The northern upper level walls extending between the Living/Ensuite rooms have a height ranging between 6.5m – 6.581m above NGL.

The variations are addressed with reference to the design principles in Clause 5.1.3 of the Codes as follows:

- Based on a height of up to 6.25m and length of 14.89m, the southern upper level wall requires a setback of 2.0m from the southern boundary under Table 2a of the Codes. The setback provided is 2.0m, indicating the wall is setback sufficiently in light of its scale to address building bulk according to the Codes.
- The southern upper wall will adjoin the location of the existing dwelling to the south at #27 Compass Circle. The extent of overshadowing to the south is compliant and does not impact the large outdoor living area to the rear of the dwelling.
- The northern upper level wall has a height of up to 6.581m and length of 16.09m in total. This wall requires a setback of 2.2m from the northern boundary under Table 2a of the Codes. The setback provided is 3.5m, and therefore vastly exceeds the minimum required for a wall of this scale. On this basis, the design appropriately ameliorates potential perceptions of excess building bulk associated with the variation.

- The northern upper level wall will adjoin the side setback area of the existing dwelling to the north, and will cast no overshadowing on the lot to the north, and the variation will result in no loss of visual privacy.



*Figure 1 – Subject land and adjoining lots*

### **Retaining Height and Fill**

The proposed retaining at the northern boundary exceeds 0.5m in height, for a distance of 13.0m extending east from the Alfresco.

The variation is assessed with reference to the design principles in Clauses 5.3.7, 5.3.8 and 5.4.1 of the Codes, as follows:

- The proposed retaining wall at the northern boundary will exceed a height of 0.5m, up to a height of 0.691m above NGL. The height variation occurs gradually from west to east, and the proposed retaining is staggered in two places east of the Alfresco, in order to reflect the existing fall in NGL along the northern boundary.
- The retaining wall is of a length sufficient to avoid overlooking impacts from the Alfresco and workshop area to the neighboring outdoor living area, once 1.8m high boundary fencing is established over the retaining.
- The retaining will predominantly adjoin the outdoor living area of the property to the north. It is considered that the limited scale of the height variation and the design of the wall are sufficient to avoid any significant impact on adjoining property owners where viewed from the outdoor living area. That portion of the wall subject of the variation will also not be directly visible from the primary street given its distance separation (17.0m).

I look forward to a favourable response to the application. Please contact me on 9208 9049 or [WBSHire@wbhomes.com.au](mailto:WBSHire@wbhomes.com.au) should you have any queries.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Sally Fleay', with a stylized flourish extending to the right.

Sally Fleay  
**Shire Approvals Officer**  
**Webb & Brown-Neaves Pty Ltd**