

Paul Burnham Architect Pty Ltd

15th December 2025

Mr Joel Gajic
Manager Development Services
Shire of Peppermint Grove
1 Leake Street
Peppermint Grove
WA 6011

Dear Joel

Re: No. 9 (Lot 50) View Street Peppermint Grove

On behalf of the property owners, Dr Daniel Fallman & Mrs Sophie Fallman, we enclose a Planning Application for the proposed alterations to the existing residence.

DRAWINGS

Attached are copies of:

Site Survey Job No. 0208546 (2002) (included as reference for earlier natural ground levels)
Site Survey Job No. 612651 (2025)
Architectural Drawings: SK1/B, SK2/B, SK3/B, SK4/B, SK5/B & SK6/B
Certificate of Title

PROPERTY DETAILS

Site Area	1,522m ²
Zoning	R12.5
Mean Natural Ground 2025	21.73m (corner levels: 23.57 / 22.88 / 21.04 / 20.75 / 20.52 / 21.62)

PLANNING REGULATIONS

- Residential Design Codes of WA 2024
- Town Planning Scheme LPS4 and applicable policies

ORIGINAL RESIDENCE

The original single storey residence was constructed around 1900 for Mr Auguste Stang, the Norwegian Consul. The original property measured 2,915m². This was later subdivided to form No's 9 & 9a View Street, Peppermint Grove.

PREVIOUS ALTERATIONS

In 2003, substantial alterations and additions were carried out to the property. The works featured a three level addition and included changes to the fabric and detail of the original dwelling:

- removal of the original terra cotta house tile roofing and replacement with corrugated colorbond steel
- removal of the original single pitched terra cotta verandah tile roof and replacement with a bull nosed corrugated colorbond steel roof
- removal of all original verandah posts and verandah friezes and replacement with decorative posts and friezes

HERITAGE LISTINGS (refer also Heritage Impact Statement)

Shire of Peppermint Grove Municipal Inventory - Category 1
Heritage Council of WA - Place No. 03878

A summary of the heritage significance as described on the Heritage Council listing:
<https://inherit.dplh.wa.gov.au/Public/Inventory/Details/c016aa59-fcb0-46a4-88f0-ddb08a76c4ad>

Statement of Significance

The single storey stone and tile Federation Queen Anne residence and the site have cultural significance because: it represents the first two major phases of the suburb's development; it has considerable historical significance as it was originally associated with Auguste Stang, the Norwegian consul of the time, and later had a long association with the Adam Baird family, including his daughters Alison and Kathleen; it is a comparatively subdued, but intact, example of Federation Queen Anne style.

ROOFING & VERANDAHS

The 2003 works included the removal of all original terra cotta roof tiles and replacement with colorbond corrugated iron. At the same time, the original pitched roof verandah structure was removed and replaced by a colorbond corrugated iron bull nosed verandah. This design proposal seeks to address the roof and verandah structures as follows:

House roof	replace with terra cotta shingle tiles
Verandah	replace with flat pan/standing seam metal sheeting

The shingle terra cotta finish is an upgrade to the original building fabric which is justified by the nature and distinguished proportion of the property and its context.

OPEN SPACE

Refer Site Plan SK1/B.

Minimum Open Space required 55% of site area

Proposed Design Open Space provided 69.96%

The proposed works comply with Open Space requirements of the R Codes.

PLOT RATIO

Refer Plot Ratio Drawing SK6/B.

Maximum permissible Plot Ratio 0.5

Proposed Design Plot Ratio 0.4922

The proposed works comply with the Plot Ratio requirements of LPS 4 & LPP 5.

OVERSHADOWING

The overshadowing of the southern adjoining property at midday on 21st June will be 127m². The southern adjoining property site area is 1,393m² and the overshadowing area represents 9.12% total shading. The proposed works do not exceed the maximum 25% southern property shading and conform with the Deemed-to-Comply requirements of the R Codes 5.4.2.

OVERLOOKING

The application requires Design Principle approval under the R Codes 5.4.1 for overlooking:

Southern boundary	ground floor verandah extension first floor Bedroom 3 balcony
Northern boundary	ground floor verandah first floor Bedroom 1 balcony

Design Principles of the R Codes 5.4.1:

Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

- *building layout and location;*
- *design of major openings;*
- *landscape screening of outdoor active habitable spaces; and/or*
- *location of screening devices*

SOUTH BOUNDARY

The design proposes a 2m lengthening of the south facing ground floor verandah and a new first floor balcony to Bedroom 3. The cone of vision diagrams show the overlooking extent of the proposed new works. The overlooking does not extend into the practical outdoor living area of the adjoining property. As evident in the photograph, effective reciprocal privacy between the neighbouring properties has been achieved with mature and extensive tree screening. The proposed verandah extension represents a minor increase of the same circumstances, without any change to the impact of the current overlooking.

In accordance with the Design Principles of 5.4.1, the existing landscape screening provides effective privacy screening between the outdoor living areas of the adjacent dwellings.



NORTH BOUNDARY

The design proposes size reductions to both the ground floor rear verandah and the first floor Bedroom 1 balcony. Although reduced in size, both areas require assessment for overlooking.

Overlooking is limited to the garage roof and driveway of the adjoining premises and does include outdoor living areas and therefore complies with the Design Principles of the R Codes 5.4.1. It is noted that the reduced size of the ground floor verandah and the first floor balcony actually lessens the existing overlooking.

NORTH BOUNDARY SETBACK

As noted above, the design proposal includes a 1.0m reduction of the overall width of the rear verandah. The heights, setbacks and roof profile of the north elevation otherwise remain as existing and are therefore approvable as an overall reduction of the existing length and building bulk.

STREET FRONTAGE

The streetscape is currently dominated by two separate entry crossovers, a circular driveway and an ornate pier and wrought iron fence. We seek to substantially simplify this street frontage with:

- a single entry point and entry gate
- reinstatement of more substantial lawn and garden areas
- simple open fence, in compliance with LPP5

The proposed works are consistent with the local district character which historically featured large front gardens and open views between the house and the street.

REAR GARDEN & LANEWAY

The proposed raised rear outdoor living area will be more readily accessible from the living areas of the dwelling, providing greater functional amenity. This design proposal includes a reduction of the existing rear laneway double car access to a single car access in the same location.

SUMMARY

This design proposal seeks to create a clear distinction between the original heritage building fabric and all later works. The design will transform the 2003 additions into a readily identifiable contemporary element respecting the context, scale and character of the original heritage dwelling. The streetscape of the property will similarly benefit from the reinstatement of an expansive front lawn and the replacement of the ornate front fence and gates. The newly integrated outdoor spaces will further provide a high amenity for the owners and their children.

The proposed development and site works are consistent with the aims and objectives of the Local Planning Strategy and Scheme:

Local Planning Strategy 1.3.6.1, Strategy:

Recognise, protect and conserve places of heritage value within the Shire.

Local Planning Strategy 1.3.6.4, Strategy:

To acknowledge the desire for large houses within the low density areas of the Shire whilst concurrently controlling development to maintain the existing characteristics of the residential environment in relation to height, building bulk and scale and open space.

LPS 4, Part 3 Zone Objectives:

To enhance those characteristics which contribute towards residential amenity, and to avoid those forms of development which have the potential to prejudice the preservation of the high amenity value of a safe and attractive residential environment.

This application seeks Design Principle approval for visual privacy as described. All other proposed works fully comply with the Deemed-to-Comply provisions of the R Codes and the pertinent controls of LPS 4 and applicable policies.

Please let me know if you require any further information.

Yours sincerely



Paul Burnham

enc

cc Dr Daniel Fallman & Mrs Sophie Fallman