

The Shire of Peppermint Grove
Manger of Development Services
1 Leake St,
Peppermint Grove WA 0611

11 June 2026

Dear Joel,

**RE: Development Application – Over-Height Rear Boundary Wall Adjoining Right-of-Way
52 The Esplanade, Peppermint Grove WA 6011 - Development Approval 2023/00016**

Please find attached a Development Application seeking approval to increase the height of the approved rear boundary wall located along the western boundary of 52 The Esplanade, Peppermint Grove, adjoining the right-of-way (ROW).

Our clients have expressed concerns regarding personal privacy, security, and property protection in this location. The proposed increase in wall height seeks to address these concerns while remaining consistent with the established character of development along the adjoining ROW.

Existing Context and Precedent

A review of neighbouring properties adjoining the ROW identifies numerous examples of boundary walls and structures exceeding the standard boundary wall height provisions. We respectfully request that the Shire consider these existing precedents when assessing this application.

Below is summary of site measured boundary walls along this ROW of neighbouring properties:

| Property | Height of Rear / ROW Wall |
|---------------------------------|----------------------------------|
| 50 The Esplanade | +2970mm above NGL ROW |
| 52 The Esplanade (subject site) | Refer Drawings provided |
| 56 The Esplanade | +2340mm above NGL ROW |
| 58 The Esplanade | +2760mm above NGL ROW |
| 53r Keane St | +2500mm above ROW |
| 58 Irvine St - Fence | +2450mm above Row |
| 58 Irvine St - Garage | +2850mm above Row |

Photographs of the above-mentioned rear boundary walls are supplied as part of this Development Application (DA 05).

Precedent Images

50 The Esplanade - Images of Rear Wall / ROW



52 & 58 The Esplanade - Images of Rear Wall / ROW



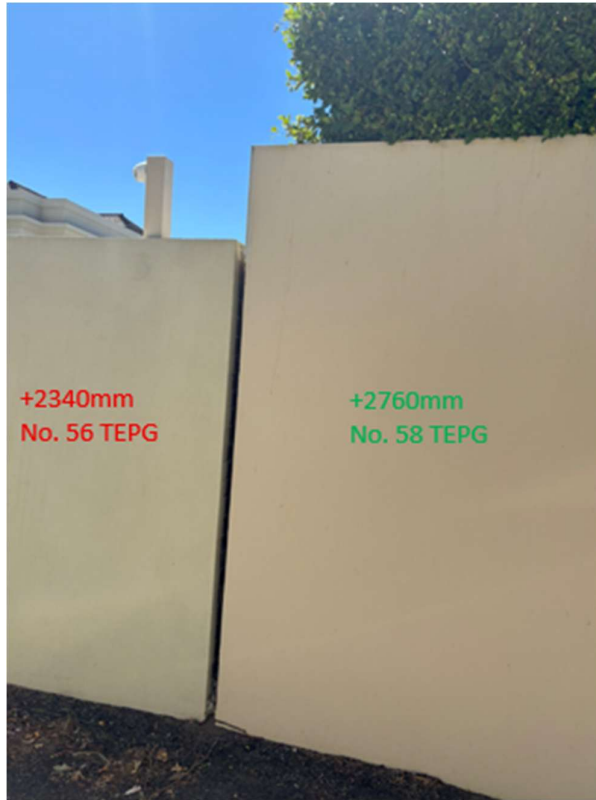
56 The Esplanade - Images of Rear Wall / ROW



56 / 58 The Esplanade - Images of Rear Wall / ROW



56 / 58 The Esplanade - Images of Rear Wall / ROW



58 The Esplanade - Images of Rear Wall / ROW



58 The Esplanade - Images of Rear Wall / ROW



55 Keane St - Images of Rear Wall / ROW



53R Keane St - Images of Rear Wall / ROW



58 Irvine St - Images of Rear Wall / ROW



58 Irvine St - Images of Rear Wall / ROW



Proposed Wall Height

In support of this application, a feature and level survey of the ROW and adjoining boundary walls has been undertaken by CK Maloney Surveyors. The surveyed levels correspond with the elevations and diagrams submitted as part of this application.

The existing bin store located at the north-west corner of the property remains unchanged and is consistent with the current approved Development Approval.

Local Planning Policy 12 – Boundary Walls

We acknowledge the objectives of LPP.12, including:

- Maintaining open views between the street and dwellings;
- Preserving front garden landscaping and streetscape character; and
- Ensuring the architectural form of dwellings remains visible from the public realm.

We submit that the circumstances of this application differ materially from those typically contemplated by the policy.

The wall subject to this application adjoins a rear right-of-way rather than a primary street frontage. The ROW functions as an unsealed service access and does not possess the landscape, streetscape, or visual characteristics that the policy seeks to protect.

Furthermore, the proposed wall does not diminish views of the dwelling from the public realm, interrupt a landscaped streetscape, or adversely affect any established green corridor. The existing character of the ROW is already defined by a series of substantial boundary walls and ancillary structures on adjoining properties.

Local Planning Policy 12 – Boundary Walls (continued)

As part of the broader redevelopment of the property, the owners are making a significant contribution to the greening of the locality through extensive landscape works designed by internationally recognised landscape designer Paul Bangay. These works will substantially enhance the visual amenity of the site and surrounding area and remain consistent with the broader intent of the policy.

Neighbour Support

We have met with the adjoining rear property owners at 58 Irvine Street, Mr and Mrs Hugh and Jill Slatyer, and provided them with details of the proposed boundary wall. Mr and Mrs Slatyer support the proposal and have provided a signed letter of support, which is attached for the Shire's consideration.

Conclusion

The proposed wall height is consistent with numerous existing over-height boundary walls located along the same ROW. The application responds to legitimate privacy and security concerns while maintaining the intent of the approved development and having no material adverse impact on the public realm.

Given the established precedent along the ROW, the support of the adjoining property owners, and the limited planning impact of the proposal, we respectfully request that the Shire Officers and Council support and approve the proposed increase in height of the western boundary wall.

Attachments

The following documents are enclosed in support of this application:

- Site and Feature Survey prepared by CK Maloney Surveyors;
- Rear (West) Boundary Wall Elevation showing approved and proposed wall heights;
- Signed Development Application Form;
- Letter of Support from Mr and Mrs Hugh and Jill Slatyer, 58 Irvine Street, Peppermint Grove.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Yours sincerely,

Katie Barsden
Registered Architect
Mowbray Architecture