

Shire of Peppermint Grove

1 Leake Street  
Peppermint Grove  
WA 6011

Attention: Special Projects Officer  
Mr. P. Zadeian

Dear Pete

**Development Application  
Single Storey Residence 42 Johnston Street Peppermint Grove**

Thank you for the initial deemed to comply assessment on the 13<sup>th</sup> October 2025 submitted plans and our subsequent correspondence via email regarding changes to the design to enable Palmerston Street to be assessed as the primary street frontage.

The following is a formal response to the items raised in the deemed to comply assessment and justification for any minor discretion we are seeking

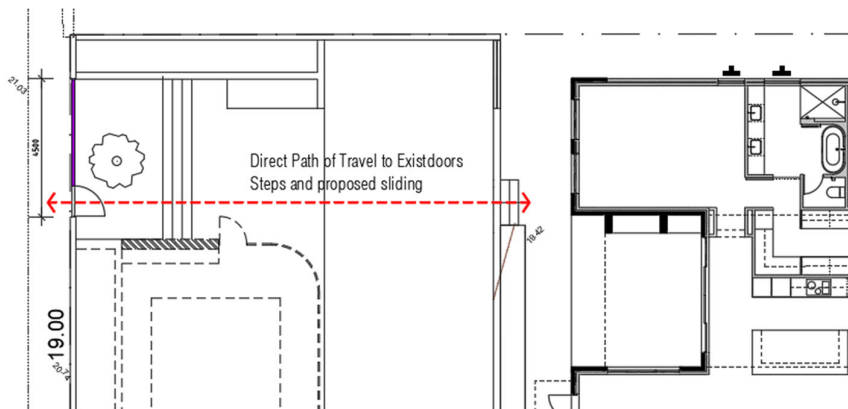
**a) R-Codes Part D 1.1 – Site Area**

The revised plans now incorporate a 1.5 x 1.5m truncation to the corner of Johnston and Palmerston Streets. This Truncation is proposed to be curved and visually permeable fencing. Improving sightlines to the corner and view into the lot

**b) R-Codes 5.1.2 – Street Setback and Local Planning policy 1 – Streetscape**

The revised plans now incorporate a primary pedestrian access point from Palmerston Street in Lieu of Johnston Street

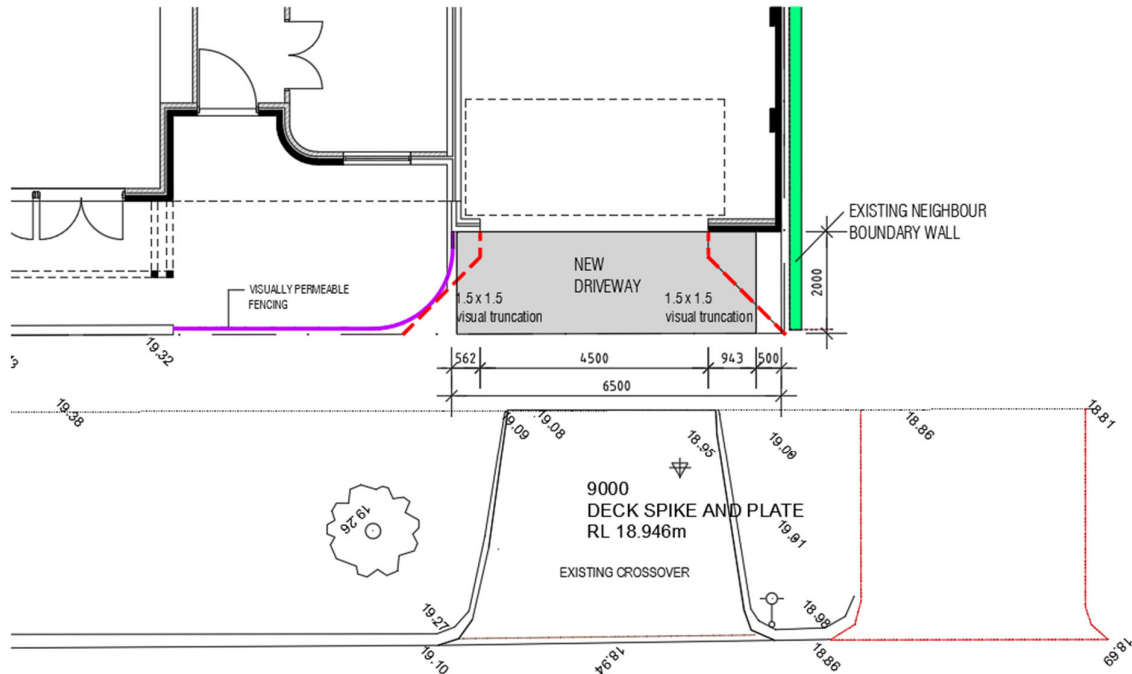
The primary street setback is proposed to be Palmerston Street as per our email correspondence dated 20<sup>th</sup> Feb 2026, with direct access from the front gate to the existing steps and proposed front sliding doors



**c) R-Codes 5.2.1 – Setback of Carport and Garages**

In lieu of setting the garage back behind the building line we propose to incorporate a 1.5m truncation to both east and west sides of the proposed driveway to provide good sight lines to road and footpath. The plans have been revised to reduce the garage door width to 4.5m and the overall garage width does not exceed 6.5m. The driveway has been revised to 500mm off the west boundary

The Garage is setback 2.0m from the secondary street boundary  
We are seeking a minor variation to the garage setback as per the diagram below.



**d) R-Codes 5.2.2 – Garage Width and Local Planning Policy 1 – Streetscape**

The Garage door width has been reduced to 4.5m

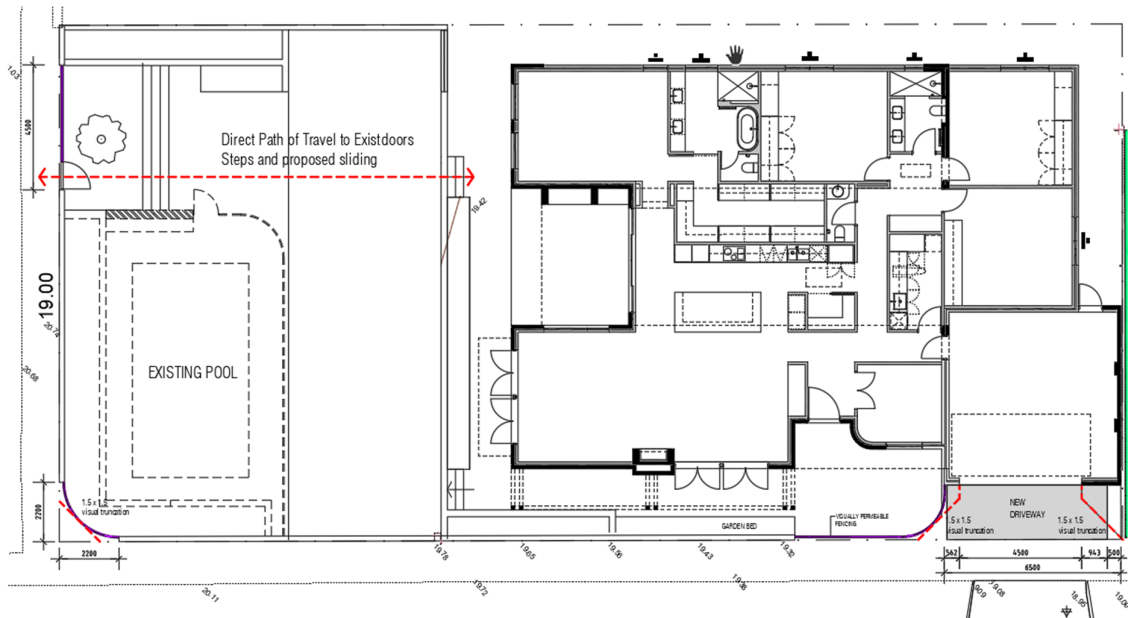
**e) R-Codes 5.2.3 – Street Surveillance and Local Planning Policy 1 – Streetscape**

The proposed plans now incorporate a clear and legible entry point on Palmerston Street located to line up with the existing garden stairs to the dwelling. There is a clear and legible pathway to the front sliding doors including a path around the dwelling to the Johnston street secondary access point.

**f) R-Codes 5.2.2 – Street Walls and Fences and Local Planning Policy 1 – Streetscape and Local Planning Policy 12 – Residential Fences :**

The plans now incorporate sections of open fencing as discussed in our correspondence dated 20<sup>th</sup> Feb 2026. The proposed sections of fencing will comply with the requirements of solid versus permeable and comply with the 50% permeable.

See diagram below



**g) R-Codes 5.2.5 – Sightlines and Local Planning Policy 1 Streetscape**

The plan now incorporates a 1.5m truncation to the west boundary to improve sightlines

**h) R-Codes 5.3.2 – Landscaping and Local Planning Policy 1 – Streetscape**

The proposed new dwelling is set back 16.6m from the primary street boundary. Well beyond the required setback for a residence in an R20 coding

The proposed pervious landscaping in this setback zone 161m<sup>2</sup> and includes the retention of two mature trees.

The area in the set back zone to the building line is 314m<sup>2</sup>. The landscaping percentage is 51.3%

We are seeking a minor variation in the interpretation of front setback zone to allow the inclusion of much of our landscaping. We believe this more than satisfies the landscaping and local planning policy 1 – streetscape

