



Allerding  
& Associates

20 December 2024

Town Planners, Advocates and Subdivision Designers

ABN 24 044 036 646

Our Ref: BVR LEA GE

Manager Development Services  
Shire of Peppermint Grove  
1 Leake Street  
Peppermint Grove 6011

**ATTN: JOEL GAJIC**

Dear Joel,

**RE: DEVELOPMENT APPLICATION FOR PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AT LOT 120 (NO. 60) LEAKE STREET, PEPPERMINT GROVE**

This application for development approval is prepared on behalf of the owners of Lot 120 (No. 60) Leake Street, Peppermint Grove (**Subject Site**) for additions and alterations to an existing dwelling. The proposed works will comprise primarily ground floor additions including an extension to the kitchen and living area, along with landscaping works and new front fencing. In addition, two new bedrooms are proposed to the first floor of the existing dwelling.

We enclose the following with this application for the Shire's attention:

- Development Application Form as **Attachment 1**.
- Certificate of Title as **Attachment 2**.
- Development Plan Set as **Attachment 3**.

The proposal has been considered against the applicable provisions of the local planning framework, including Local Planning Policy 1 – Design and Streetscape (**LPP 1**) and Local Planning Policy 12 – Residential Fences (**LPP 12**), and is consistent with the objectives and standards.

We therefore submit that the application is both capable and appropriate for approval, and respectfully request the Shire's support of the proposal.

### **Proposal Description**

It is proposed to undertake additions and alterations, including landscaping and new fencing, to an existing dwelling over the Subject Site. The proposed works are described as follows:

- Reconfiguration of the existing ground floor kitchen and living areas to create a spacious kitchen and associated dining extension to the west of the Subject Site.

- Extension of the internal floor area at ground floor level in the south-eastern corner creating a larger, more functional family room area. This includes the enclosure of the external covered porch area to the immediate south of the existing laundry.
- Internal relocation of the laundry to the former kitchen space and inclusion of new landing and staircase providing external access to the laundry to the east of the existing dwelling.
- The addition of two new bedrooms to the western upper floor of the existing dwelling.
- Landscaping works throughout the subject site that involve:
  - Minor modifications to existing landscaping within the front setback area including replacing existing retaining walls;
  - Providing additional lawned areas to the front (north) of the site;
  - Replacing existing paving with a new, single path through to the entry of the dwelling;
  - Installing new garden beds along the side lot boundaries of the subject site.
  - Installing new trees and paving to the north of the ground floor living areas and new timber pergola on the western boundary.
- Installing new open front fencing along with a new gatehouse entrance, and replacing existing side and rear boundary fencing.

The proposed additions and alterations subject of this application are minor in the context of the established built form on the subject site, and are proposed to deliver a fit-for-purpose dwelling suitable to the residents' requirements.

### Site Details

The Subject Site is identified as Lot 120 on Plan 3783, Volume 1144, and Folio 18. A copy of the Certificate of Title is included at **Attachment 2**.

The subject site has a total area of 1,914m<sup>2</sup> and is zoned 'Residential' R12.5 pursuant to the Shire of Peppermint Grove Local Planning Scheme No. 4 (**LPS4**).

There is an approximate fall of 2.5m across the site from the northern lot boundary to the southern lot boundary, which is not significant given the length of the subject lot. The subject site is bounded by a Right of Way along the full extent of its southern and western (rear and side) boundaries.

The immediate locality is characterised by exclusively, substantial two-storey residential development. Dwelling setbacks are varied along Leake Street in proximity to the Subject Site, as is evident in the Aerial Plan at **Figure 1**. Properties within proximity to the Subject Site generally contain front fences that comprise large sections of solid infill, noting examples of open aspect fencing in association with the solid fencing. A combination of street tree planting and dedicated planting in front yards adjacent the Subject Site promotes a high-quality landscaped interface with the public realm.





Figure 1: Aerial Plan

## Planning Framework Assessment

### Shire of Peppermint Grove Local Planning Scheme No. 4 – Zoning and Objectives

The Subject Site is zoned 'Residential' with a residential density coding of 'R12.5' pursuant to the Shire of Peppermint Grove Local Planning Scheme No. 4 (**LPS4**).

The following objectives apply to the Residential zone under LPS4:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development to promote sustainable residential development.*
- *To promote a residential environment consistent with the heritage of the locality and to enhance a sense of place and community identity.*
- *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 proposing additions and alterations to an existing two-storey residential dwelling is consistent with the above objectives. The proposed additions do not materially alter the existing dwelling-built form, representing a minor extension to the ground and upper floors to deliver a fit-for-purpose dwelling for the residents.

The proposed additions are contemporary in nature to complement the existing built form, reflecting the high-quality design in the locality. Landscaping works within the front setback will enhance the existing greenery prevalent within the streetscape.

### Shire of Peppermint Grove Local Planning Scheme No. 4 – Development Requirements

#### *Building Height*

Clause 26(1) of LPS4 states:

*For the purpose of Clause 5.1.6 (Building height) deemed to comply requirement C6 of the R-Codes the following modification applies:*

*The maximum height of dwellings in areas coded R10, R12.5, R15 and R20 shall be determined in accordance with the R-Codes for category B area buildings and shall not exceed 2 storeys excluding any basement.*

For a Category B area building under the R-Codes (Vol. 1 – Part B), the maximum permitted building height is:



- 7m (top of wall);
- 8m (gable, skillion or concealed roof); and
- 10m (pitched or hipped roof).

We note the application proposes a maximum building height of:

- 6.2m (top of wall); and
- 8.5m (pitched roof).

#### *Street Setback*

Clause 26(2) of LPS4 states:

*For the purpose of Clause 5.1.2 (Street setback) deemed to comply requirements C2.1 to C2.4 and Clause 5.2.1 (Setback of garages and carports) deemed to comply requirements C1.1, C1.2, C1.3 and C1.5 of the R-Codes the following modifications apply:*

*For R10, R12.5 and R15 coded areas the setback from the front street boundary to any building, including a carport or garage, shall be a minimum of 9 metres from the primary street and 4.5 metres from the secondary street.*

We note the proposal retains the existing street setback of the established dwelling, which is, notwithstanding, approximately 15m from the primary street boundary.

#### *Plot Ratio*

Table 5, under Clause 32(1) of LPS4 states as follows in relation to residential development:

*For R10, R12.5, R15 and R20 Coded areas the maximum plot ratio shall be 0.5 unless otherwise determined by the local government.*

We note that the total plot ratio over the Subject Sites is 0.33.

#### Residential Design Codes

The proposal is assessed against the provisions of the R-Codes Volume 1 – Part B which applies to single houses at R40 and below.

The proposal satisfies the deemed-to-comply requirements of the R-Codes with the exception of the elements discussed in **Table 1** below. We address the design principles for the elements accordingly.

**Table 1: R-Codes Assessment**

R-Codes Deemed-to-Comply	Proposed	Design Principle Response
<p>5.2.5 – Sightlines</p> <p>Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <p>i. a driveway that intersects a street, right-of-way or communal street;</p>	<p>Western boundary fence height increased to 1.6m at north-western corner in lieu of 0.75m.</p>	<p>The Right of Way which extends along and adjacent to the western and southern boundaries of the subject site is long-established, with existing fencing that exceeds 0.75m.</p> <p>Given the low density residential environment and narrow width of the carriageway, minimal vehicle traffic is anticipated in the Right of Way, and any vehicles are likely to be travelling at low speed.</p> <p>Further, to the west of where the ROW intersects with Leake Street, an existing brick boundary fence above 0.75m is constructed adjacent to the footpath with no truncation. This is similar to the existing arrangement to the northern side of Leake Street. Given the low speed, low movement traffic environment in this location, the proposed arrangement is consistent with the existing examples of boundary fencing adjacent to the ROW and is unlikely to result in reduced safety outcomes.</p> <p>The proposal satisfies the design principles in relation to this element.</p>

#### Local Planning Policy 1 – Design and Streetscape

The Shire’s Local Planning Policy 1 (**LPP 1**) sets the development requirements for ‘minor structures’ which includes a gatehouse.

The gatehouse structure proposed with this application satisfies the design criteria for minor structures under LPP 1, detailed as follows:

- The proposed gatehouse structure does not exceed 4m<sup>2</sup> in area.
- The proposed gatehouse structure does not exceed 2.4m in height.
- The proposed gatehouse structure does not detract from the visual amenity of the streetscape, or affect views to the street.
- The proposed rendered piers and open pergola gatehouse materials complement the existing dwelling on the Subject Site.
- The proposed gatehouse structure does not affect vehicle sightlines.

The proposal complies with the relevant design criteria under LPP 1.

### Local Planning Policy 12 – Residential Fences

The Shire's Local Planning Policy 12 (**LPP 12**) sets the development requirements for both front and Right of Way fences within the Shire.

The Primary and Right of Way fencing proposed with this application satisfies the applicable standards under LPP 12, detailed as follows:

- The lower portion of the proposed solid front fence is to a maximum height of 600mm.
- The proposed front fence piers are to a maximum height of 2.1m above the NGL measured from the street side of the fence.
- The proposed piers do not exceed 600mm in width or depth.
- The proposed piers are not within 1.8m of any other pier.
- Proposed infill achieves the minimum 50% open view.
- The proposed fencing to the Right of Way does not exceed 2.1m in height measured from the Right of Way side of the fence.

The proposal complies with the applicable standards under LPP 12.

### **Conclusion**

The application proposes additions and alterations to the existing dwelling on site for the purpose of modifying existing kitchen and associated living areas, along with landscaping and fencing works. The proposed additions and alterations are contemporary and complement the existing form and style of the dwelling on site, and the additions are carefully located to protect the amenity of adjacent properties.

The proposal is considered against the applicable provisions of the local planning framework and is consistent with the objectives and standards. We therefore submit that the application is both capable and appropriate for approval, and respectfully request the Shire's support of this application.

Should you require any further information, please do not hesitate to contact our office.

Yours sincerely

**ALLERDING AND ASSOCIATES**



**JOHN WILLIAMSON**  
**SENIOR TOWN PLANNER**

Encl:

CC: Client