17th March 2021

dm|g

Ross Montgomery
Shire of Peppermint Grove
1 Leake Street
Peppermint Grove WA 6011

BY EMAIL

Dear Ross,

RE: DA 2019/00033: 32 THE ESPLANADE, PEPPERMINT GROVE

Design Management Group Pty Ltd (**DMG**) on behalf of Mr & Mrs Paul Blackburne submit a Retrospective Development Approval (DA) application in response to Direction s 214(2) for the proposed development of a single dwelling at 32 The Esplanade, Peppermint Grove (DA 2019/00033).

We address the following items for justification:

3a)   Basement Garage Wall

The design of the below ground garage envelope developed through structural design to reduce the width of the garage and increase the length to reflect the requirements of the structural grid and to ensure a nil net increase in overall area. It is acknowledged that the resultant incursion on the 4.5m setback to Leake Street was an oversight in the development, review and approval of the Building Permit documents.

We provide confirmation that the incursion of 1m is:
- Fully below the ground
- Not visible from the street or neighbouring properties
- Has no bearing on the floors above (Ground Level or Level 1)

3b)   Services Courtyard

A small courtyard has been introduced to the SW corner of the site to locate services equipment for the residence. The courtyard is lowered below NGL, roofed and enclosed on 3 sides with consideration to minimise acoustic impact on the adjacent properties. Find attached acoustic assessment (Ref: Herring Storer Acoustics – Environmental Acoustic Assessment 27321-1-20025) certifying compliance achieved against the Environmental Protection (Noise) Regulations 1997 at all times.

Should you wish to discuss this further or you require additional information, please do not hesitate to contact myself on 08 9212 8888.

Yours Sincerely,
DESIGN MANAGEMENT GROUP PTY LTD

pp.

Lindsay Allen
Principal