

27th July 2027

ATTN: Liam Johnson

PLANNING DEPARTMENT

City of Melville

10 Almondbury Road BOORAGOON, WA. 6154

RE: DA-2024-1083 – Revision to Development Application

AT: 34b Fraser Road, APPLECROSS

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Following on from our initial in-person meeting regarding the proposed amendments to this development, please find the following information provided to support the amendments to the original Development Approval;

1. Justification Letter for Proposed Amendments to Existing Development Application (below).
2. Architectural DA Documentation including:
 - A101 Existing Site Survey
 - A102 Proposed Site Survey
 - A201 Ground Floor Plan
 - A202 First Floor Plan
 - A203 Second Floor Plan
 - A204 Roof Plan
 - A221 Ground Floor Plan_Planning Amendments
 - A222 First Floor Plan_Planning Amendments
 - A223 Second Floor Plan_Planning Amendments
 - A224 Roof Plan_Planning Amendments
 - A301 Elevations
3. Architectural 3D visualization of the proposed development to indicate materiality, form and scale.

In addition, please find below justification for the proposed amendments;

EPH Studio has been engaged to continue an architectural project that was originally commenced by another design firm. The client approached EPH Studio due to the extended project timeline experienced with the previous consultant and sought to engage a professional team capable of progressing the project efficiently.

Upon reviewing the existing documentation, EPH Studio identified several opportunities to improve the architectural planning and design. It was recommended that minor revisions be made to the proposed residence to achieve a more functional and refined outcome while better meeting the client's objectives.

- Architectural Plans A221, A222, A223 + A224 clearly outline the variations to the proposed development
- The main amendment to the overall design is the consolidation of the vertical stair egress due to the previous poorly-planned split staircase. This has greatly improved the usability of the floor area internally whilst also opening the connection of the internal spaces to significant river views.

In undertaking this change the southern structure has been modified to allow for the vertical travel path. Adjustments to the southern wall articulation has changed the setbacks and wall lengths slightly.

- The initial four car garage design has been refined and the northern structure reduced, providing greater setbacks and articulation to the northern boundary elevation.
- Minor reconfiguring of the Master bedroom has provided greater articulation to the northern boundary walls along with reduced bulk addressing the northern boundary.
- All privacy screens outlined in the initial Development Approval have been incorporated into the new documentation.
- The overshadowing to the southern neighbour has decreased from the initial 263.23m² to the current 258.15m². This is due to the revision to the overall form as well as the deletion of the perimeter balcony planting structures.

It is our opinion that this revised development represents one of higher architectural integrity that will positively contribute to both the prevailing and future development context. The minor variations sought propose no significant or additional impact on the surrounding neighbours from the original Development Approval.

We look forward to your feedback and please contact us should you require any additional information that can assist with this application.

Yours Sincerely,

Chris McMahon
Director

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INTERIOR
PRESENTATION

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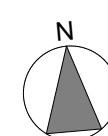
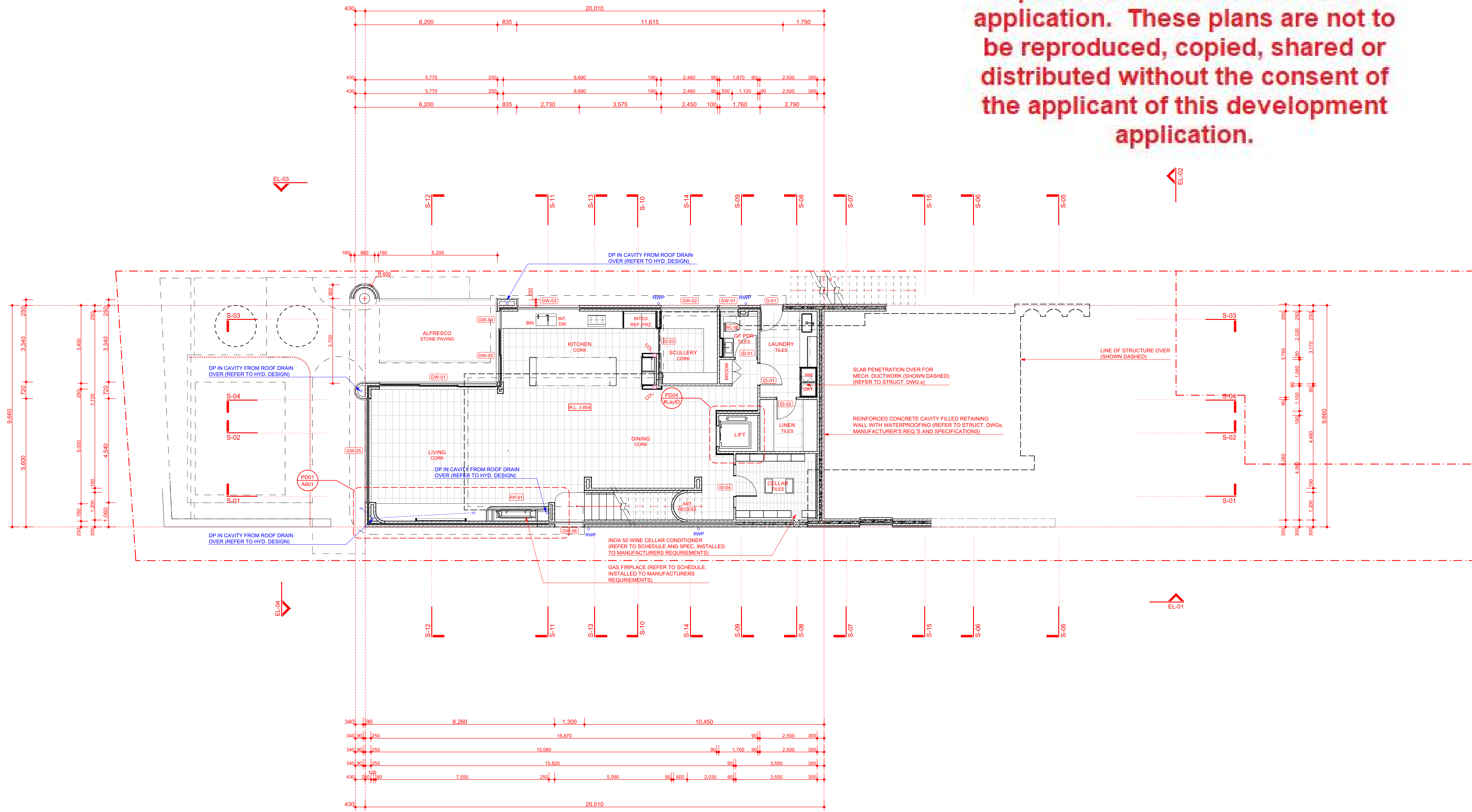
-
CASA Fiume
34b Fraser Road
APPLECROSS
-

STAGE
260513_Interior Presentation
260622_Interior Presentation
260707_Interior Presentation Update

EPH | STUDIO

A: 19 Bedford Street, NEDLANDS, WA 6004
W: www.ephstudio.com
E: hello@ephstudio.com
T: 0435 806 444

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REVISION				
Rev.	Date	Issue	To	From

Client
Site:
Project NO.
Project Status

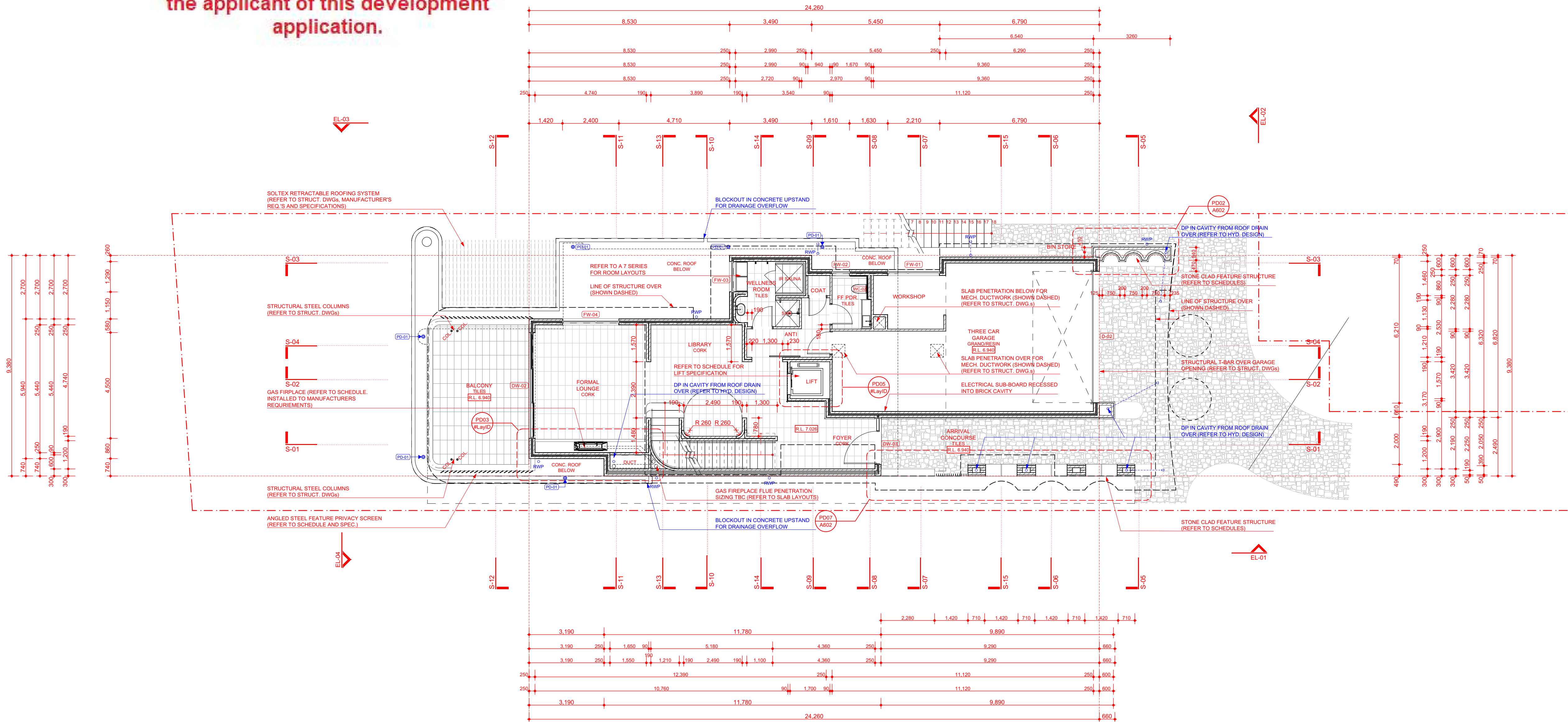
A + R Ladyman
34B Fraser Road APPLECROSS 6153
2605
Progress WD's

Climate Zone
Wind Region
Drawn | Checked
Plot Date:

Zone 5- Warm Temperate
N3
C.B.M. |
27/07/2026

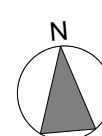
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AREAS	m ²
EXISTING MAIN HOUSE AREA	193.17m ²
EXISTING AREA TO BE DEMOLISHED	101.77m ²
EXISTING AREA TO REMAIN	91.40m ²
NEW ALT. + ADD. AREA	140.06m ²
NEW ALFRESCO	21.73m ²
NEW GUEST BED WING	27.44m ²
NEW STORE	6.24m ²
NEW PORTICO	11.04m ²
GROUND FLOOR TOTAL AREA (INCLUDING EXIST. REMAIN)	297.91m ²
NEW SLEEP-OUT	22.69m ²
NEW ROOF DECK	39.33m ²
NEW CROWS-NEST	14.68m ²
TOTAL FIRST FLOOR AREA (INCLUDING CROWS-NEST)	76.71m ²
TOTAL AREA	374.62m ²

FIRST FLOOR PLAN
1:100



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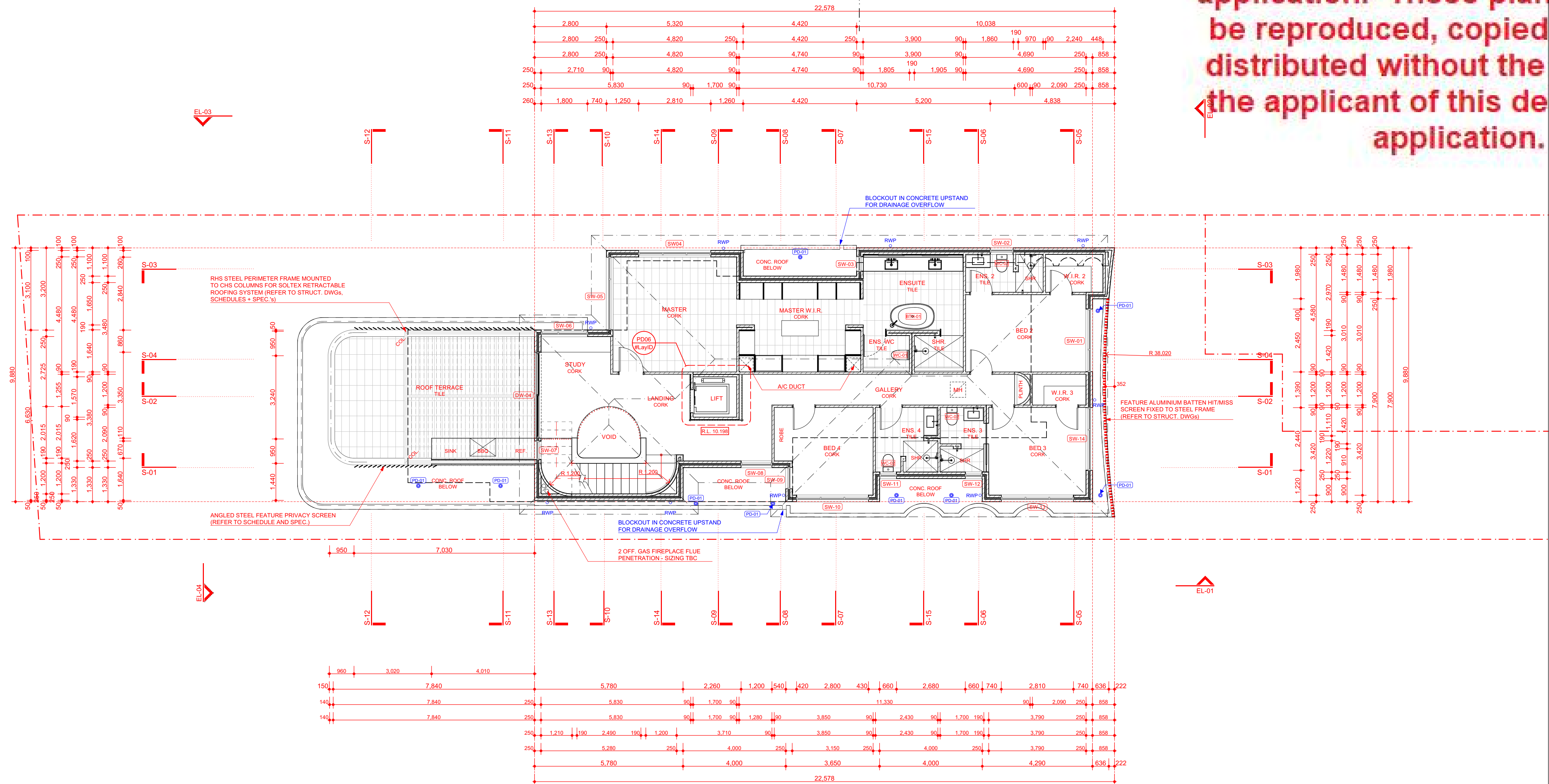
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Site:
Project NO.
Project Status

A + R Ladyman
34B Fraser Road APPLICROSS 6153
2605
Progress WD's

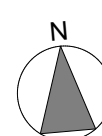
Climate Zone
Wind Region
Drawn | Checked
Plot Date:

Zone S- Warm Temperate
N3
C.B.M. |
27/07/2026

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SECOND FLOOR LEVEL
1:100

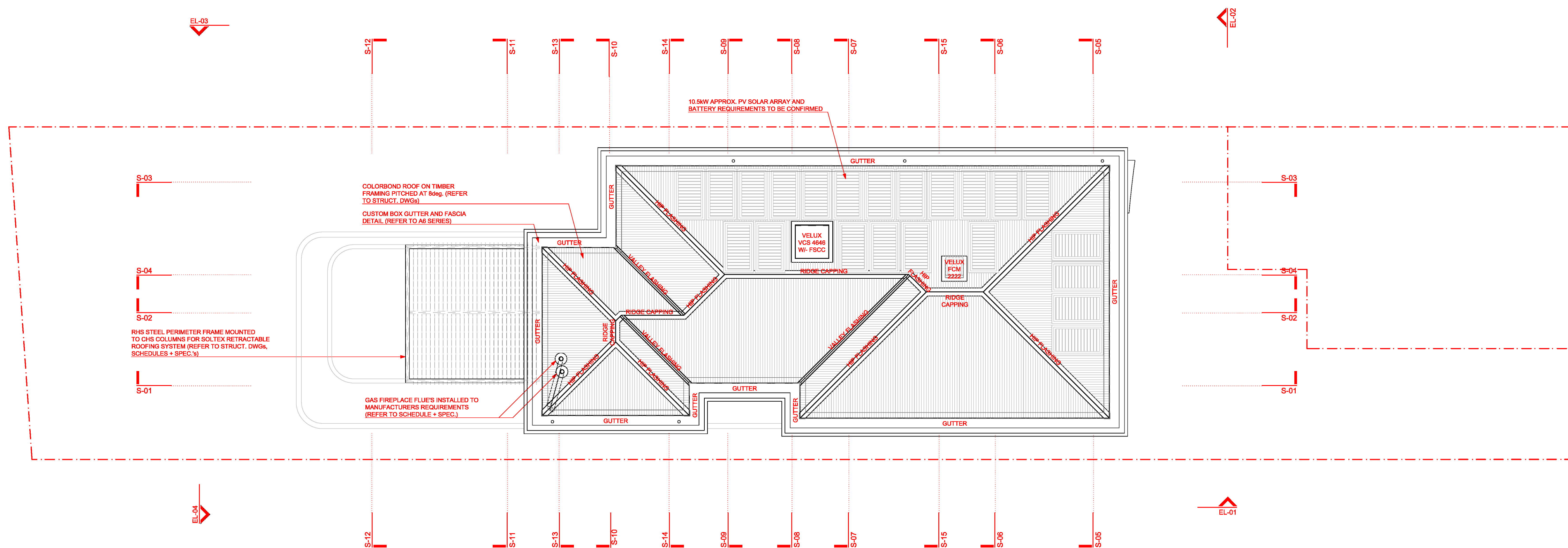


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Rev.	Date				

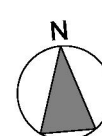
Client	A + R Ladyman
Site	34B Fraser Road APPLICROSS 6153
Project NO.	2605
Project Status	Progress WD's

Climate Zone	Zone 5- Warm Temperate
Wind Region	N3
Drawn Checked	C.B.M.
Plot Date:	27/07/2026

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ROOF PLAN
1:100



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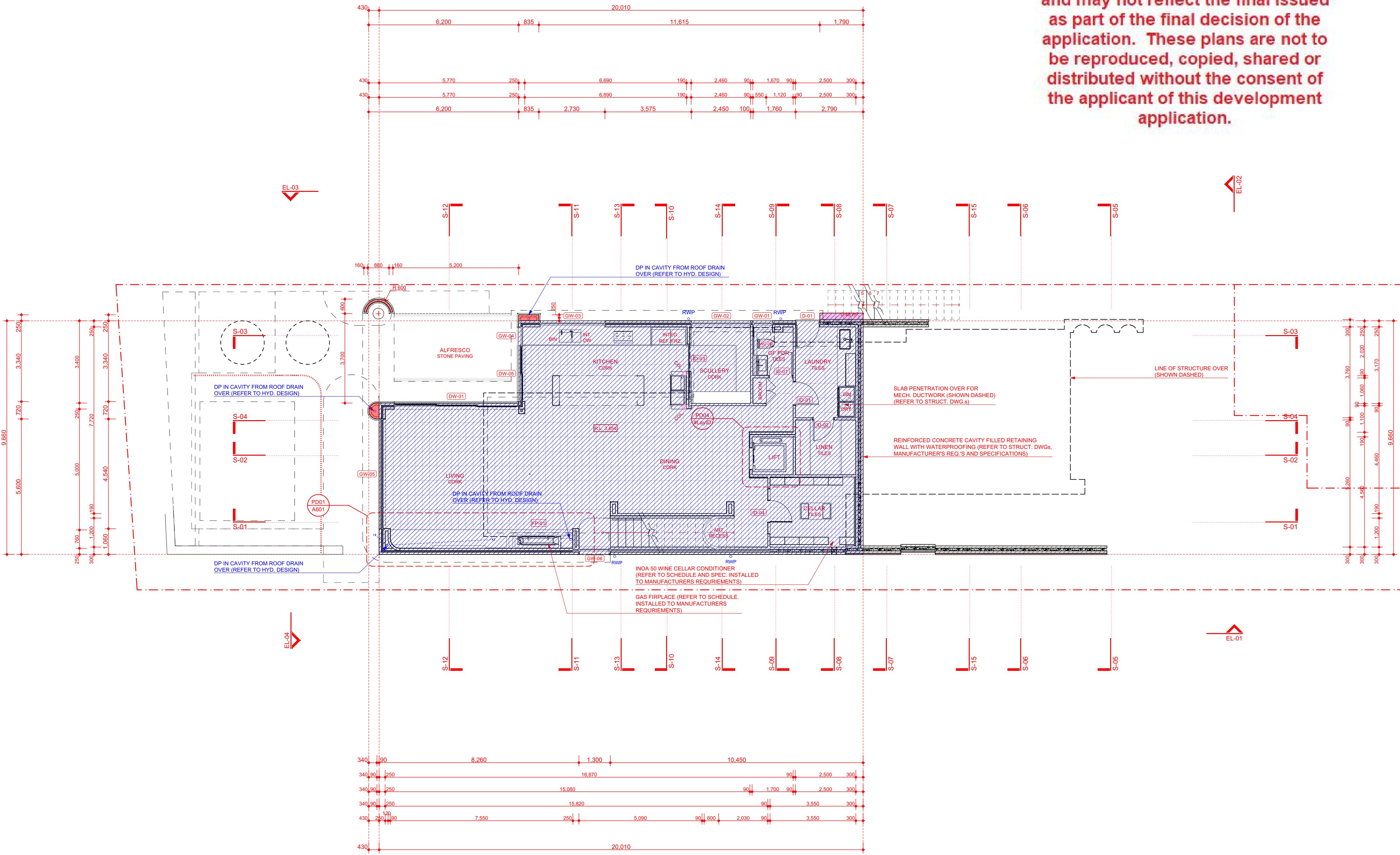
Client	A + R Ladyman
Site:	34B Fraser Road APPLECROSS 6153
Project NO.	2605
Project Status	Progress WD's

Climate Zone	Zone 5- Warm Temperate
Wind Region	N3
Drawn Checked	C.B.M.
Plot Date:	27/07/2026

PLANNING AMENDMENT LEGEND

- OUTLINE OF EXISTING DEVELOPMENT APPROVED STRUCTURE
DA-2024-1083 - APPROVED 13/02/2025
- REDUCTION TO EXISTING DEVELOPMENT APPROVED STRUCTURE
- ADDITION TO EXISTING DEVELOPMENT APPROVED STRUCTURE

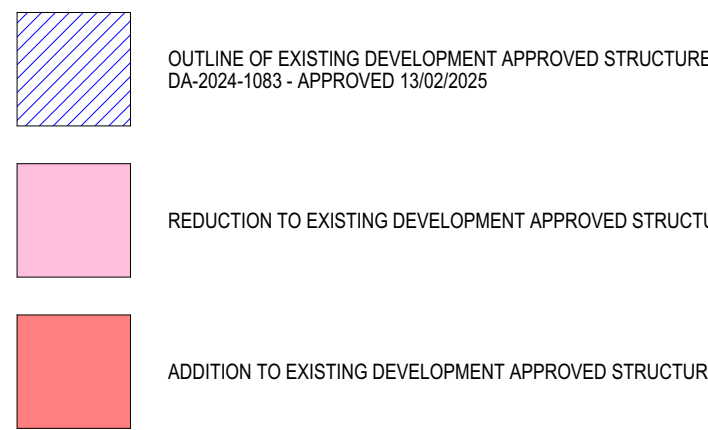
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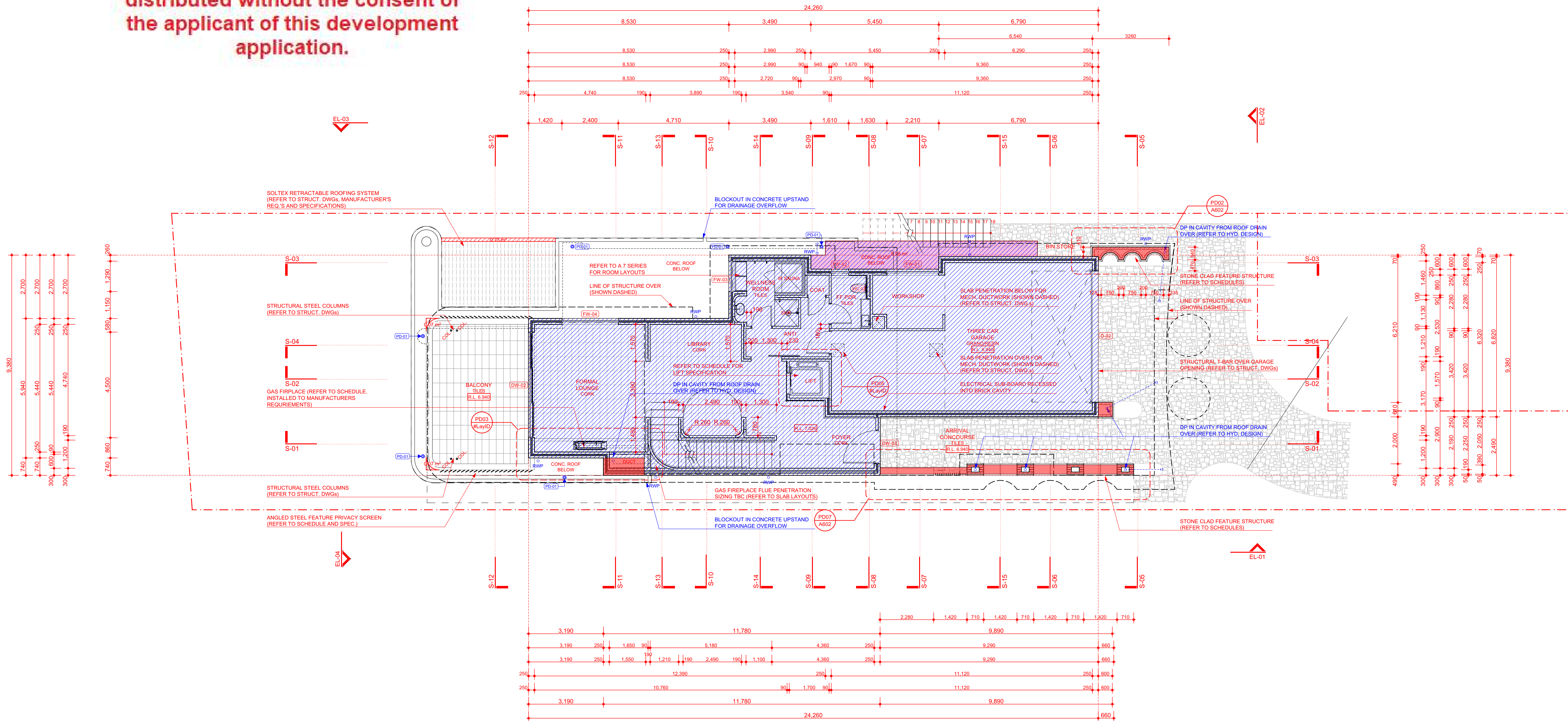
GROUND FLOOR LEVEL PLANNING
1:100

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PLANNING AMENDMENT LEGEND



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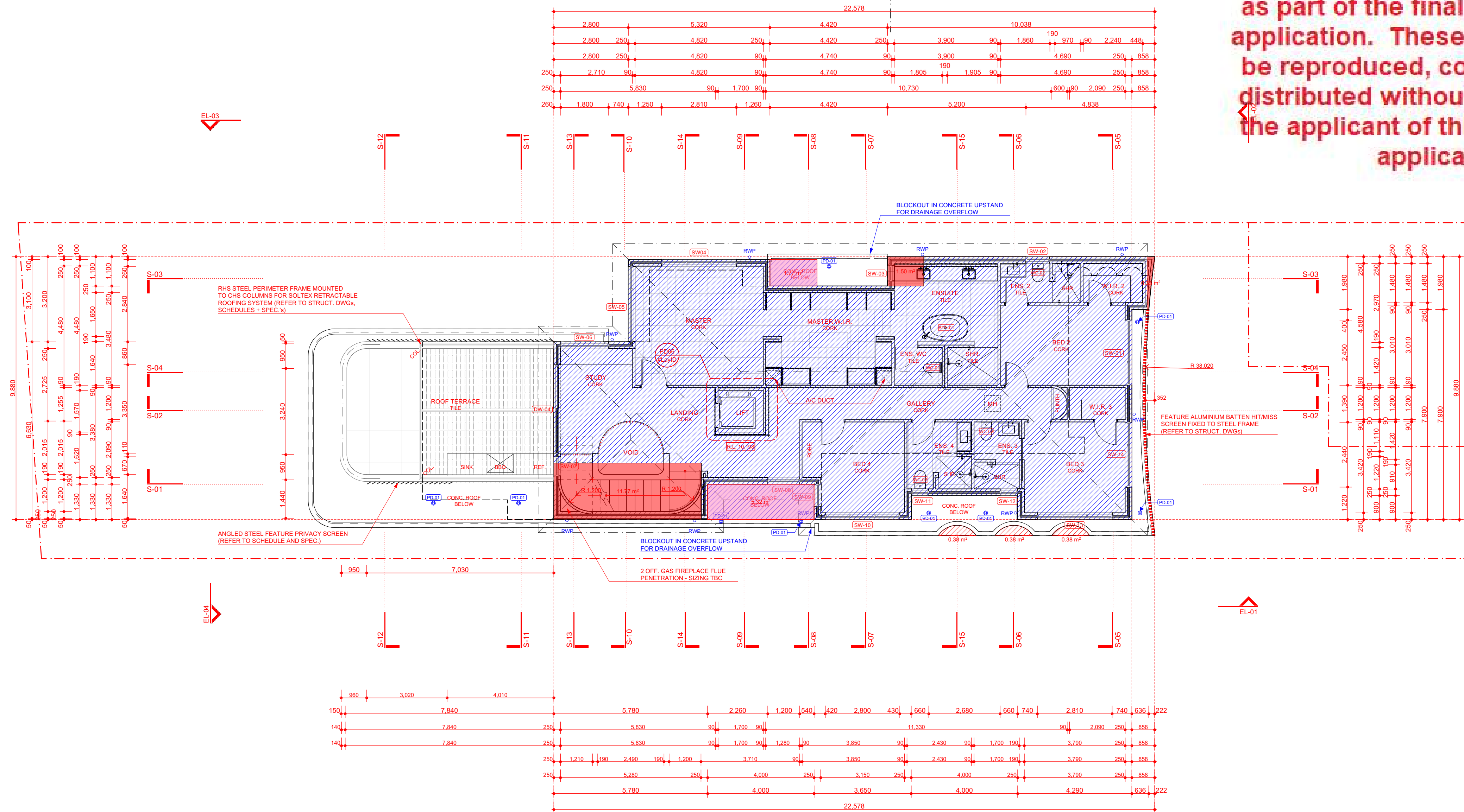
FIRST FLOOR LEVEL PLANNING
1:100

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PLANNING AMENDMENT LEGEND

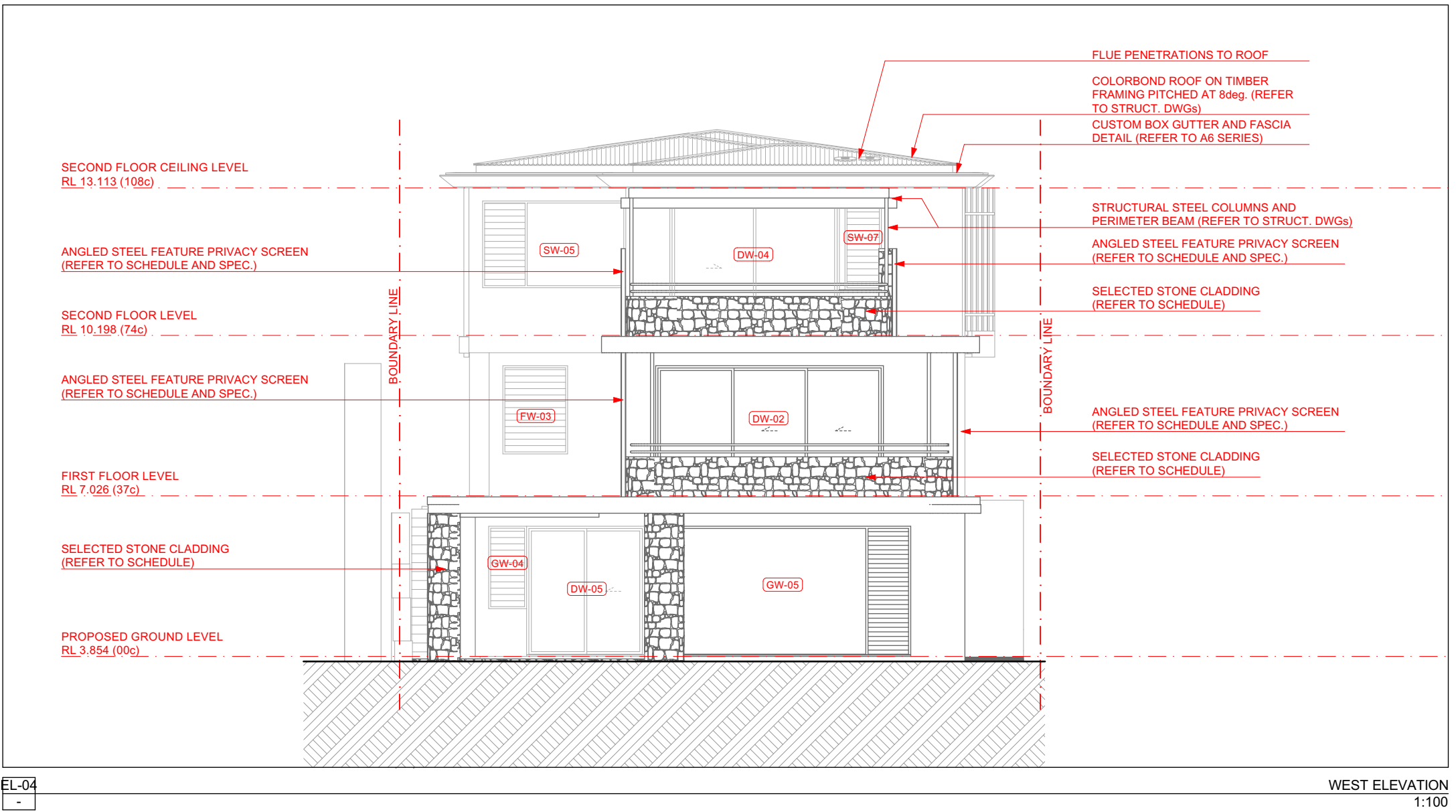
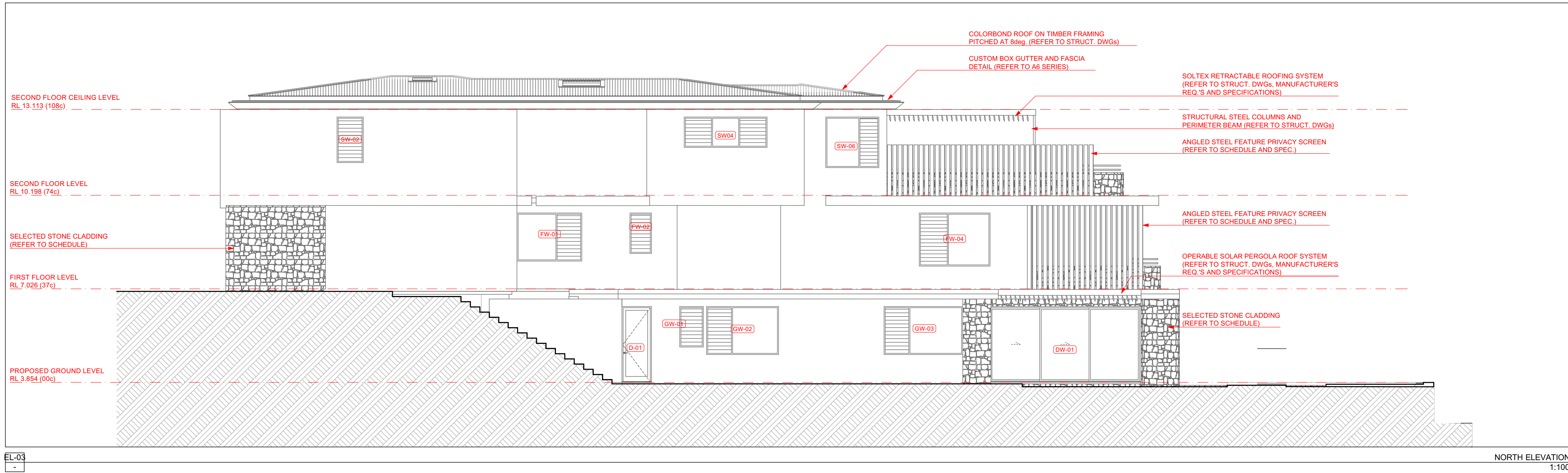
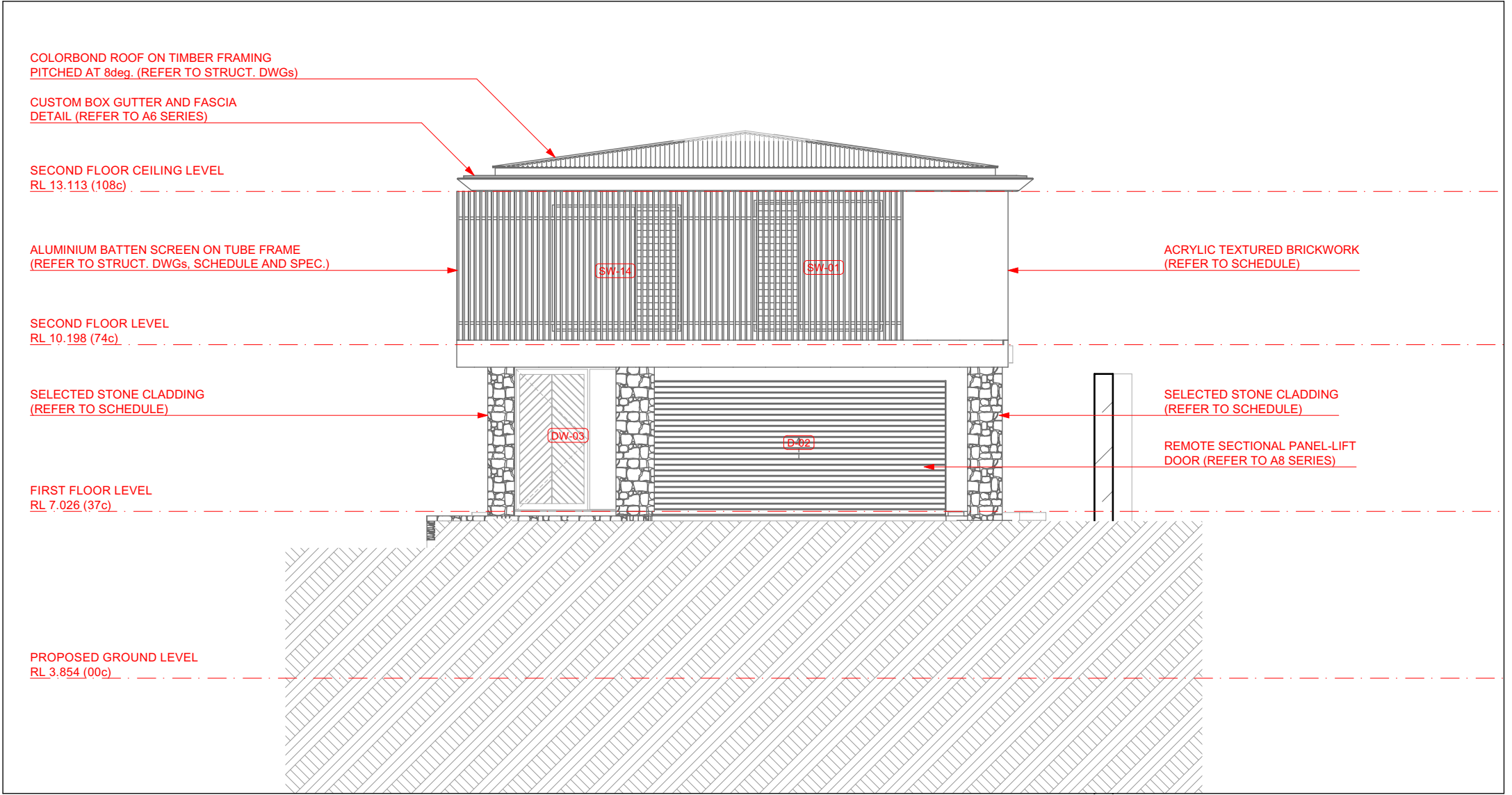
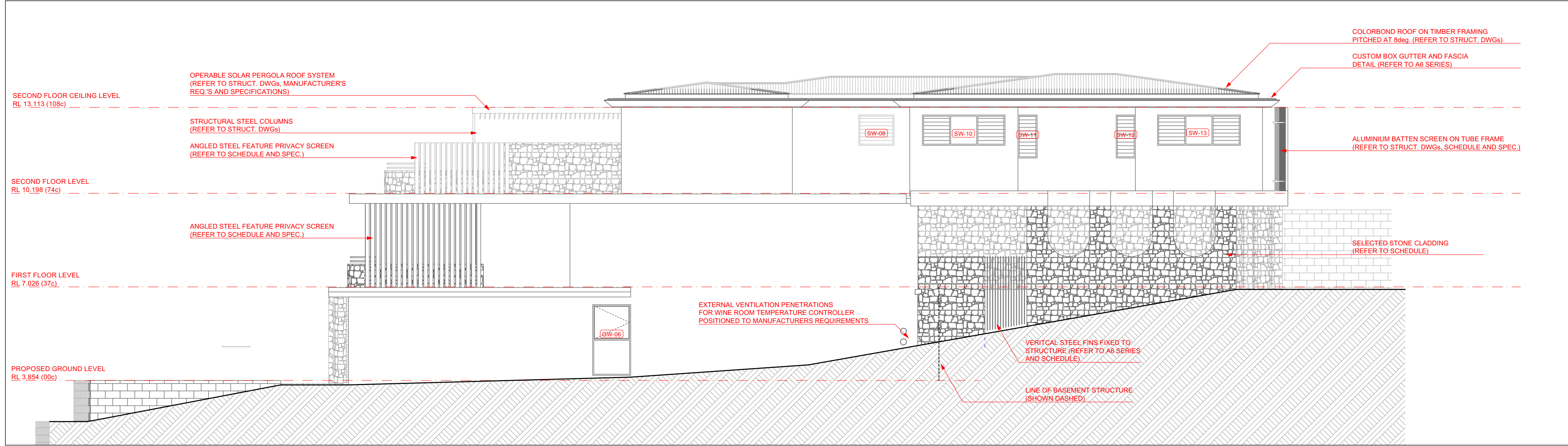
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SECOND FLOOR LEVEL PLANNING
1:100

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3D IMAGERY

Entry Concourse View



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3D IMAGERY
Pool to House View



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3D IMAGERY

North to South View



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3D IMAGERY

South to North View



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3D IMAGERY

External Alfresco View



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3D IMAGERY

Alfresco to River View

