



222 SOUTH TERRACE, FREMANTLE, 6160
WESTERN AUSTRALIA.

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14th October 2020

Revision: A

City of Melville
10 Almondbury Road
Booragoon, 6154

Attn: Melville Council

RE: DA-2020-976: EXTENSION TO EXISTING RESIDENCE AT: 36 ZENOBIA STREET, PALMYRA.

In consideration of the proposal we note the following:

The proposed development is turning a modest 2 bedroom 1 bathroom home into a typical 3 bedroom 2 bathroom dwelling for a growing family.

The owners; Tom and Kirra McBeath have a 3 year old daughter and a new baby due in January, they desperately need the space and extra bedroom.

As a young family they are also hoping to benefit from the current government grants and this objection is delaying this possibility.

They are using a local Designer and a local Builder; this is exactly the type of project that our state needs in our current predicament and the type of development Local Governments are supporting.

The City of Melville's Planning Department have supported the application as the objections aren't relevant to the R-codes.

- There are **NO** right-to-light issues regarding overshadowing to the objecting eastern neighbour, with no shadow cast on their site at the stipulated winter solstice, midday sun angle.
- There is **NO** overlooking justification sought, with all east facing windows raised above the required 1.6m above finished floor level.
- The justification sought is for a new eastern boundary parapet wall.

This is an approvable variation and it has been supported by the City's Planning department and reviewed by the Development Advisory Unit.

The R-codes require a boundary wall with no major openings to be no higher than 3.5m with an average of 3m.

These height requirements are achieved on the objecting neighbour's side as their site is elevated above the development site.

Their natural ground level sits approximately 600mm higher than the development site.

The proposed wall will be lower than the walls of the eastern neighbour's existing house.



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We note that the proposed boundary wall is to be built up against existing built form on the eastern neighbour's site, with zero-lot boundary structures in the form of pergola, shade structure, and sheds.

- The existing rear southern neighbor has an existing zero-lot boundary wall that gives historical context to boundary walls in the neighbourhood.

It is on these grounds that we hope the City of Melville Councilors take consideration when reviewing this application and give discretion in relation to "deemed to comply" requirements of the Residential Design Codes and can grant approval.

Kind Regards,

DOD

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