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CLIENT	Webb and Brown-Neaves
ADDRESS	Lot 208 (#57) Redwood Crescent, Melville
JOB NUMBER	90236
CONSULTANT	Office
DESIGNER	Joseph Calasara



10 February 2026

City of Melville
10 Almondury Road
BOORAGOON WA 6154

Dear Sir/Madam,

Re: Two storey dwelling (DISPLAY USE)
Address: Lot 208 (#57) Redwood Crescent, MELVILLE
Our Ref: 90236

On behalf of Webb & Brown-Neaves, a development and use application is made for a two storey display home at the above mentioned property. The application is submitted with the appropriate plans, fees and the following letter addressing the required elements of Use as Display Home (unlisted use) and the Site Works compliance under the R-Codes.

R-CODE VARIATION

It is considered that the design of the proposed residence generally meets the requirements of the Town Planning Scheme, Shire Policies, and the acceptable development standards of the Residential Design Codes. Site Works is the only aspect that requires assessment against the relevant design principles.

Clause 5.3.7 – Site Works

Retaining Walls

Retaining, up to 700mm above NGL in small sections, is proposed along the western boundary due to the irregular ground levels in this area.

The retaining is minimal and will not adversely affect adjoining properties due to the context of the site and its surrounds. The western adjoining property is a vacant lot that contains a sump forming part of the Council's permanent drainage infrastructure. The southern neighbouring property has existing retaining up to level 33.97, while the new western retaining is proposed at 33.75.

The outcome will result in a more consistent and usable site level for development.

Cut and Fill

Most of the site will be levelled to 33.7, with a step down to 33.4 along the Marmion Street secondary frontage. This approach maximises the usability of the outdoor areas on a block where levels currently vary between 32.34 and 33.5.

Landscaping

A comprehensive landscaping plan will be implemented during construction. This will significantly enhance the visual amenity of the site, improve the interface with Marmion Street

and Redwood Crescent, and contribute positively to the environmental value of the area. The high-quality landscaping will also help soften the appearance of the proposed parking areas.

DISPLAY HOME

Display Home is an unlisted use under the City of Melville Local Planning Scheme. The City's Local Planning Policy 3.3 addresses criteria for assessment of Display Homes, which are addressed below.

Why

- Display homes of the calibre of the WB home offers the City of Melville the opportunity to display what is possible and can be achieved building a new home in the area.
- The display home also encourages visitors to the City whether it be shopping and also ultimately can result Perth locals choosing to reside in the area.
- Obviously, from WB homes perspective this is an ongoing part of our retail strategy and displaying homes allows us to promote and advertise our products for sale.

How

- Today we have three display homes across Perth, open Wednesdays, Saturdays and Sundays. We are looking forward to the opportunity to add Melville to this suite of beautiful homes.
- We open new display homes via a "soft launch" which means low marketing, to avoid major disruptions to neighbours.
- There is sufficient parking onsite for visitors to use.
- Prior to opening we liaise with all affected neighbours to ensure they are aware of our intentions.
- We are the ideal neighbour! We conduct maintenance on the home and gardens every fortnight to ensure the house is impeccably presented at all times.

What

- A beautifully presented home built and designed with consideration for Shire Guidelines and Policies which result displaying a benchmark of what should be achieved in the area.
- What we observe in the first weekend the home opens is higher traffic than normal which then subsides to approximately 10-15 people per weekend attending.

Proposed operating hours

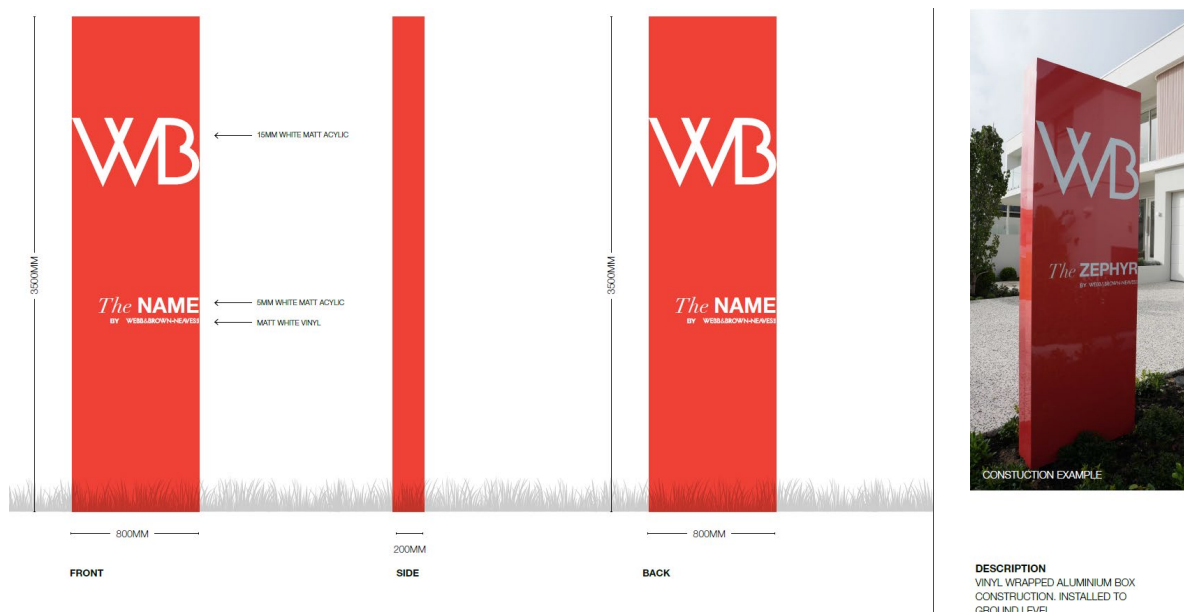
The display home is proposed to operate for a period of two years, to operating during the following hours:

Wednesday: 2pm – 5pm
Saturday: 12pm – 5pm
Sunday: 12pm – 5pm

Signage:

The proposed signage is as per the diagram below, to the same specifications as below.

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Signage Location

Signage is to be placed within the lot, fronting Redwood Crescent in the location shown on the plans, between the two crossovers.

Parking

The site has significant space on the North Side of the lot, flagged for future development. A temporary parking area is proposed and shown on the plans, with space for four vehicles. The parking is proposed on the site for the duration of the use of the dwelling as a Display Home. While this is not a requirement of Local Planning Policy 3.3 (Display Home/Exhibition, the site is able to accommodate the spaces, and it will be beneficial for the use as a Display Home. Parking on site also improve congestion issues on the street, and reduce any potential amenity disturbance for nearby residents who may wish to utilise street parking.

Approval Period

The approval period requested is for 24 months, In accordance with Local Planning Policy 3.3.

Please contact the Approvals Team on 9208 9000 or WBShire@wbhomes.com.au should you have any queries.

Yours Sincerely

A Stuart

Abbie Stuart
Approvals Consultant
Webb & Brown-Neaves Pty Ltd

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PLANNING APPROVAL NOTES:

IS PLANNING REQD - YES
Display Home

NON COMPLIANCE ITEMS:
DISPLAY

CLIENT ACKNOWLEDGMENT OF NON COMPLIANCE

Although WB Homes tries to understand all R-Codes, Design guidelines, Local Government policies and developers requirements , we cannot guarantee every requirement has been taken into consideration. Any non-compliance to the R-codes and/or Local Government is subject to approval from the Local Government authority. Justifications of non-compliance does not guarantee that approval will be granted and changes to the design maybe required. Delays in receiving building/planning approvals due to non-compliance of the R-Codes and/or Local Planning policies may result in price increases.

The client acknowledges the items listed under the non-compliance notes above.

Client

Client

GREEN TITLE SITE / SURVEY STRATA SITE

DESIGN NOTES

ROOF
03°26' Roof Pitch to Upper Floor
15°39' Roof Pitch to Garage
11°19' Roof Pitch to Ground Floor
Metal ROOF

32c ceilings throughout

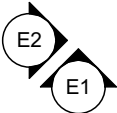
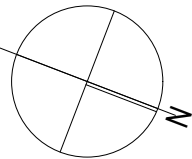
SITE REQUIREMENTS

ZONING - R40

SITE COVER % ALLOWED - 55%
SITE AREA - 931 sqm
PROPOSED SITE COVER - 205.86 sqm
SITE COVER % PROPOSED - 22.11%

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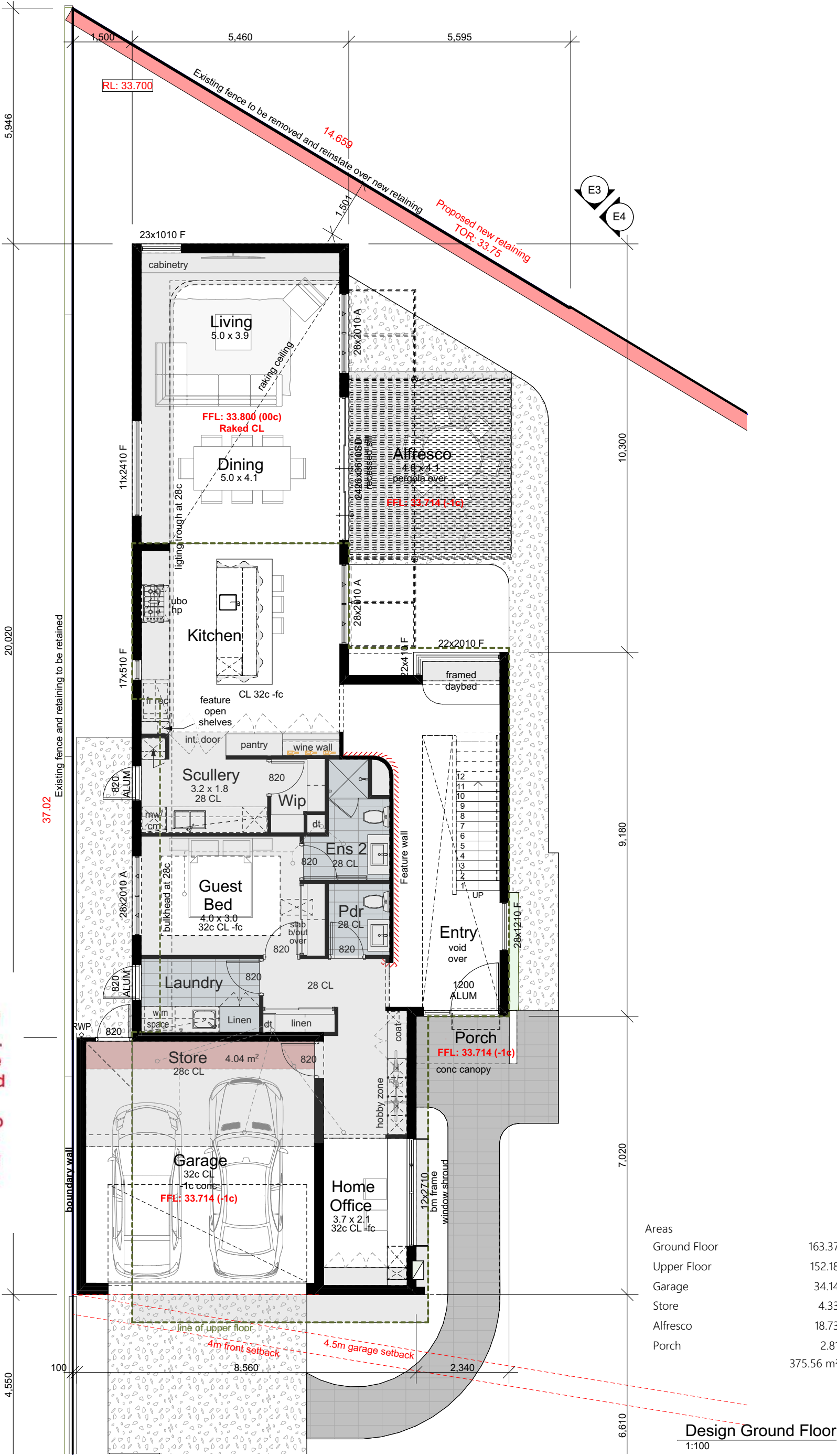


WEBB & BROWN-NEAVES

CLIENT Webb and Brown-Neaves
ADDRESS Lot 208 (#57) Redwood Crescent, Melville
JOB NUMBER 90236
CONSULTANT Office

CONCEPTS
Planning V1 21/01/26 JC
Planning V2 04/02/26 JC

CLIENT
CLIENT
BUILDER



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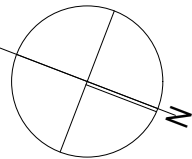
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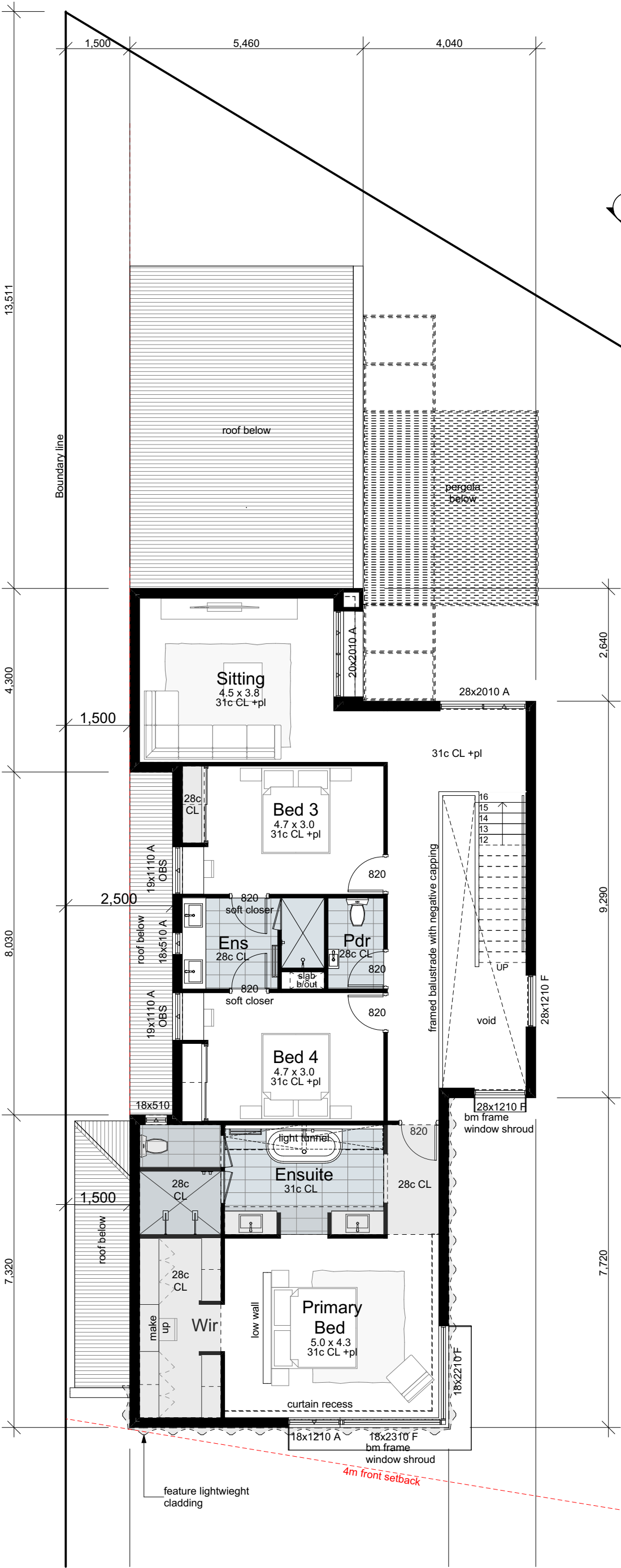


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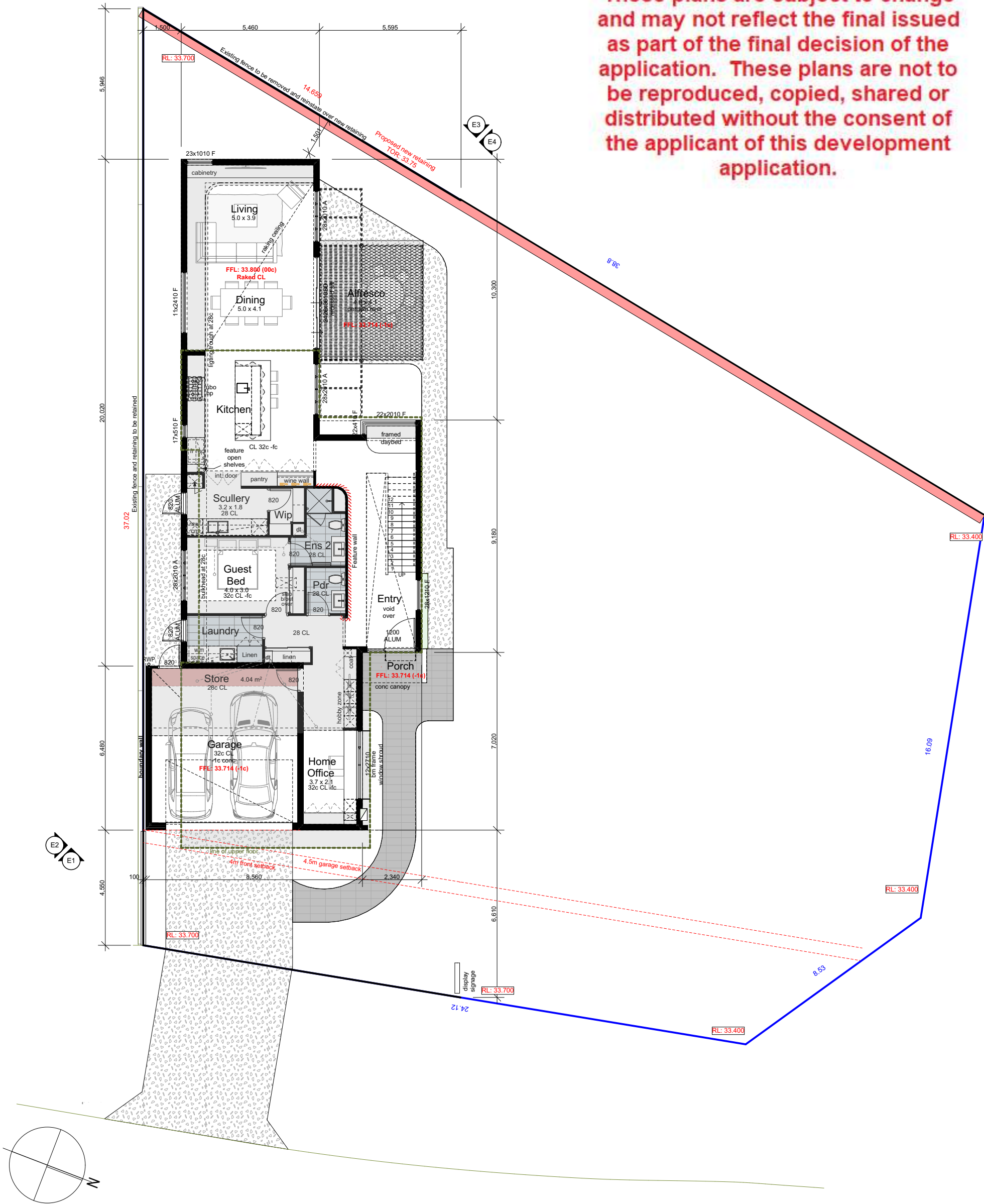


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Areas	
Ground Floor	163.37
Upper Floor	152.18
Garage	34.14
Store	4.33
Alfresco	18.73
Porch	2.81
375.56 m²	

Design First Floor
1:100

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1:150 Ground Floor Plan

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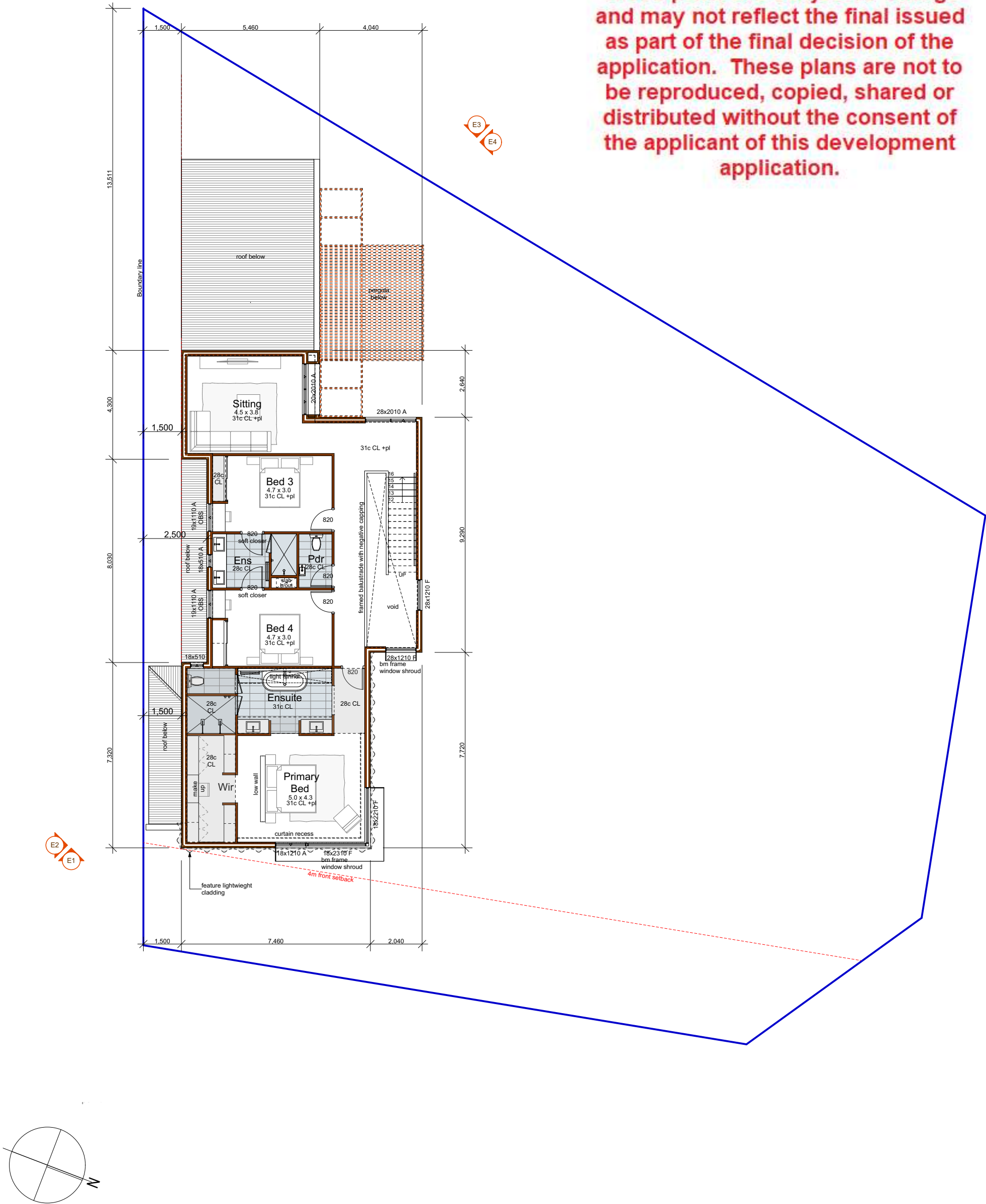
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1:150 Upper Floor Plan

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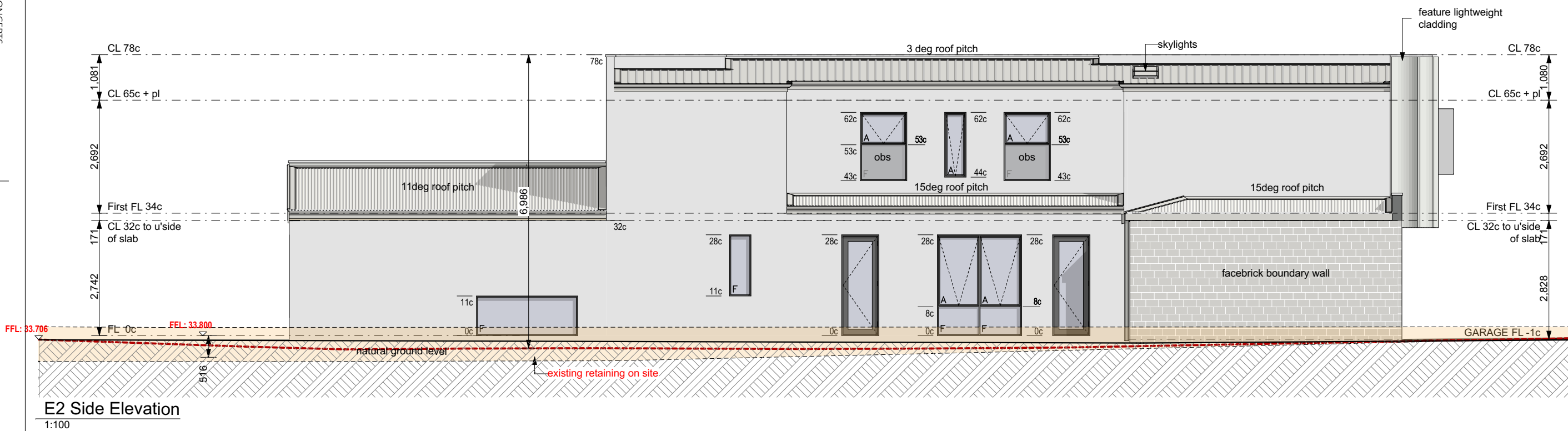
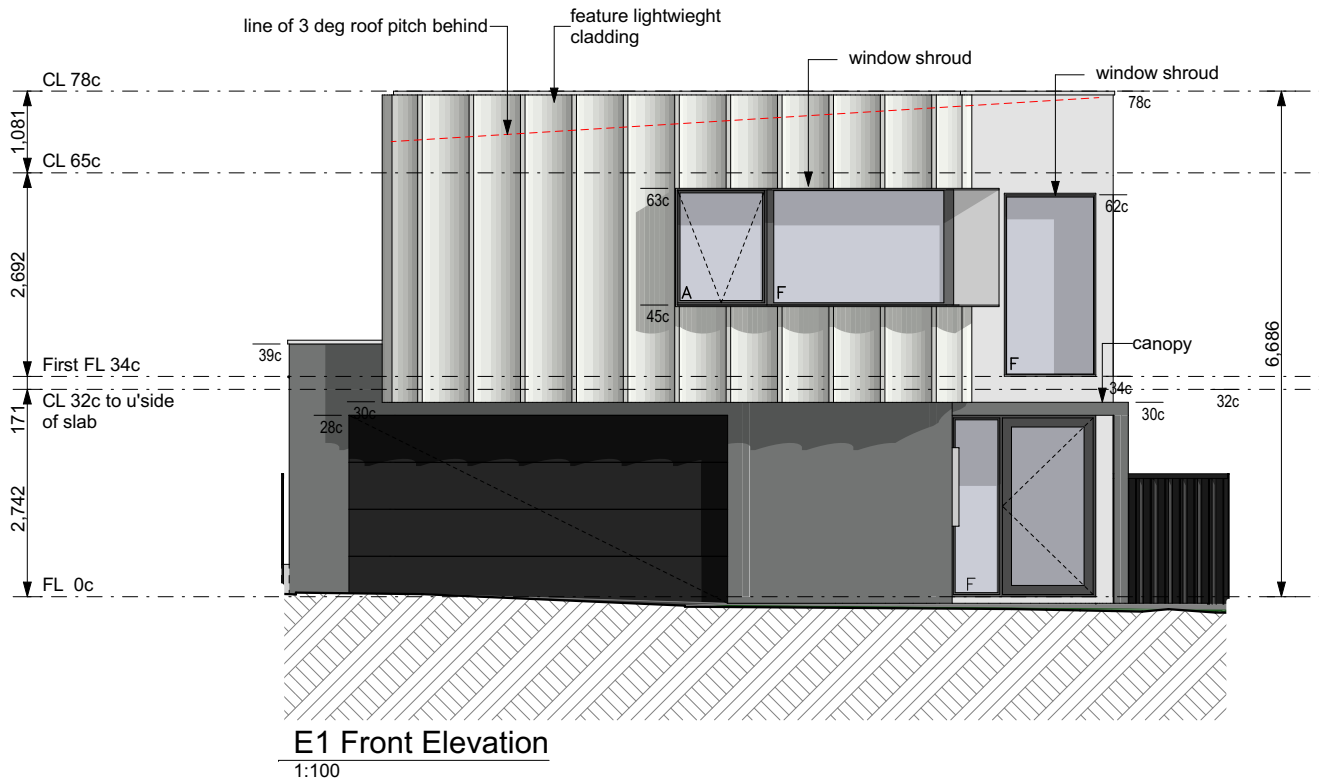
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WB

WEBB & BROWN-NEAVES

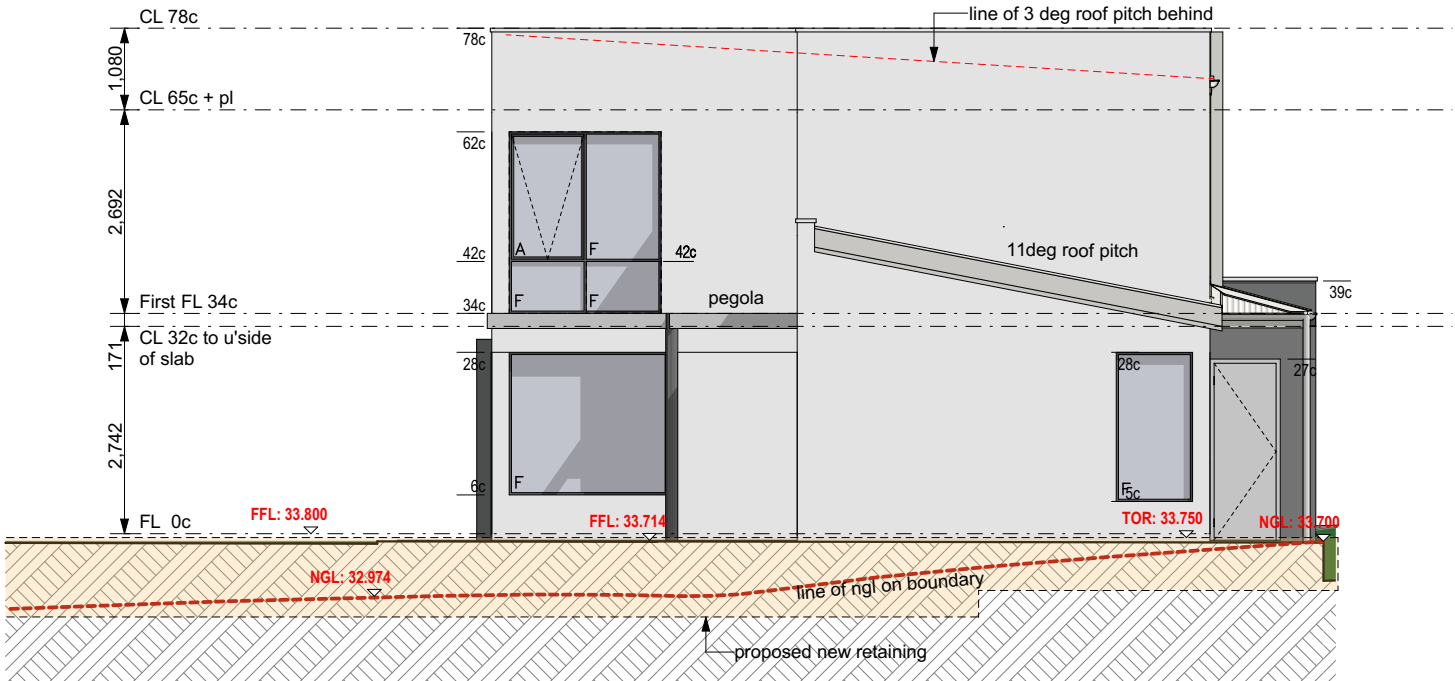
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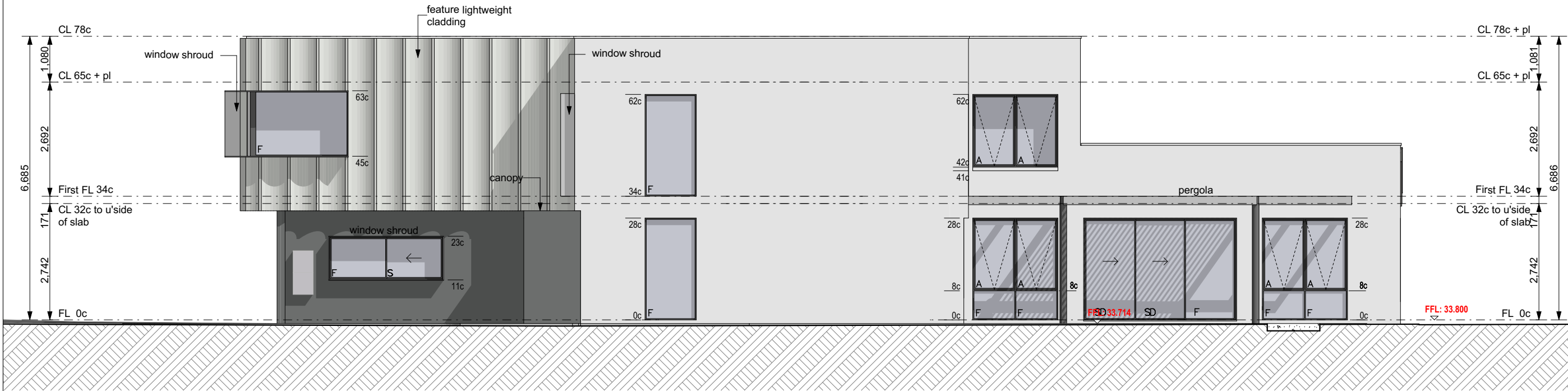
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E3 Rear Elevation
1:100



E4 Side Elevation
1:100



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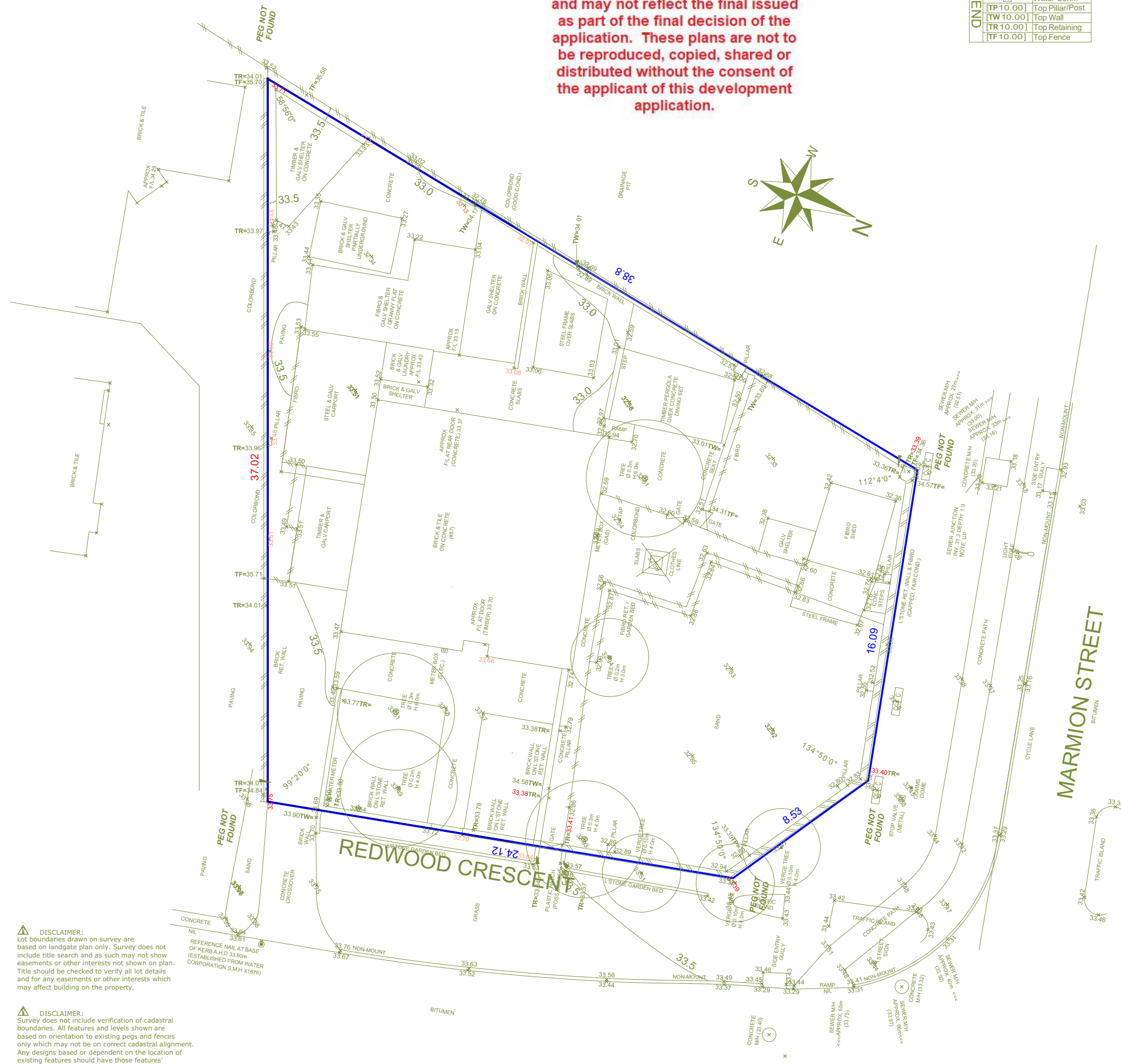
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LEGEND		Power Dome
		Power Pole
		Phone Pits
		Water Conn.
		Top Pillar/Post
		Top Wall
		Top Retaining
		Top Fence



 **DISCLAIMER:**
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

 **DISCLAIMER:**
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

 **DISCLAIMER:**
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

 **DISCLAIMER:**
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries

to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

LOT MISCLOSE
0.024 m



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87-89 Guthrie Street Osborne Park, WA 6017 PO Box 1611 Osborne Park Business Centre WA 6917 P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	JOB #	575860	GPS	Lat: -32.044262 Long: 115.79926		ROADS	Bitumen	ELEC.	U/Ground	
	CLIENT	Elmsfield Properties Pty Ltd	ORDER #	90236		KERBS	Non-Mount / Nil	COMMS.	Yes	
	ADDRESS	#57 Redwood Crescent	LOT	Lot 208 (Plan 6750)		FOOTPATH	Concrete	WATER	Yes	
	SUBURB	Melville				SOIL	Sand	GAS	Check Alinta	
	LGA	CITY OF MELVILLE	AREA	931m²	VOL. 1219	FOL. 798	DRAINAGE	Good	SEWER	Yes
	DRAWN	T.Currey	DATE	14 May 24	SSA	No	VEGETATION	Refer to Survey	COASTAL	No
(Approximate Coordinates) Confirm With Survey										

Existing Site Plan

Scale 1:200



WVB

WEBB & BROWN-NEAVES
1978

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DESCRIPTION
VINYL WRAPPED ALUMINIUM BOX
CONSTRUCTION. INSTALLED TO
GROUND LEVEL.