

Sunday 14 May 2023

Dear Mr Mayor & City of Melville Councillors,

This statement Refers to *Agenda Item 14*, specifically *UP23/4034 Two Storey Single Dwelling at Lot 1 16A Electra St Bateman WA 6150*.

As the owners of 16A Electra St, we would like to personally address some of the concerns and objections raised by our neighbour about the proposed development of our home which has been recommended for approved by the planning officers from the City of Melville.

We moved to Bateman 3 years ago, and have loved the local primary school, facilities and community spirit of this small suburb. As a result, we decided to purchase the Electra St property, with the intention of knocking down the existing residence and building our forever home, for our young family, including our 5 year old son who attends Bateman Primary School and our 2 year old daughter who enjoys the local amenities including Piney Lakes and the nearby parks and playgroup.

As this is going to be our forever home, it is important for us to build a functional, comfortable, and sustainable home that will fit our growing family. Accordingly, we engaged Webb Brown & Neaves as our Builder, as they are highly regarded and trusted in both the building industry and with key stakeholders, including Local Council. Similarly, as this is going to be our long-term residence, we consider it crucial to develop and maintain good relationships with our neighbours, particularly those immediately adjacent to us. This is why we would like to personally address the concerns and objections raised by 18 Electra Street, specifically those relating to overshadowing and visual privacy.

Overshadowing:

Whilst we certainly appreciate that a two-storey home will inevitably pose some overshadowing to our next-door neighbours, we have worked with our Builder and Design Team to ensure that the home is compliant with all Council regulations relating to overshadowing. Specifically, the R codes allow up to 25% overshadowing, and our home is calculated to have 21% overshadowing, well within what is deemed reasonable. Additionally, in order to see whether adjusting the setbacks to the 'Deemed to Comply' standards would make any significant difference to the neighbours overshadowing concerns, Webb Brown and Neaves engaged their Design Team to overlay our proposed setbacks with the Deemed to Comply standards, and the result from the neighbours point of view was negligible to nil, the

overshadowing remained almost exactly the same. (Please refer to page 3 to see these plans). However, from our point of view, having to adjust our setbacks would significantly alter the size and design of our home and would have financial and timing repercussions for our build. This is something we would certainly like to avoid, particularly when it serves no real or positive consequence for our neighbours.

Visual Privacy

In regard to the visual privacy concern, again, we can certainly respect that our neighbours would be concerned with a two-story dwelling impacting their visual privacy, and likewise, we also don't want to be looking into our neighbour's yards. Therefore, when we designed the home, we worked with the Design Team to ensure that whilst our bedrooms benefited from plenty of natural light, they respected the privacy of our neighbours. My understanding is that the home is fully compliant in this regard and has been approved by the City of Melville Planning officer.

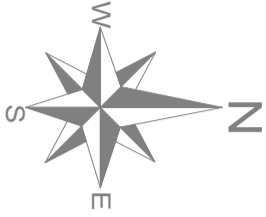
As stated, as this is going to be our forever family home, it is extremely important to us that we respect our neighbours and build a positive relationship with them. We certainly appreciate some of their concerns and objections, however it is important to note that our home has been carefully designed and considered and remains compliant with all Council codes and regulations.

Thank you for the opportunity to present our response to Council. We appreciate your time in reading this statement.

Yours Sincerely,

Mark & Eleanor Mazza
Owners: 16A Electra Street Bateman

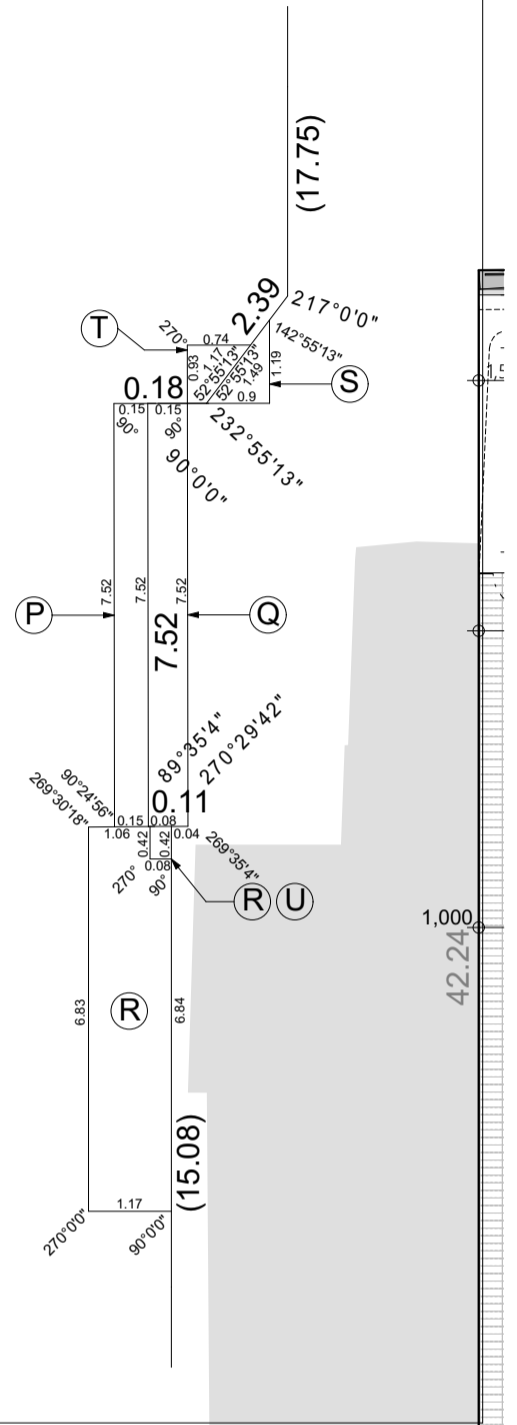
LEGEND	
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence



Brick & Tile
On Slab
(Obstructed)

Brick &
Colorbond
On Slab

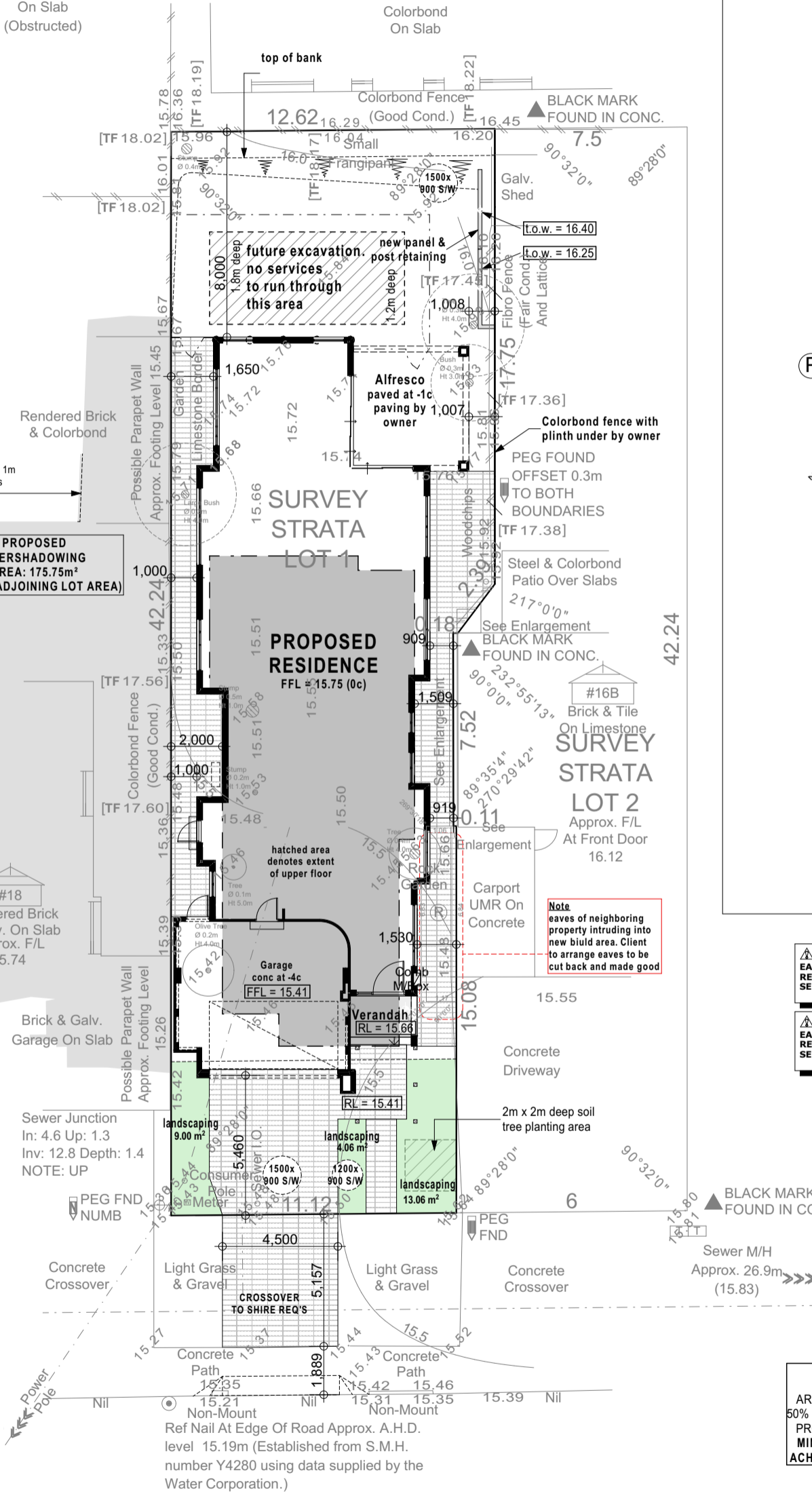
Enlargement Not To Scale



NOTE:
EASEMENT. (PARTY WALL)
REFER TO SEC 33 STA, REG 34
SEE DOCUMENT

NOTE:
EASEMENT. (INTRUSION)
REFER TO SEC 33 STA, REG 34
SEE DOCUMENT

LANDSCAPING
AREA OF FRONT SETBACK - 66.69m²
50% LANDSCAPING REQUIRED - 33.34m²
PROPOSED LANDSCAPING = 25.74m²
MINIMUM LANDSCAPING AREA NOT
ACHIEVED. JUSTIFICATION REQUIRED



OWNER
OWNER
BUILDER
DATE

**PROPOSED
E. & M. MAZZA
RESIDENCE**
LOT 1 (#16A) ELECTRA STREET
BATEMAN
DATE: 15/12/2022
DRAWN: LW
REP: MICHAEL VAZ
JOB No: 17969 Planning
Special

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ANY PURPOSE. BC5409

Electra Street Bitumen

PROPOSED SITE
SCALE: 1:200