

11 September 2026

SLR Ref No.: 675.073916.00001-R01-v2.0 20260911

City of Rockingham
PO Box 2142
Rockingham DC WA 6967

SLR Project No.: 675.073916.00001

**RE: DEVELOPMENT APPLICATION – PROPOSED SINGLE HOUSE,
10 ST IVES COVE, WARNBRO**

SLR Consulting (SLR), on behalf of the landowner, is pleased to submit this development application seeking approval for a single house at Lot 94 (No. 10) St Ives Cove, Warnbro (the subject site).

In accordance with the City of Rockingham's (the City) development application requirements, please find enclosed the following information for your consideration:

- Completed and signed City of Rockingham Development Application form;
- A copy of the Certificate of Title (Attachment A);
- Architectural plans and elevations (Attachment B);
- Earthworks plan (Attachment C);
- Bushfire Attack Level Contour Assessment (Attachment D); and
- Tree Impact Assessment Report (Attachment E)

Site Details and Context

The subject site is located approximately 7km south of Rockingham city centre, adjacent to the Warnbro foreshore.

The subject site comprises Lot 94 (No. 10) St Ives Cove, Warnbro, which consists of 3,947.8m². The Certificate of Title for the subject site contains the following encumbrances:

- Restrictive covenant (F678609) regarding land use, subdivision, building envelope, fencing, earthworks, fire breaks, clearing vegetation, driving vehicles, grazing animals, effluent disposal, residential building size, building materials, and fire risk.
- Restrictive covenant (F790010) regarding unexploded ordnance, fencing, utilities, and clothes lines.

Topography is typical of dune landforms, ranging from approximately 12.32 to 21.32 AHD. The site is currently vacant, containing vegetation associated with the dune system.

An existing building envelope is located in the eastern portion of the site, with a total area of 1,123m².

The subject site is bound by St Ives Cove to the south, residential properties at 8 St Ives Cove to the east and 3 Muros Close to the north, and a public open space reserve associated with the foreshore to the west at Lot 32 St Ives Cove.

Western Power's underground electrical infrastructure is available to the site. Reticulated water supply is also available.

Reticulated sewerage is not available to the site, with on-site wastewater disposal required.

The site is accessed via St Ives Cove. There is no existing vehicle crossover to the site.

Table 1: Site particulars

Lot	Plan	Volume/Folio	Area	Street Address	Landowner
94	20057	2012/872	3,947.8m ²	10 St Ives Cove, Warnboro	Vanderven, Linda Patricia

Considerations

Coastal

The Coastal Hazard Risk Management and Adaptation Plan 2019 (CHRMAP) shows the subject site as being located between the 2070 Hazard line and 2110 Hazard line. The pedestrian pathway to the west of the subject site is identified as having low vulnerability to erosion until 2070 and then medium vulnerability at 2110.

The subject site is located within the Cockburn/Kwinana Coastal WRIMS Surface Water Area.

Flora and fauna

The Tree Impact Assessment Report (Attachment E) identifies that there is only one tree species within the property. The tree is located in the north eastern corner of the lot, outside of the proposed development area as shown in Figure 1.

The majority of the vegetation comprising small-to-medium sized shrubs that are predominantly *Acacia iteaphylla*, which is an eastern states species regarded as a weed. Several dead shrubs were also observed sporadically throughout the property, which are likely *Acacia* species. In addition, small specimens of *Agonis flexuosa* (Western Australian Peppermint) were observed growing within the southern verge.

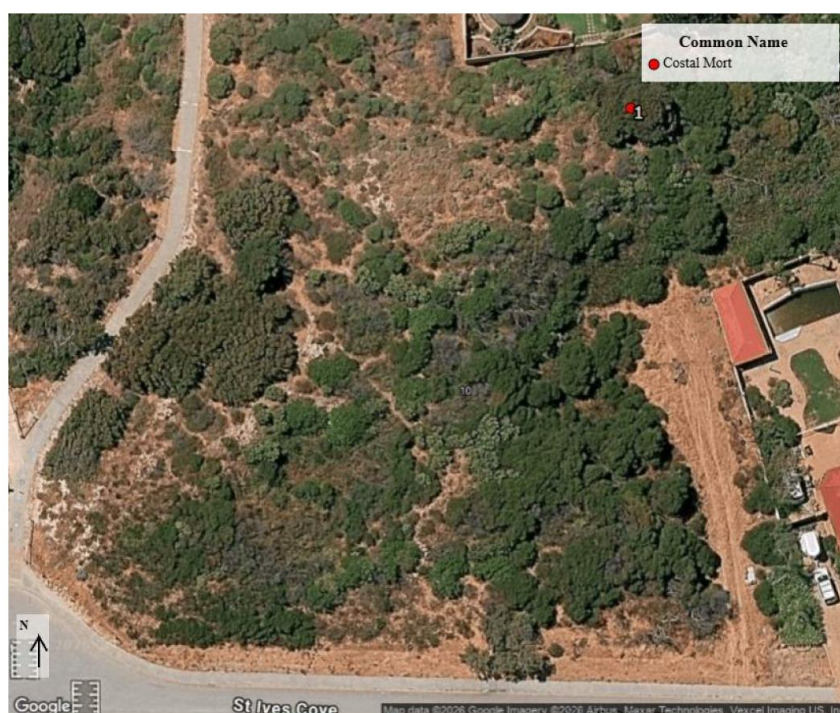


Figure 1: Tree location within subject site



Bushfire

A desktop search of the Department of Fire and Emergency Services (DFES) online mapping system indicates that the subject site is entirely within an identified bushfire prone area.

A pre-development Bushfire Attack Level (BAL) Contour Assessment (Attachment D) has been undertaken by BushfireWest, showing that the BAL rating for the existing building envelope ranges from BAL12.5 to BAL-FZ. A Bushfire Management Plan (BMP) is being prepared to ensure that bushfire risk is appropriately mitigated, including the establishment of an Asset Protection Zone (APZ).

Contamination

A desktop search of the DWER Contaminated Sites Database indicates that the subject site has no history of contamination.

Acid Sulphate Soils

A desktop search of the DWER mapping of Acid Sulphate Soils (ASS) indicates that the subject site has no risk of ASS.

Heritage

The subject site is not identified by the City, Heritage Council WA or the DPLH Aboriginal Cultural Heritage Enquiry System as containing any sites of heritage significance.

Proposed Development

This application seeks approval for the development of a single dwelling and associated amendments to an existing building envelope.

Building Envelope

The proposed building envelope is 1,235.3m², 10% larger than the original building envelope, as shown in Figure 2.

The proposed extension is to the south of the existing building envelope, reducing the distance between the building envelope and the street frontage.

The proposed building envelope allows a single storey dwelling to be constructed that uses a series of terraced levels to follow the site's topography, with an undercroft garage and ramped driveway to ensure the building sits naturally within the dunes, ensuring building height and perceived scale are compatible with dune landforms. The proposed extension allows for the ramped driveway to be constructed to a safe gradient and to establish a rock revetment with native planting on the street-facing side, avoiding harsh retaining walls along the road boundary.

Overall, the proposed building envelope results in improved outcomes regarding access and visual impact.





Figure 2: Original building envelope and proposed extension

Proposed dwelling

The proposed development comprises the construction of a new architect-designed single house that is purposefully integrated into the natural dune landform of the subject site to the extent possible within the building envelope.

The dwelling is arranged over a series of terraced levels that follow the site's topography, enabling the building to step down the slope when viewed from the south (the street) and west (the ocean) while maintaining a low, recessive profile in line with the coastal character of the surrounding locality. From these viewpoints, the building is intentionally embedded within the slope to minimise visual impact, reduce the appearance of bulk and preserve the natural dune profile.

Due to the sharp slope upwards from the eastern site boundary, earthworks and retaining are required to ensure the building sits comfortably within the dune. Earthworks and retaining are discussed in further detail below.



The proposed ground floor comprises 456m², including an open-plan kitchen, dining and living area, a master suite with ensuite, study and walk in robe, two additional bedrooms with ensuites, sitting room, scullery, laundry facilities, and an attached garage with a workshop.

Proposed materials are durable and contemporary, incorporating prefinished fibre cement cladding with expressed battens, off form concrete feature walls, stonework, Colorbond Ultra roof sheeting, and thermally broken aluminium window frames.

An undercroft level embedded into the dune, with net floor area of 155m², will accommodate parking and storage for two vehicles such as a caravan and boat, as well as two storerooms. Curved, recessed-track garage doors and native landscaping treatments ensure this level is compatible with the terrain.

Outdoor living spaces enclosed within the L-shape of the dwelling include an outdoor entertaining area, vegetable garden, lawn, pool, spa and pool deck. A viewing deck and service yard are located on the western side of the dwelling, facing the ocean.

A network of ramps, decks and steps have been incorporated to provide accessible circulation across the terraced site.

Access

Two crossovers are proposed to St Ives Cove, providing separate access to the undercroft and ground floor garages.

The eastern vehicle crossing will provide access to the undercroft, with the driveway running perpendicular to the carriageway within the road reserve before curving slightly between the site boundary and undercroft door.

The western vehicle access will provide access to the ground floor garage, with a curved ramp supported by tiered retaining and a natural landscaping batter with rock revetment.

Pedestrian access is provided from St Ives Cove via a path with stairs through the natural landscaping batter and rock revetment.

Landscaping

In accordance with the BAL Contour Assessment (Attachment D), the native vegetation within the subject land site must be managed to allow a low-threat Asset Protection Zone to be established within the lot boundaries to the extent necessary to reduce the BAL rating to an acceptable level.

The existing tree will remain well outside the proposed building envelope.

The retaining of the western driveway will incorporate native planting and rock revetment for a more natural appearance than hard retaining.

APZ-compliant dune planting will also be established throughout the building envelope and along the eastern boundary.

Servicing

The proposed dwelling will connect to existing underground power and scheme water, with telecommunications delivered via wireless or satellite services. Gas supply will be provided through on-site storage, and wastewater will be managed through an aerobic treatment unit (ATU) connected to an irrigation system located within the building envelope.



Earthworks and retaining

Cut and fill are proposed across the site to establish finished floor levels and create the ramped driveway.

Retaining is proposed along the eastern and southern sides of the building envelope.

Along the eastern side, retaining comprises a rendered limestone wall with a maximum height above natural ground level of 5.5m.

Along the southern side, retaining comprises concrete along the ramp and rock revetment with native planting, to a maximum height above natural ground level of 4.5m.

The total volume of earthworks for the works within the building platform has been modelled (Attachment C), giving the following volumes:

- Cut: 460m³
- Fill: 2,800m³

However, these calculations do not account for the retaining wall structure and the pool, which will be deducted from the total earthworks volume. These are estimated as follows:

- Retaining: 693m³
- Pool: 33m³

Assuming the retaining wall structure and pool are deducted from the total fill, this results in the following earthworks volumes:

- Cut: 460m³
- Fill: 2,074m³

Due to the uneven topography of the site, the amounts of cut and fill vary greatly across the site. Assuming 2,074m³ of fill is proposed, this gives an average depth of 1.67m across the 1,235.3m² building platform.

Final earthworks volumes for the entire site will be confirmed during detailed design.

Planning Assessment

Metropolitan Region Scheme

The subject site is zoned Urban under the Metropolitan Region Scheme (MRS). The purpose of the Urban Zone is *'to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities'*.

The proposal is consistent with the purpose of the Urban Zone because it constitutes a residential land use within a single dwelling.

State Planning Policy 2.6: State Coastal Planning Policy

State Planning Policy 2.6: State Coastal Planning Policy (SPP 2.6) provides guidance for decision-making within the coastal zone including managing development and land use change.

Section 5.2(v) seeks to ensure that land use and development, including roads, adjacent to the coast is sited and designed to complement and enhance the coastal environment in terms of its visual, amenity, social and ecological values. The proposed development is intentionally sited and designed to integrate with the existing dune landform and maintain a low visual profile. The architectural form, terracing, and material palette reduce the perceived



bulk and support a cohesive coastal presentation. The use of native planting throughout the site will support the ecological values of the coastline.

Section 5.5(i) requires that adequate coastal hazard risk management and adaptation planning should be undertaken by the responsible management authority and/or proponent where proposed development is in an area at risk of being affected by coastal hazards over the planning timeframe. In accordance with this section, the City has undertaken the CHRMAP, as discussed above.

Section 5.6 requires new development to be located on the least vulnerable portion of the development site. Where development is likely to be subject to coastal hazards over the planning timeframe, coastal hazard risk management and adaptation planning measures should be implemented to reduce the risk from coastal hazards over the full planning time frame to an acceptable level.

The proposed single dwelling will be located in an existing building envelope, in the portion of the site furthest from the coast. The proposed extension does not move the building envelope towards the coastline.

These design measures, in combination with the management and adaptation measures presented by the City in the CHRMAP, reduce the risk from coastal hazards to an acceptable level.

State Planning Policy 3.7: Bushfire

State Planning Policy 3.7: Bushfire (SPP 3.7) seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level.

The proposal is within an area designated as bushfire prone and results in the intensification of development and an increase in residents.

A Bushfire Attack Level (BAL) Contour Assessment (Attachment D) has been undertaken by BushfireWest, confirming that any future development will potentially be compromised by significant areas rated BAL-40 and BAL-FZ within the current building envelope. Restricted siting is available to achieve an acceptable rating of BAL-29.

A BMP is being prepared to mitigate bushfire risk and ensure the proposal meets the requirements of SPP 3.7, including the establishment of a low-threat APZ within the lot boundaries to the extent necessary to reduce the BAL rating to an acceptable level.

The BMP will be provided to the Shire upon completion. It is expected that any recommendations and responsibilities outlined in the BMP will be complied with by the landowner and developer, with this being enforced through a condition of approval.

State Planning Policy 7.0: Design of the Built Environment

State Planning Policy 7.0: Design of the Built Environment (SPP 7.0) is the State wide design policy that sets out the framework for achieving high-quality design in the built environment. SPP 7.0 sets out ten (10) design principles, forming the benchmark for judging “good design” in all built-form proposals. These are set out in Table 2 below with a response provided for each item.



Table 2: SPP 7.0 Assessment

Design Principle	Response
Context and Character	The dwelling is embedded within the natural dune landform to the extent possible within the building envelope, adopting a low-profile terraced form. The proposed design uses colours and materials sympathetic to the coastal environment, ensuring strong alignment with local character and landscape context.
Landscape Quality	The proposal incorporates extensive native planting with dune-stabilising species to enhance the site's ecological values while managing bushfire risk. Native planting and rock revetment retaining along the street-facing portion of the development integrates built form with the surrounding coastal landscape.
Built Form and Scale	The proposed building sits comfortably within dune topography, appearing as a low-profile single-storey dwelling from south, west, and north. From the east, the required retaining will make the building appear as a two-storey building, which is still consistent with the built form and scale existing in the surrounding environment, with nearby dwellings commonly being two stories.
Functionality and Quality	The layout provides clear circulation, functional living spaces and high-quality materials suited to a coastal environment, ensuring durability, usability and efficient spatial organisation.
Sustainability	Material selection and natural ventilation support passive design outcomes appropriate for a coastal setting.
Amenity	Generous internal and external living areas, controlled solar access, ocean views and protected outdoor spaces provide a high level of residential amenity for occupants.
Legibility	The development presents a clear hierarchy of entry points, intuitive internal movement and a coherent architectural language that enhances wayfinding.
Safety	The design incorporates safe access ramps and circulation paths, supporting safe movement throughout the site. The pool and spa are contained within a fence/wall and planting trench to meet pool safety requirements. Balustrades and fencing mitigate trips and falls.
Community	The low-profile form, dune-responsive siting and retention of vegetation help minimise visual impact and maintain the coastal character valued by the broader community.
Aesthetics	The architectural designed development includes a refined palette of colours and materials, achieving a cohesive, contemporary coastal aesthetic that is visually appealing and contextually appropriate.

Local Planning Scheme

The subject site is zoned Special Residential (R-5) under the City's Local Planning Scheme No. 2 (TPS 2) and is within Special Area: Development Contribution Area 2. The objectives of the Special Residential zone are as follows:

- To set aside areas where the retention of vegetation and landform or other features which distinguish the land, warrant a larger residential lot size than that expected in a standard residential zone.
- To ensure that all development within all Special Residential zones is in accordance with the Provisions Relating to Specified Areas as set out in Schedule No. 5 of the Scheme that has due regard to the objectives and principles outlined in the Rural



Land Strategy and supported by any other Plan or Policy that the local government and the Commission may adopt from time to time as a guide to future development within the Zone.

The proposal is consistent with (a) because the building envelope location and residential development provide for native vegetation to be retained or re-planted throughout the site, and for retention of landform on the coastal side of the site.

In accordance with (b), the proposal is consistent with Schedule 5 of TPS 2, the Rural Land Strategy, and relevant local planning policies, as assessed below.

Land use permissibility is determined by Table No. 1 – Zoning Table, which states that land uses in the Special Residential Zone are as per Clause 4.13, Schedule No. 5 and Plan No's 5, 6 and 7.

Clause 4.13.1 includes the zone objectives, as assessed above.

Clause 4.13.2 states that, notwithstanding the provisions of Clause 60 and 61 of the deemed provisions, the local government's development approval shall be required for any development or use of land within the Special Residential Zone. This clause forms the basis of this application.

Clause 4.13.3 states that, in assessing applications for development approval and formulating comments and recommendations on applications for the subdivision of land, the local government shall take into account the objectives of the Special Residential Zone, the principles and policies as set out in the Rural Land Strategy and the Provisions Relating to Specified Areas as identified on Plan No's 5, 6 and 7 and set out in Schedule No.5. The objectives of the zone were assessed above.

Clause 4.13.4 requires that any land which is included in the Special Residential Zone shall be subject to those provisions as may be specifically set out against it in Schedule No. 5. An assessment against the relevant provisions of Schedule No. 5 is provided in Table 3.

Table 3: TPS 2 Schedule No. 5 Assessment

Provision	Assessment
2. (a) the following uses are permitted ('P'):- (i) Residential – Single House (maximum of one (1) per lot only)	The proposal is for a Single House and is therefore a permitted ('P') use.
4. In addition to a building licence, local government's prior development approval shall be required and such application shall be made on the form prescribed by the local government.	Development application has been submitted accordingly.
5. At the time of applying for development approval, a plan of the site shall be submitted by the applicant to the satisfaction and specification of the local government, which shall show existing and proposed site contours and other information as requested by the local government.	See Attachment B.
6. All development and effluent disposal systems shall only be constructed within building envelopes approved at the time of subdivision. The building envelope shall be to the satisfaction of the local government	Variation proposed. The proposed development and effluent disposal systems will largely be contained within the proposed building envelope, with retaining, and driveways extending outside of



Provision	Assessment
and may be varied at the discretion of the local government, if: a. local government receives advice from a qualified environmental consultant that the variation will result in an environmental benefit; and b. only after consultation with the owners of affected or adjoining properties.	the proposed building envelope in the southern portion of the site adjacent to St Ives Cove. This is necessary to ensure safe vehicle access, to create a driveway with a safe gradient. An alternative driveway going directly from the street to the garage was explored, however this would exceed Main Roads' maximum safe gradient of 15%. It is understood that the application will be advertised to the owners of adjoining properties.
7. Earthworks shall not take place outside the Building Envelope unless to comply with Provision 12 or for the purpose referred to in Provision 10(b) of this Table.	Variation proposed. Earthworks are proposed outside of the building envelope to allow the new driveways to be constructed.
8. In considering applications for the construction of a building on a lot, local government shall have regard to the following objectives:- a. the need to prevent the importation of an excessive amount of fill that would raise a building envelope to an artificially high level; and b. the need to seek a balance between cutting and filling in attaining the proposed finished levels of the property.	The proposal utilises the minimum amount of fill required to retain the single-storey dwelling atop the garage. The proposed fill is necessary due to the steeply sloping topography of the defined building envelope which cannot be modified to limit fill. The proposal allows the development to sit relatively naturally amongst the dune landform, with a balanced volume of cutting and filling proposed. The proposed retaining and fill is supported by the eastern neighbour and presents as a two-storey dwelling from the streetscape.
9. No natural vegetation within the Building Envelope shall be cleared unless all reasonable measures are immediately taken to prevent soil erosion.	A Construction Management Plan will be prepared prior to construction, which will include measures to prevent soil erosion.
10. No native vegetation or significant habitat trees shall be removed, including from within a building envelope, except where established with written prior approval from local government. The local government may approve the removal of vegetation where the following context applies: a. the trees are dead, diseased or dangerous; b. the establishment of a fire break as required under regulation or local law; c. fire protection within an asset protection zone as defined in the Western Australian Planning Commission publication 'Guidelines for Planning in Bushfire Prone Areas'; d. access to an approved development site is required; e. subdivision works require the removal of vegetation.	Within the building envelope, any native vegetation removal is required to construct the dwelling and outdoor living areas.



Provision	Assessment
11. No person shall drive a vehicle on that part of the lot outside the Building Envelope in such a way as to cause or be likely to cause damage to vegetation or soil erosion.	Construction vehicles will be managed in accordance with a Construction Management Plan. Following completion of the development, vehicles will only drive on the established vehicle accessways.
12. No flammable material, including flammable vegetation, shall be permitted to remain within a distance of 3 metres from the external wall of any habitable building on the lot.	Flammable vegetation within 3 metres from the external walls of the proposed habitable buildings will be managed to APZ standards.
13. Every dwelling shall have connected to it a nutrient-fixing effluent disposal system that:- a. has a vertical separation of 2 or more metres between the base of the leach drain or soak well and the highest recorded groundwater level; and b. has been approved in writing by the local government.	A compliant ATU will be located within the building envelope. An application will be made with the City's Health Services team prior to installation.
14. Any garage, carport or outbuilding constructed on the lot shall be of the same materials as the dwelling building except if the garage, carport or outbuildings is screened from the view of all roads, public accessways or designated areas of public open space.	The proposed garage will be constructed of the same materials as the dwelling.
15. Fencing shall only be erected on the boundary of the Building Envelope, not the property boundary.	Fencing is only proposed within the building envelope as shown and not the property boundary.

Variations to provisions 6 and 7 are proposed, as earthworks, retaining and driveways are required outside of the building envelope to enable access to the building platform.

Clause 4.20.1 of TPS 2 allows that, except for development in respect of which the R-Codes apply, if a development is the subject of an application for development approval and does not comply with a standard or requirements prescribed under the Scheme, the Local Government may, notwithstanding the non-compliance, approve the application unconditionally or subject to such conditions as the Local Government thinks fit.

Clause 4.20.3 states that the power conferred by this clause may only be exercised if Local Government is satisfied with a number of matters, assessed in Table 4.

Table 4: TPS 2 Clause 4.20.2 Assessment

Sub-Clause	Assessment
a) The approval of the proposed development would be appropriate having regard to the criteria set out in Clause 67 of the deemed provisions;	Complies. The proposal meets the criteria set out in Clause 67 of the deemed provisions, as assessed below.
b) Approval of the proposed development would be consistent	Complies. The proposal is consistent with orderly and proper planning, given the general adherence to the



Sub-Clause	Assessment
with the orderly and proper planning of the locality and the preservation of the amenity of the locality;	relevant planning framework and 'P' classification of the proposed land use. The residential nature and scale of the development, and computability with the coastal environment and dune landform, ensure that the amenity of the locality will be preserved.
c) The non-compliance will not have any adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality; and	Complies. The proposed non-compliances are necessary to provide access to the site, given the undulating dune landform. It will not result in any adverse effect upon the occupiers or users of the development. Adverse visual effects of the earthworks, retaining, and driveways will be mitigated through landscaping, including the use of rock revetment with native planting to achieve natural consistency with site slope, and the architectural design of the development as a whole, ensuring that there will be no adverse effects on the inhabitants of the locality. The proposed earthworks, retaining and driveways will not affect the likely future development of the locality.
d) The spirit and purpose of the requirements or standards would not be unreasonably departed from.	Complies. The proposed earthworks, retaining and driveways are required to provide access to the building envelope. The ramped, curving driveway and associated earthworks and retaining is necessary to ensure safe vehicle access and create a driveway with a safe gradient. An alternative driveway going directly from the street to the garage was explored, however this would exceed Main Roads' maximum safe gradient of 15%. Development is not proposed outside of the building envelope for any other purpose. Therefore, the spirit and purpose of the provision (to contain earthworks within the building platform) are met as far as practicable.

Given the above, the proposed variations to the development and earthworks provisions of Schedule 5 are acceptable and can be approved.

Local Planning Policy No.3.3.17 – Variations to Building Envelopes

Local Planning Policy No.3.3.17 – Variations to Building Envelopes (LPP 3.3.17) seeks to promote the orderly and proper development of land by identifying in what circumstances a Building Envelope may be varied and the process by which such an application would be considered.

The Assessment Criteria are assessed in Table 5. Variations to existing approved Building Envelopes will only be permitted if these Assessment Criteria are met.

Table 5: LPP 3.3.17 Assessment Criteria Assessment

Assessment Criteria	Compliance
a) Applications comply with Town Planning Scheme No. 2;	Complies. See above.
b) Applications are consistent with the objectives and requirements of this Policy;	Complies. The objective of this Planning Policy is to promote the orderly and proper development of land by identifying in what circumstances a



Assessment Criteria	Compliance
	Building Envelope may be varied and the process by which such an application would be considered. The proposal is consistent with this objective as identified throughout this report. The proposal is consistent with the requirements of this Policy, as demonstrated through the assessment in this table.
c) It is demonstrated that the varied Building Envelope will not result in an adverse environmental impact;	Complies. The Tree Impact Assessment Report (Attachment D) identifies that there is only one tree species within the property, with the majority of the vegetation comprising small-to-medium sized shrubs that are predominantly <i>Acacia iteaphylla</i> (regarded as a weed). Small specimens of <i>Agonis Flexuosa</i> are located within the verge. The tree is expected to remain well outside the proposed building envelope.
d) it is demonstrated that the location of the varied Building Envelope will not result in an unacceptable level of bushfire risk, in accordance with the Western Australian Planning Commission's Planning for Bushfire Protection Guidelines (or equivalent replacement document);	Complies. The proposed extension will extend into BAL-12.5 and BAL-19, maintaining an acceptable level of bushfire risk.
e) there are no unacceptable amenity impacts to neighbours;	Complies. The proposed building platform extension does not move the building envelope closer to neighbouring properties, maintaining the same level of potential amenity impacts such as shading, overlooking, or noise.
f) the variation results only in a minor increase in the size of the approved Building Envelope. An increase up to a maximum of 10% of the area of the original approved Building Envelope will be considered; and	Complies. The proposed extension is equal to 10% of the area of the original approved building envelope.
g) Building Envelopes are to be of a regular shape and comprise one single area; and	Complies. The proposed building envelope is a quadrilateral shape determined by site topography.
h) in the Golden Bay and Singleton Special Rural and Special Residential zones, the location of the envelopes must maintain the rural attributes and appearance of the land, looking westward from Mandurah Road and looking to the east from the suburbs of Singleton and Golden Bay.	N/A



Residential Design Codes – Volume 1

The Residential Design Codes (R-Code) – Volume 1, Part B applies to all single houses in R40 and below, including this proposal.

An assessment of the Deemed-to-Comply requirements of relevant provisions is provided in Table 6. Where variations are proposed, justification has been provided to demonstrate that the proposal satisfies the corresponding design principle.

Table 6: R-Codes – Volume 1, Part B Deemed-to-Comply Assessment

Provision	Deemed-to-Comply requirement	Provided	Met
5.1 Context			
5.1.2 Street setback	C2.1 Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary by: i. 12m (Table B)	18.55m to dwelling.	Y
5.1.3 Lot boundary setbacks	<i>N/A – lot boundary setbacks are as per the approved building envelope</i>	All built form is separated from lot boundaries as follows: • Eastern boundary: 3.0m • Northern boundary: 7.72m • Western boundary: 18.55m	Y Building setbacks are as per the approved Building Envelope boundary.
5.1.4 Open Space	C4 70% of site area	3,122m ² of the site will be open space, which is 79% of the subject site.	Y
5.1.6 Building height	C6 Maximum height of wall: 7m	Wall height exceeds 7m above natural ground level at two locations (master suite and eastern-most portion of the building containing the undercroft access) as shown on elevations provided (Attachment B).	Variation The minor variations to deemed-to-comply maximum wall heights are as a result of the undulating dune topography and fill required to create a level building platform. The master suite exceeds the wall height by 0.753m, as shown in Section BB. This variation is internal to the site, being adjacent to the outdoor space, and will not have any off-site impacts.



Provision	Deemed-to-Comply requirement	Provided	Met
			The eastern-most portion of the building containing the undercroft access exceeds the maximum wall height by up to 0.674m, approximately 4.33m from the eastern boundary. Sunlight and daylight access to buildings and open spaces at 8 St Ives Cove will be maintained because of the 4.33m separation between the building and the eastern boundary, the landscaping strip along the boundary within 8 St Ives Cove, and because the angle of the boundary means that the height variation is at a corner of the building rather than a parallel wall. No views of significance will be blocked by the maximum wall height variation, with the few windows being located on the elevation facing the proposal. The owner of the neighbouring property, 8 St Ives Cove, has provided their approval for the development.
5.2 Streetscape			
5.2.1 Setback of carports and garages	C1.1 Garages set back 4.5m from the primary street	Garages set back from primary street by 18.7m	Y
5.2.4 Street walls and fences	C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured	Permeable fences are proposed within 8m of the street boundary.	Y



Provision	Deemed-to-Comply requirement	Provided	Met
	from the primary street side of the front fence.		
5.2.5 Sightlines	C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences or other structures adjoin a driveway that intersects a street.	All retaining structures near where the proposed crossovers/driveways meet the carriageway are set back by more than 1.5m	Y
5.3 Site Planning and Design			
5.3.2 Landscaping	C2.2 Landscaping of single houses to include the following: i. Minimum tree requirement: 1; minimum tree planting area: 2x2m ii. Landscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces	The existing tree within the street verge to be retained. More than 50% of the street setback will be landscaped, including the rock revetment retaining structure.	Y
5.3.3 Parking	C3.1 The following minimum number of on-site parking spaces is to be provided:2	4 parks are proposed (two in garage and two in undercroft)	Y
5.3.5 Vehicular access	C5.3 Driveways shall be: • No closer than 0.5m from a side lot boundary or street pole; • No closer than 6m to a street corner as required under AS2890.1; • Aligned at right angles to the street alignment; • Located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and	The driveways will be at least 0.5m from a lot boundary. No street poles exist. The driveways are not within 6m of a street corner. The driveways are aligned at right angles to the street alignment at the crossover. Crossovers are located to avoid existing street trees. Driveways are to be sealed and drained.	Y



Provision	Deemed-to-Comply requirement	Provided	Met
	Adequately paved and drained.		
5.3.7 Site works	C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.	All retaining walls, fill and excavation above 0.5m within the 12m street setback is required for vehicle access and pedestrian access.	Y
5.4 Building Design			
5.4.1 Visual privacy	C1.1 Major openings and outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind it's street setback line are: i. Set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below: - Major openings to bedrooms and studies: 4.5m - Major openings to habitable rooms other than bedrooms and studies: 6m - Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level): 7.5 Or; i. Are provided with permanent screening to restrict views within the cone of vision from any major opening	Major openings to bedrooms and studies are set back significantly further than 4.5m from the eastern and northern boundaries. All other habitable rooms are set back significantly further than 6m from the eastern and northern boundaries. Outdoor active habitable spaces are located between more than 7.5m from the northern boundary but between 3m and 7.5m of the eastern boundary. Notwithstanding, permanent screening is located along the entire eastern edge of the outdoor active habitable space, with 75% impermeable vertical privacy fins along the top of the retaining wall to a height of 1.6m above the retaining wall.	Y



Provision	Deemed-to-Comply requirement	Provided	Met
	or an active outdoor habitable space. C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjacent property.		

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2: Deemed Provisions for Local Planning Schemes (the Deemed Provisions) outline the matters for which the local government is to have due regard when considering an application for development approval.

The proposal is consistent with these matters, as assessed in Table 7.

Table 7: Deemed Provisions Clause 67(2) Assessment

Clause	Assessment
a) The aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;	Complies. The proposal is consistent with the aims and provisions of TPS 2 and the MRS, as discussed throughout this report.
b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	Complies. The proposal is consistent with the principles of orderly and proper planning, as evidenced throughout this report. There are no relevant proposed planning instruments.
c) any approved State planning policy;	Complies. The proposal meets the provisions of SPP 2.6, 3.7 and SPP 7.0, as discussed above.
d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);	N/A – there are no applicable environmental protection policies.
e) any policy of the Commission;	N/A – there are no applicable policies of the Commission.
f) any policy of the State;	N/A – there are no applicable policies of the State.



Clause	Assessment
fa) any local planning strategy for this Scheme endorsed by the Commission;	Complies. The proposal is consistent with the City's Local Planning Strategy.
g) any local planning policy for the Scheme area;	Complies. The proposal is consistent with LPP 3.1.1 Rural Land Strategy and LPP 3.3.17 Variations to Building Envelopes.
h) any structure plan or local development plan that relates to the development;	N/A – there are no applicable structure plans or local development plans.
i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;	N/A – there are no relevant reports of review.
j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	N/A – the subject site is not reserved under the Scheme.
k) the built heritage conservation of any place that is of cultural significance;	N/A – the subject site is not a place of cultural significance.
l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	N/A – the subject site is not in an area of cultural heritage significance.
m) the compatibility of the development with its setting, including — i. the compatibility of the development with the desired future character of its setting; and ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	Complies. The terraced form, dune-responsive siting and retention of vegetation help minimise visual impact and maintain the coastal character of the surrounding environment. The proposal incorporates generous setbacks, low profile, and high-quality architectural design to ensure a positive relationship with adjoining land.
n) the amenity of the locality including the following — i. environmental impacts of the development; ii. the character of the locality; iii. social impacts of the development;	Complies. The proposal incorporates extensive native planting with dune-stabilising species to enhance the site's ecological values while managing bushfire risk. The proposal is for a residential land use in a residential zone and does not introduce any unanticipated impacts.
o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	Complies. Compliant on-site wastewater disposal will be provided. Potential negative effects of construction on the natural environment or water resources, such as dust, sedimentation, or contamination, will be managed through a Construction Management Plan which is volunteered as a condition should this application be approved.



Clause	Assessment
	The proposed landscaping will contribute positively to the natural environment, enhancing urban biodiversity.
p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Complies. Comprehensive landscaping will be provided, in accordance with any bushfire mitigation requirements.
q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	Complies – the proposed building envelope improves bushfire risk mitigation opportunities.
r) the suitability of the land for the development taking into account the possible risk to human health or safety;	N/A – the proposal will not result in a risk to human safety.
s) the adequacy of — i. the proposed means of access to and egress from the site; and ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;	Complies. Appropriate access, egress, and manoeuvring are proposed.
t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	Complies. A low number of traffic movements will be generated by the development.
u) the availability and adequacy for the development of the following — i. public transport services; ii. public utility services; iii. storage, management and collection of waste; iv. access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); v. access by older people and people with disability;	Complies. The proposal is not expected to significantly change demand for public transport. Appropriate access, waste storage, management and collection will be provided in accordance with the requirements for a single house.
v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	Complies. No community service or benefit will be lost as a result of this proposal.
w) the history of the site where the development is to be located;	N/A – no site history is relevant to this proposal.
x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	N/A – the proposal is not expected to impact the community as a whole.
y) any submissions received on the application;	N/A - Any submissions received during advertising (if required) will be considered at the appropriate time.
za) the comments or submissions received from any authority consulted under clause 66;	N/A – Any comments or submissions received from authorities consulted under clause 66 will be considered at the appropriate time.



Clause	Assessment
zb) any other planning consideration the local government considers appropriate.	To be determined by the City.

Conclusion

As outlined above, this application seeks approval for a single house at 10 St Ives Cove, Warnbro.

Based on the planning assessment set out in this submission, it is considered that the proposed development is consistent with the development standards and requirements under the applicable statutory planning framework.

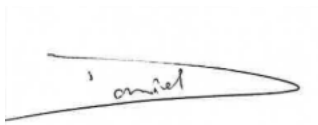
The proposal will deliver a well-designed development that is purposefully integrated into the natural dune landform of the subject site, with an amended building envelope that ensures the driveway landing is included in the building envelope area.

It is respectfully requested that the City grant approval of the proposed development subject to appropriate conditions.

Should you have any queries or require clarification on the above matter, please to not hesitate to contact the undersigned.

Kind regards,

SLR Consulting Australia Pty Ltd



Daniel Lewis

Associate - Planning

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Attachment A – Certificate of Title



Attachment B – Architectural Plans



Attachment C – Earthworks Plans



Attachment D – Bushfire Attack Level Assessment



Attachment E – Tree Impact Assessment Report

