



28th April 2026

City of Rockingham
PO Box 2142
Rockingham WA 6967

**REF: PROPOSED 4 UNIT TO GROUP DWELLINGS – 40 REGAN STREET
ROKINGHAM**

Dear Sir/Madam,

With regards to the development meeting the requirements of the Rockingham Strategic Centre Precinct Structure Plan (RPSP).
This lot falls under P3 Coastal Lots Sub Precinct.

Section 2 Requirements.

The development complies with section 2.3.5.3 minimum lot size of 1000m². This lot is 1012m².

Complies with section 2.3.5.3, the lots will be survey strata with common property and not battle axe.

Complies with section 2.3.6, carparking is provided as per RDC2024. There are 2 bays per unit provided.

Complies with section 2.3.8. Deep soil areas are provided as per RDC2024. Refer to site plan.

Section 3 Requirements.

The development complies with section 3.3.1.1, it has minimum height of 2 storeys.
Setbacks:

Primary street setback requirement is 4.0m. The development has 3.18m to house and 4.0m to garage. Justification for this is:

- There is a total width of 12.9m that is building and 7.2m with no building on the frontage width of 20.12m. We believe this reduces the impact of not having 4m setback to the building.
- The 2 storey height also reduces the bulk and overshadowing impact of not having the building setback 4m, in comparison with having a 4 storey building setback 4m. (See attached plans showing 3D comparison of 2 storey buildings versus 4 storey buildings for lot).

Rear setback requirement is 4.0m. The development has 3.2m and 2.08m.

Justification for this is:

- There is a total width of 12.99m that is building and 7.1m with no building on the rear width of 20.12m. We believe this reduces the impact of not having 4m setback to the building.
- The 2 storey height also reduces the bulk and overshadowing impact of not having the building setback 4m, in comparison with having a 4 storey building setback 4m.

Side setback requirement is 2.0m. The development complies on the north side. It as a setback of 6.0m

On the south side it has a setback of 1.2m. Justification for this reduction is:

- It does not cause overlooking.
- It does not have an adverse effect on overshadowing.
- Does not affect sunlight or ventilation to the building and open spaces on the site and adjoining properties.
- It has a much less impact than having a 4 storey building setback 2.0m.(See attached plans showing 3D comparison of 2 storey buildings versus 4 storey buildings for lot).

The other requirement is having garage line behind the building line. The development has the garage 0.82m behind the building line, and so complies.

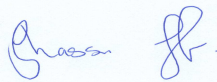
Conclusion

We believe the development meets most of the requirements of the RPSP.

The setback requirements that aren't met are do not have a huge impact to adjacent properties, because the building are only 2 storeys high. In comparison if they were 4 storey in height the impacts of having reduced setbacks would be much greater. It makes effective use of the R80 zoning and will have a positive impact on the streetscape.

We hope for a positive outcome and if you have any queries please contact me on 97217471 or 0418945793.

Regards



Ghassan Ghasseb
Manager



North Elevation
1 : 125



3D Front View

General Notes
All materials and work practices shall comply with the Building Code of Australia 2022 and all relevant current Australian Standards.
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works.
The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

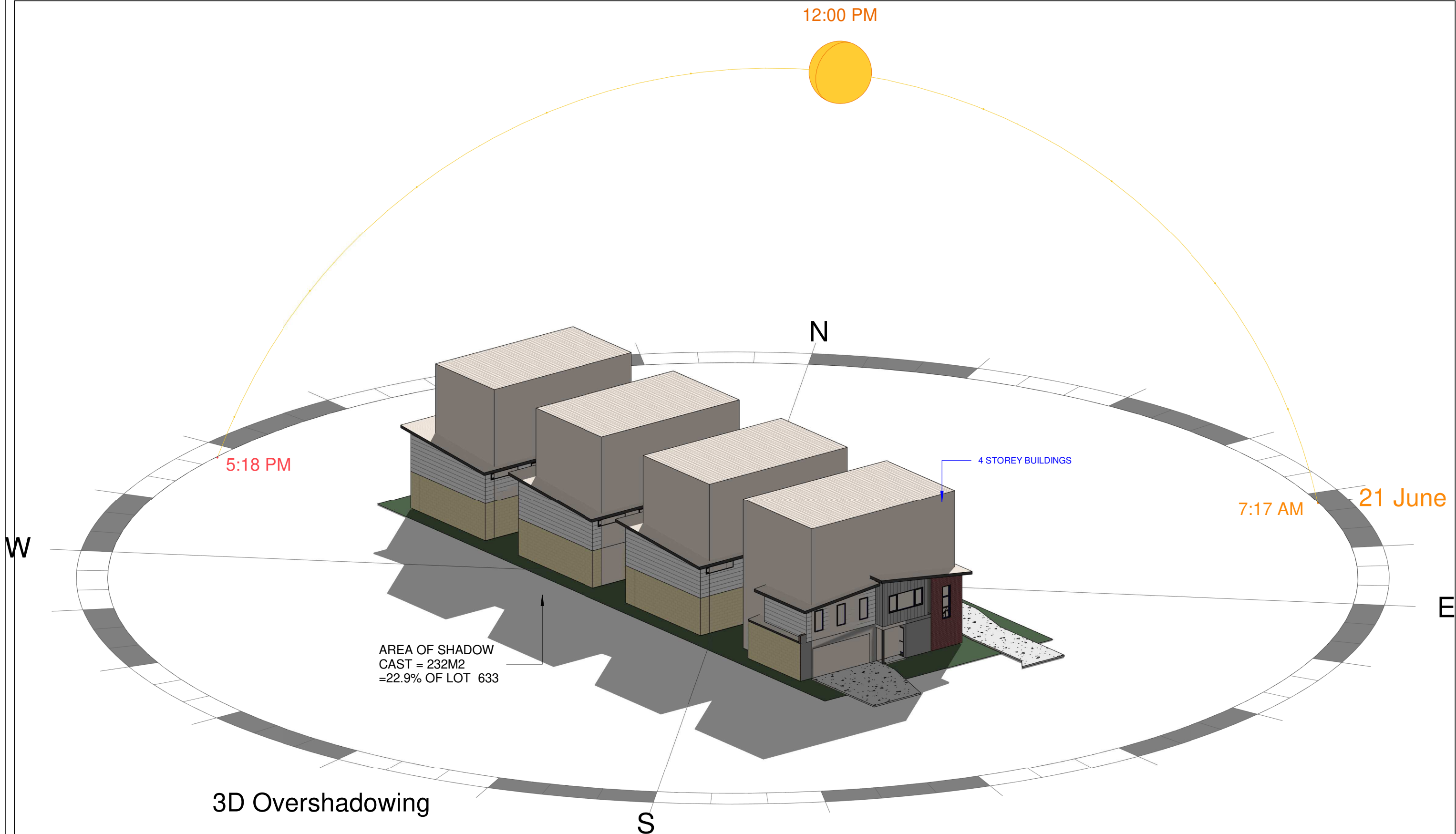
Proposed Group Dwellings

Lot 632 (#40) Regan Street, Rockingham
For M & W. Vasta

REVISION SCHEDULE			North Elevation - Total	
REV	DATE	DESCRIPTION	Sheet number:	A08
1	27.3.26	ISSUED FOR D/A	Project number:	1009-1
			Date:	13/11/2025
			Drawn by:	JG
			Scale:	1 : 125 A3 SHEET SIZE



Phone : 97217471 Fax : 97217471 Mobile : 0418945793
Email : ghasseb@westnet.com.au
Address : 9b Wittenoom Street Bunbury WA 6230



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Proposed Group Dwellings

Lot 632 (#40) Regan Street, Rockingham
For M & W. Vasta

REVISION SCHEDULE			Overshadowing 3D	
REV	DATE	DESCRIPTION	Sheet number:	A10
1	27.3.26	ISSUED FOR D/A	Project number:	1009-1
			Date:	13/11/2025
			Drawn by:	GG
			Scale:	A3 SHEET SIZE



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