

17 September 2026

Att: Planning Department
City of Rockingham
PO Box 2142
ROCKINGHAM DC WA 6967

Dear Sir / Madam

Building Envelope Modification Application – 19 Ukich Place, Baldivis 6171

We enclose our Building Envelope Modification Application in respect of an **Ancillary Dwelling with Carport & Verandah** to the existing dwelling of the above property, which includes:

-  Cover Letter
-  DA Application Form
-  MRS Form
-  Building Envelope Modification Checklist
-  Certificate of Title
-  Title Encumbrances &/or Strata Info
-  Feature Survey
-  Architectural Plans
-  BAL Report

Justification – Building Envelope Modification

The owners seek approval to modify the existing Building Envelope to accommodate a proposed ancillary dwelling and associated outdoor living area. The proposed amendment has been carefully designed to ensure it remains consistent with the objectives of the City of Rockingham's Planning Policy 3.3.17 – Variations to Building Envelopes.

The proposed modification is minor in nature and allows for the orderly development of a modest ancillary dwelling within a large Special Residential lot of approximately 1.07 hectares. The dwelling is located within the established development area of the property, adjacent to existing improvements, rather than extending development into undeveloped portions of the site.

The proposal will not result in unreasonable amenity impacts on adjoining landowners. The ancillary dwelling remains well separated from neighbouring properties due to the substantial size of the lot and the generous setbacks available throughout the site. Given the scale of the property, the proposed building envelope extension will not

create issues relating to overlooking, overshadowing, loss of privacy, or visual bulk. The modification will not result in any significant environmental impact. The proposed development has been positioned within the existing cleared and developed area of the lot and is intended to minimise disturbance to established vegetation. Existing significant trees can be retained where practical, and the proposal does not require extensive land clearing.

The amended building envelope maintains a regular and logical shape that is consistent with the existing envelope and enables the orderly siting of the ancillary dwelling and associated structures. The proposed amendment represents a practical refinement to the approved envelope and does not alter the overall character or intended use of the property.

Accordingly, the proposed Building Envelope Modification is considered to satisfy the objectives of Planning Policy 3.3.17 and is respectfully recommended for approval.

We look forward to receipt of the Approval to Commence Development.

Please contact our office at admin@grannyflatswa.com with any queries.

Yours sincerely

A handwritten signature in black ink that reads "Isabella Digwood". The script is cursive and elegant, with the first letters of the first and last names being capitalized and prominent.

Isabella Digwood
Administration