

23rd July 2026

City of Rockingham
PO Box 2142 Rockingham DC 6967,
Civic Boulevard Rockingham Western Australia



Dear Sir/Madam,

Re: - Lot 7 #42 Harrison Street Rockingham WA 6168

Accompanying planning report

The proposal involves the construction of three two-storey grouped dwellings on an R40-coded site. Each dwelling has been individually designed to provide a functional, high-quality residential outcome while responding to the constrained width and proportions of the site.

The development incorporates articulated contemporary façades, clearly defined pedestrian entrances, functional vehicle parking, private outdoor living areas and appropriate access to natural light and ventilation. Careful consideration has also been given to the privacy, solar access and general amenity of the adjoining properties.

Due to the narrow configuration of the proposed dwelling sites, several minor variations to the deemed-to-comply requirements of the R-Codes Volume 1 are sought. The following assessment demonstrates that the proposal satisfies the relevant design principles and will not result in an unreasonable impact on the streetscape or the amenity of neighbouring properties.

- 1. Clause 3.4 Lot boundary setbacks - boundary walls – The proposed western lot boundary wall has a combined length of 22.48 metres, exceeding the maximum deemed-to-comply length of 19.46 metres permitted under Clause C3.4.4 and Table 3.4b of the R-Codes Volume 1 by approximately 3.02 metres.**

Justification in Relation to Design Principle P3.4.4:

Approximately 3.4 metres of the boundary wall forms part of the rear alfresco area. Locating this portion of the alfresco on the boundary allows for a more functional and usable primary outdoor living area. Requiring the alfresco to be set back from the western boundary would unnecessarily reduce the usable width and practicality of this space.

The boundary wall also provides valuable protection from the harsh western sun and prevailing weather while improving visual privacy and reducing noise transfer between adjoining dwellings.

The wall is located behind the applicable street setback, remains within the permitted maximum height of 3.5 metres and will be finished to an equivalent standard to the remainder of the development. The boundary wall is not expected to unreasonably affect solar access to major openings or private open space on the adjoining property.

The proposed variation is therefore considered to satisfy Design Principle P3.4.4, as it makes effective use of the constrained site, improves the functionality and amenity of the primary outdoor living area, maintains adequate solar access to the adjoining property and contributes appropriately to the intended built form of the R40 development.

- 2. Clause 3.6 – Streetscape: Garage Width Variation - The proposed garages and their supporting structures occupy approximately 67.1% of the respective dwelling frontages at the setback line, exceeding the maximum 60% deemed-to-comply allowance under Clause C3.6.5 of the R-Codes Volume 1.**

Justification in Relation to Design Principle P3.6.4

The variation is considered appropriate due to the constrained width of the three R40 grouped-dwelling sites. The additional garage width is required to provide functional vehicle parking, suitable internal circulation and practical residential storage without compromising the usability of the dwellings.

The upper floors extend across a substantial portion of the garages, visually integrating them into the overall building form and reducing the prominence of the garage doors. The façades also incorporate articulation, varied materials, architectural detailing, windows and clearly identifiable pedestrian entrances to provide visual interest and soften the appearance of the garages when viewed from the street.

Visual connectivity between each dwelling and the street is maintained through clearly visible dwelling entrances and openings overlooking the street. Accordingly, the garages are not considered to unreasonably dominate the streetscape.

The proposed variation therefore satisfies Design Principle P3.6.4, as the effect of the garages on the streetscape has been appropriately minimised while maintaining functional and practical dwellings on the narrow sites.

- 3. Clause 3.4 – Western Upper-Floor Lot Boundary Setback Variation. The proposed western upper-floor wall does not satisfy the deemed-to-comply requirements of Clauses C3.4.1 and C3.4.2 of the R-Codes Volume 1.**

Justification in relation to Design Principles:

The upper-floor wall is less than 7 metres in height and is therefore required to be set back a minimum of 1.5 metres from the western lot boundary in accordance with Table 3.4a. Clause C3.4.2 permits this setback for a maximum continuous second-storey wall length of 14 metres. Any portion of wall exceeding 14 metres is required to be set back 3 metres from the boundary for the remainder of its length or incorporate a minimum 3 metre by 3 metre separation from the boundary.

The western upper-floor elevation has a combined length of approximately 22.88 metres. The proposed setbacks range from 1.20 metres to 1.55 metres and therefore require assessment against the applicable design principles.

Western Upper-Floor Setback Assessment

Wall portion	Length	Required setback	Proposed setback	Variation
First portion within the permitted 14 m wall length	14.00 m	1.50 m	1.20 m	0.30 m
Remaining portion of main wall beyond 14 m	2.52 m	3.00 m	1.20 m	1.80 m
Recessed wall portion beyond 14 m	6.36 m	3.00 m	1.55 m	1.45 m
Combined western upper-floor wall	22.88 m	1.50–3.00 m	1.20–1.55 m	0.30–1.80 m

Note: This assessment conservatively treats the articulated western elevation as one continuous second-storey wall. The elevation contains no major openings.

Justification in Relation to Design Principles P3.4.1–P3.4.3

The reduced setbacks are necessary to provide functional and appropriately proportioned dwellings across the three constrained R40 grouped-dwelling sites. The proposed design makes efficient use of the narrow sites while maintaining practical internal room dimensions and circulation.

The western elevation contains no major openings and has been carefully designed to minimise its impact on the adjoining property. The wall incorporates a 350 mm step, together with changes in materials and building articulation, to break up its overall length and reduce the perception of building bulk.

The adjoining existing western property contains a substantial two-storey dwelling, and the proposed development is therefore consistent with the existing scale and built form of the immediate area. The stepped elevation and material variation further assist in providing an appropriate transition between the development and the adjoining property.

Due to the orientation of the site, the reduced western setback is not expected to result in unreasonable overshadowing or restrict solar access to the adjoining dwelling, its major openings or its primary outdoor living areas. Adequate access to natural light and ventilation will continue to be maintained.

The absence of major openings along the western elevation also ensures that the proposed setback variation will not result in direct overlooking or an unreasonable loss of privacy to the adjoining property.

The proposed variation is therefore considered to satisfy Design Principles P3.4.1, P3.4.2 and P3.4.3, as the development responds appropriately to the established built form,

maintains adequate solar access, ventilation and privacy, and incorporates articulation to minimise its visual impact on the adjoining property.

4. **Clause 3.4 – Eastern Upper-Floor Lot Boundary Setback Variation.** The proposed eastern upper-floor wall does not satisfy the deemed-to-comply requirements of Clauses C3.4.1 and C3.4.2 of the R-Codes Volume 1.

Justification in relation to Design Principles:

The upper-floor wall is less than 7 metres in height and is therefore required to be set back a minimum of 1.5 metres from the eastern lot boundary in accordance with Table 3.4a. Clause C3.4.2 permits this setback for a maximum continuous second-storey wall length of 14 metres. Any portion exceeding 14 metres is required to be set back 3 metres from the boundary for the remainder of its length or incorporate a minimum 3 metre by 3 metre separation from the boundary.

The eastern upper-floor elevation has a combined length of approximately 22.45 metres. The proposed setbacks range from 1.00 metre to 1.20 metres and therefore require assessment against the applicable design principles.

Eastern Upper-Floor Setback Assessment

Wall portion	Length	Required setback	Proposed setback	Variation
Front wall section	7.12 m	1.50 m	1.00 m	0.50 m
Recessed wall section	4.00 m	1.50 m	1.20 m	0.30 m
Rear wall section within the first 14 m	2.88 m	1.50 m	1.00 m	0.50 m
Remaining rear wall section beyond 14 m	8.45 m	3.00 m	1.00 m	2.00 m
Combined eastern upper-floor wall	22.45 m	1.50–3.00 m	1.00–1.20 m	0.30–2.00 m

Note: This assessment conservatively treats the articulated eastern elevation as one continuous second-storey wall. The elevation contains no major openings, and the 200 mm recess does not provide the minimum 3 metre by 3 metre separation contemplated by Clause C3.4.2.

Justification in Relation to Design Principles P3.4.1–P3.4.3

The reduced setbacks are required to achieve functional and appropriately proportioned dwellings across the three constrained R40 grouped-dwelling sites. The

proposal makes efficient use of the narrow sites while maintaining practical internal room sizes and circulation.

The eastern elevation contains no major openings and has been articulated through a 200 mm recess between the wall sections. This assists in breaking up the overall wall length and reducing the perception of building bulk when viewed from the adjoining property.

The adjoining existing eastern dwelling is a substantial two-storey residence and is situated approximately 700 mm above the subject site. The difference in site levels and the existing scale of the neighbouring dwelling reduce the perceived height and visual impact of the proposed upper floor.

Due to the orientation of the site, the reduced eastern setbacks are not expected to result in unreasonable overshadowing or restrict solar access to the adjoining dwelling, its major openings or its primary outdoor living area. The affected elevation does not directly adjoin the neighbouring property's primary outdoor living area.

The absence of major openings along the eastern elevation ensures that the proposed setback variation will not result in direct overlooking or an unreasonable loss of privacy. Adequate access to natural light and ventilation will also be maintained.

The proposal is therefore considered to satisfy Design Principles P3.4.1, P3.4.2 and P3.4.3, as it maintains acceptable levels of solar access, ventilation and privacy, responds appropriately to the adjoining built form and incorporates articulation to minimise its visual impact.

5. Clause 3.10 – Visual Privacy Variation

The upper-floor studies contain major openings facing north. Under Clause C3.10.1 and Table 3.10a of the R-Codes Volume 1, a 4.5 metre cone of vision applies to major openings from a bedroom or study within an area coded R50 or lower.

Due to the angle of the applicable cones of vision, the proposed glazing results in an encroachment of approximately 200 mm into the adjoining western property and approximately 2.4 metres into the adjoining eastern property.

Justification in Relation to Design Principles P3.10.1–P3.10.3

The north-facing glazing has been deliberately incorporated to maximise passive solar access, natural light and cross-ventilation through the dwellings, while also providing a northern outlook and the potential to capture ocean views. Eliminating or substantially reducing this glazing would compromise these important design and amenity outcomes.

The development has otherwise been carefully designed to protect the privacy of adjoining properties. High-level windows have been incorporated throughout the eastern and western elevations, with no major openings directly facing the side boundaries. The overlooking occurs only at the outer edges of the angled cones of vision from the north-facing study windows rather than through direct views perpendicular to the adjoining boundaries.

An external air-conditioning duct adjacent to the western study window also provides supplementary screening and assists in interrupting oblique views toward the western adjoining property, while providing protection from the harsh western sun.

The extent of overlooking toward the western property is minor at approximately 200 mm. The eastern encroachment is approximately 2.4 metres; however, the adjoining property at 42C is approximately 700 mm higher than the subject site and contains a substantial two-storey dwelling, which reduces the potential for direct overlooking and adverse privacy impacts.

The affected areas are located toward the rear and peripheral portions of the adjoining properties and are not understood to contain their primary outdoor living areas or directly affected major openings.

The proposal is therefore considered to satisfy Design Principles P3.10.1, P3.10.2 and P3.10.3. Direct overlooking has been minimised through the orientation and positioning of the major openings, the use of high-level side windows and supplementary screening, while maintaining appropriate solar access, natural ventilation and outlook for the proposed dwellings.

NOTES:

3.6 Streetscape – Street Walls and Fences

All proposed fencing is located behind the primary street setback and has a maximum height of 1.8 metres, as clearly demonstrated on the submitted drawings. No front fences, pillars or walls are proposed within the primary street setback area. Accordingly, the proposal is considered to satisfy the relevant streetscape provisions.

Clause 2.4 Waste Management

The design has demonstrated how waste storage bins are accommodated on site.

Taking the above information into consideration, we respectfully request that the City approve the application for the proposed design at the above mentioned property. If you require further information or would like to discuss, please do not hesitate to contact me on 08 9565 9951 or via email at greg@howesdc.com

Kind Regards,
Greg | Designer