

11th June, 2026



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**ATTN: Planning Department
City of Joondalup,
PO Box 21,
Joondalup WA 6919.**

RE: Proposed Addition at 20 Castella Way, Mullaloo R-20

This letter is to accompany the development application for the proposed addition to the above-mentioned property. We have endeavored to comply with all Deemed-to-comply provisions of the R-Codes and believe that most of the aspects of the R-Codes have been satisfied; however, there are some areas where variations are being sought. For these, we have provided appropriate justifications in line with the design principles of the applicable R-Codes.

R - Codes Clause 5.1.2 (C2.4) – Street Setbacks

Minimum primary street setback to porch, verandah or unenclosed balcony of the building for upper floor & second floor is 1.95m in lieu of 3m required. Subsequently variation is being sought and below are points on justification to support our request:

- The variation is justified on the basis that the proposed works maintain the existing building envelope along the primary street frontage. The current structure is already established at this setback, and the proposal does not introduce any further encroachment beyond the existing built form.
- The upper floor and second floor elements are retained in line with the existing building profile, ensuring that the established streetscape relationship is preserved. The works are limited to alterations within the existing envelope rather than any outward expansion toward the street.
- It is also noted that the immediate locality demonstrates a consistent pattern of development, with a number of nearby properties exhibiting similar reduced street setbacks at upper levels. As such, the proposed setback is not inconsistent with the prevailing streetscape character.
- Given that the proposal maintains the existing built form and aligns with the surrounding development context, the variation is considered reasonable and in keeping with the intent of the R-Codes.
- A key consideration supporting the variation is the existing condition of the dwelling, which presents as a box-like form with a poorly resolved upper floor addition.
- The current architectural elements lack cohesion with the overall design and are not reflective of the building's character, resulting in an inconsistent and visually unrefined appearance.
- The site coverage is very well under the 50% maximum allowed, namely 28.30% hence the site is not over developed and thus there is no impact of building bulk on neighbours' residence.

R - Codes Clause 5.1.3 (C3.1i) – Lot Boundary Setbacks

A variation is sought to the required setbacks to the Northern boundary, with the proposed setbacks being 2.2m in lieu of 4.5m at ground floor, 2.1m in lieu of 7.0m at upper floor, and 4.2m in lieu of 8.2m at second floor. Subsequently variation is being sought and below are points on justification to support our request:

- The variation is justified on the basis that the ground floor building envelope remains unchanged from the existing condition, with no encroachment beyond the current setback. At the upper floor level, the proposed laundry addition is located directly above the existing structure, maintaining the same building line and profile without any further projection toward the Northern boundary.
- Similarly, at the second floor level, the works are limited to internal alterations within the existing built form, with no extension beyond the current building envelope. As such, the established setback and building profile along the Northern boundary are retained.

- Given that there is no increase in bulk, scale, or extent of encroachment toward the boundary compared to the existing development, the proposal is not expected to result in any additional impact on the adjoining property.
- The proposed design introduces a well-considered and contemporary facade, with improved proportions, coordinated material selections, and a cohesive palette of cladding and colours.
- The redevelopment will deliver a visually appealing and architecturally integrated outcome, contributing positively to the streetscape and enhancing the overall character of the locality.

R - Codes Clause 5.1.6 - Building Height

The total building height (concealed roof) is 10.70m approx in lieu of 10.0m as permitted under R-Codes (Table 3 – Maximum Building height). Subsequently variation is being sought and we would like to make point to support our request:

- The dwelling already contains a second floor, and the proposal primarily improves the internal layout by making more effective use of the existing upper-floor space. Notably, the existing third floor is higher than the proposed addition (i.e 11.40m), resulting in no increase to the overall building height.
- The second floor generally remains within the existing building envelope, ensuring that the overall building footprint and perceived bulk remain consistent with the existing dwelling form.
- The maximum height of the existing building exceeds that of the proposed development by approximately 700mm. Accordingly, the new addition is lower than the existing structure, resulting in an overall reduction in building height. This reduction minimizes visual impact while improving the functionality of the residence.
- The existing dwelling facade is currently bland and dated in appearance. The proposed works introduce a more contemporary and visually attractive facade treatment, significantly improving the presentation of the dwelling and contributing positively to the streetscape. The top level extending forward helps provide better balance. Supporting 3D illustrations have been provided as part of the Development Application to demonstrate the improved architectural outcome and assist in assessing this variation.
- Due to the orientation of the site, the proposal will not result in any additional overshadowing of adjoining properties.

R - Codes Clause 5.2.5 (C5) - Sightlines

As per the Council requirement, the dwelling should not be located within the 1.5m x 1.5m sightline truncation area; however, the existing dwelling includes a porch that encroaches into this area. Subsequently, a variation is being sought and we would like to make points to support our request:

- The existing ground floor porch encroaches within the truncation area; however, this structure is existing and incorporates structural piers that support the balcony above. These piers are load-bearing elements and cannot be removed or modified without significant structural implications.
- Similarly, the upper floor balconies are existing and are not proposed to be altered or removed as part of this development. The proposal does not introduce any additional built form within the truncation area beyond what is currently established.
- As part of the proposal, sections of the existing retaining walls adjacent to the steps have been removed, reducing visual obstruction and significantly improving sightlines at the driveway interface.
- These changes enhance visibility compared to the existing condition, supporting safe vehicle egress and reinforcing the intent of the sightline requirements.
- Given that the encroachment relates to existing structural elements, no additional obstruction is introduced, and visibility is improved, the variation is considered reasonable. The existing condition has been functioning without adverse impact, and the proposal further enhances this outcome.

R - Codes Clause 5.3.2 (C2.2ii) - Landscaping

As per the council requirement, 50% of the total front setback area needs to be landscaped. The total proposed landscape within the front setback area is 43.6m² in lieu of 105.5m² required. Subsequently, a variation is being sought and we would like to make points to support our request:

- The subject site is a corner lot with dual street frontages, requiring vehicle access and functional hardstand areas that limit the extent of landscaping achievable within the primary street setback.
- While the landscaping within the primary street setback is below the 50% requirement (38.5m² in lieu of 105.5m²), a substantial portion of landscaping has been provided along the secondary street frontage, amounting to 69.6m².
- The proposal achieves an overall landscaped area of 113.2m², ensuring a strong contribution to the streetscape when viewed from both frontages.

- It is also important to note that the existing site currently provides landscaping well below the prescribed minimum. The proposal significantly improves this condition by introducing additional landscaping, particularly within the street truncation area.
- The distribution of landscaping has been strategically designed to balance site functionality, access requirements, and visual amenity, resulting in a well-landscaped and visually softened development.
- The proposal meets the intent of the landscaping provisions by enhancing the public realm and maintaining a high-quality streetscape outcome, despite the variation within the primary street setback.

R - Codes Clause 5.3.7 (C7.2) - Site Works

As per the council requirement, retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4. The proposed retaining wall on the Northern (rear) lot boundary has 0.0m setback in lieu of 1.0m minimum required. Subsequently, a variation is being sought and we would like to make points to support our request:

- The natural site levels vary from approximately 16.50m on the Western side to 17.50m on the Eastern side, resulting in a level difference of approximately 1.0m across the site. Due to this topography, it is not practical to maintain retaining wall heights below 0.5 m while achieving suitable finished ground levels and functional outdoor areas.
- The retaining wall and boundary fence have been designed in conjunction to manage the site's level changes while also providing privacy and amenity for both the subject property and the adjoining lot.
- The proposed retaining wall is limited to the minimum extent necessary to address the site's topographical constraints and will not adversely impact the streetscape or adjoining properties. As such, the variation is considered reasonable and consistent with the objectives of the Residential Design Codes.

R - Codes Clause 5.4.1 (C1.1) - Visual Privacy

As per R-codes clause major opening and outdoor active habitable spaces, which have floor level of 0.73m above natural ground level (where 0.5m is permitted), required 7.5m of setback. The proposed alfresco is in the Northern side and the cone of vision for potential overlooking is 3.7m & the average overlooking of the second floor balcony is 6.30m in lieu of 6m & 7.5m. Subsequently a variation is being sought and we would like to make point of the following to support our request:

- The neighbouring property to the North does not contain any sensitive areas, and the primary outlook from the alfresco & balcony is directed toward the Northern side of the lot, rather than adjoining private open space. Additionally, the neighbouring residence is single storey; therefore, views from the balcony are limited to the roof area, with no overlooking into any sensitive indoor or outdoor living spaces.
- A boundary wall has been proposed along the Northern side, providing effective physical screening and further limiting any potential overlooking between properties.
- Additional privacy screening has also been incorporated to minimize visual privacy impacts on the Eastern side of the alfresco. The design intent has been to minimize overlooking opportunities, with screening elements positioned to restrict direct sightlines toward adjoining properties.

Please contact me if you have any queries on any of the above. We look forward to co-operating with the council in the near future to achieve approval of the proposed plans.

Yours Sincerely



Brett Anthony

Anthony and Associates Designers Pty Ltd.