Urbanize Pty Ltd

Date: 12th February 2026

City of South Perth
Planning Services
Civic Centre
South Perth, WA 6151

Planning Justification for Proposed addition
Property: 21 Collins Street, Kensington, 6151
Applicant: Simon Maxwell, Director of Urbanize (on behalf of Sam & Adrianne Hughes)

Dear Sir/Madam,
We submit this formal planning justification in support of the proposed development at the above property. (Proposed additions to 21 Collins Street, Kensington, 6151.)
The proposal consists of a double-brick extension incorporating both single-storey and two-storey elements, located at the rear of the existing dwelling.
The original residence will remain unchanged, aside from the removal of small a single-brick addition at the rear and the existing rear shed at the rear of the property.
We confirm that the proposed development has been designed to comply with the applicable provisions of the Residential Design Codes (R-Codes) and the Local Planning Policy 1.1 Residential Development
as outlined below:

Deemed to comply		
3.3 – Street setbacks	Clause 3.3 C3.3.4 and C3.3.5 of the R-Codes are replaced with the following deemed-to-comply requirements: **Table 3.3a** Minimum setback of buildings from the street **C3.3.6** Garages and carports are set back from a secondary street, right-of way and communal street in accordance with Table 3.3a.	**Complies**
3.4 Lot boundary setbacks	**C3.4.1** Buildings are set back from lot boundaries in accordance with Table 3.4a.	**Complies**
3.6 – Streetscape	**Addressing the street** **C3.6.1** Single houses and grouped dwellings are designed to address the primary street in accordance with the following:	**Complies**
3.6 – Streetscape	**Street walls and fences** Clause 3.6 C3.6.1 and C3.6.7 – C3.6.9 of the R-Codes are replaced with the following deemed-to-comply requirements: **C3.6.7** Front fences, including gates, within the primary street setback	**Complies**

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	area: i. are visually permeable above 1.2m from the verge level to a maximum height of 1.8m, measured from the street side of the fence ii. C3.6.8 Fences within a secondary street setback area are restricted to a maximum height of 1.8m above natural ground	
3.7 – Access Sightlines C3.7.7	**Clause 3.7 C3.7.7** (Sightlines) of the R-Codes is modified to include the following additional deemed-to-comply requirement: C3.7.14 Within the 1.5m truncation area stipulated under C3.7.7, the following structures are permissible: i. A single pier with a maximum height of 2.1m as measured from natural ground level on the street side of the fence and a maximum dimension of 0.3m; and ii. 80% visually permeable fencing above 0.75m to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.	**Complies**
3.9 Solar access for adjoining sites	**C3.9.1** In climate zones 4, 5, and 6, development is designed that its shadow cast at midday, 21 June (refer Figure 3.9a) onto any other adjoining property and/or diagonally adjacent lot (refer Figure 3.9b) does not exceed the limits set out in Table 3.9a.	**Complies**
3.10 Visual privacy	**For development adjoining an existing dwelling** **C3.10.1** All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of vision (refer Figure 3.10a) does not capture major openings and/or active habitable spaces on an adjoining property	**Complies**

LPP 3.2 local-planning-policy-tree-retention

As part of the proposed extension to the residential dwelling, 2 regulated trees are impacted. The works will prioritise the retention of the trees. If the city's arborist determines it is not feasible, we will then implement the following mitigation measures :

Proposed Mitigation Measures

In accordance with LPP 3.2 intent and assessment considerations, the applicant proposes the following mitigation measures:
Replacement planting of two suitable trees (preferably local native species) within the site for each tree, subject to final landscape design and services clearances.
Landscaping to improve overall site canopy and resilience, including planting in locations that will allow canopy maturity without future building conflict.
While tree retention is our preferred intent, if it is not feasible due to the trees' proximity to the proposed building footprint, we ask that the removals be supported. We are happy to meet with the Council, either on-site or at the planning department, to discuss the matter further.

ROOF FORM (FLAT ROOF) – SECONDARY STREET JUSTIFICATION – LPP P351.5

The property lies within Precinct 5/6 under LPP P351.5. While flat roofs are generally non-preferred, the proposed variation is justified as the roof is located along a secondary street with low visual impact, reduces overall building bulk, minimizes overshadowing, supports better amenity outcomes, and aligns with broader planning framework discretion.

The Design references Residential art deco elements which are a notable feature of many residences throughout the suburb.

The original dwelling, existing garden landscaping, and front boundary fencing are all being retained in full along the primary street frontage, ensuring that the established character and presentation of the site remain unchanged. These retained elements maintain the visual continuity and desired streetscape qualities.

Crossover location

The proposed crossover location is a widening of the existing crossover on Vista Street. The proximity of the corner and the location of the significant verge tree on Collins Street means this is the only viable location for the crossover to be located. This will mean the removal of one of the small trees within the landscaped verge to Vista street. It is my understanding that this landscaped area was provided by the residents of 21 Collins. The area contains 4 trees of which the one to be removed is the least significant.

Conclusion

The proposed development upholds the policy intent by maintaining primary streetscape character, improving amenity, and ensuring practical development function. We respectfully request the City's support and approval.

Yours sincerely



Simon Maxwell| Director

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