

13<sup>th</sup> December, 2024

Planning Department  
Town of Cottesloe

RE: 62 Grant Street, Cottesloe

To whom it may concern,

Please find enclosed the planning drawings for a proposal at 62 Grant Street. The proposal includes new retaining (replacing existing retaining), the replacement of an old patio structure, a new shed and some internal modifications.

We are requesting the following variations for the proposal and have outlined issues for your attention.

- **Retaining of over 500mm setback less than 1000mm from property boundary**

For some portions of the proposed rear retaining we are proposing a setback of less than 1m for retaining of greater than 500mm. We note that the proposed retaining is to replace existing rock retaining that is failing, the top of wall and bottom of wall levels are to remain as existing. The proposed retaining allows for better usage of the outdoor living area, with significant storage supplied as well as ample landscaped space.

- **Outbuilding boundary wall height in excess of 2.4m**

We are proposing a sloped boundary wall to a maximum height of 3.1m. We note that the ground level of the neighbouring property is approximately 400mm higher than 62 Grant Street, as such the maximum wall height above the ground level of the neighbouring property will be 2.7m. The proposed boundary wall is to be stud construction with non-combustible rendered cladding, meaning that the appearance will be closer to that of an ancillary dwelling. The neighbouring property, at 60 Grant Street, currently has a boundary wall to the garage that is much higher and longer than the one proposed. We believe that the proposal will have no significant impact on the neighbouring property with the extra height enabling storage of larger items.

Should you require any further information regarding the project please do not hesitate to contact me on 0421 508 316.

Yours Sincerely,

Coral Buxey  
*Masters of Architecture*