

Town Planner  
City of Karratha

## **RE: Multi Dwellings – 51 Gregory Way - DA25-068 - Amended Planning Approval**

An amendment to DA25-068 is sought for the retaining walls required within the site to mitigate stormwater runoff and rock. This retaining wall is required so that the site can be developed level and integrate with the stormwater design. The retaining wall has been designed with steps and integrated batters to reduce scale and are all behind the boundary line. Although the retaining walls elevate the buildings this is noticeable from Gregory Way but are within “R” Code requirements from Millstream Road. The wall also reduces as it comes back into the site. The other effect of the wall is that it raises the overall building height. However, it must be noted that due to stormwater runoff and rock outcrops the building cannot be constructed at natural ground levels.

### **Variation to “R” codes:**

Fill greater than 500mm. The site requires maximum fill level of 1850mm at the Northeast corner and 1500mm at the Northwest corner. All though this fill level is over 3 x the “R” codes requirement it does not adversely impact any bounding property because of the setbacks. The buildings predominately are north facing and overlook Gregory Way with setback greater than the minimum requirement of the “R” Codes for the zoning. There are no dwellings east or west which are overlooked or compromised by these buildings despite the need for filling the site.

### **Design:**

There are 2 retaining walls, one on the West Block the other on the East Block both have been designed to integrate with the natural slope of the land by stepping and where not required the land is proposed to be graded to natural ground levels.

### **West Block - Retaining**

1850mm of fill at northwest corner reducing to nil to the south and 1600mm to the east. The first step in the wall is set back 1900mm – 2900mm from Gregory Way boundary. This wall is 950mm high. The next step is also 950mm high set 1500mm back from the first wall (3400mm – 4400mm from the boundary). Each of the steps are landscaped. The combination of setbacks stepping and landscaping are for the purpose of creating a soft foundation for the building and reducing scale. The south elevation facing Millstream Road is less than 500mm above natural ground level.

### **East Block - Retaining**

1250mm of fill with 1250mm high retaining wall set back within 13m to 18.5m from Gregory Way boundary. This wall is not stepped but has gently graded landscaping to the west. The deep setbacks, low height of the wall and landscaping also create a soft foundation from Gregory Way aspect. The south elevation facing Millstream Road is less than 500mm above natural ground level.



Variation to “R” codes:

**West Block – Overall building Height**

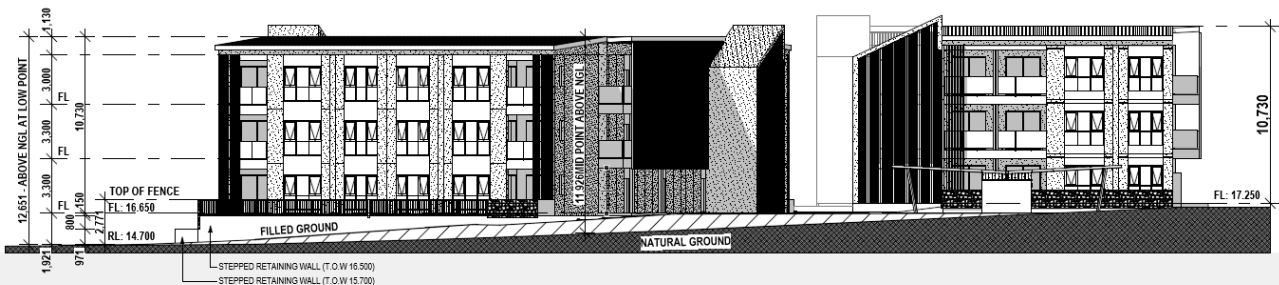
Building height above natural ground level has been raised due to the need for the retaining wall. The average height of the West Block is 11 926mm to ridge. The average overall height being 3 926mm over the 8m height for skillion rooves are per “R” codes Figure 3.2b

**East Block – Overall building Height**

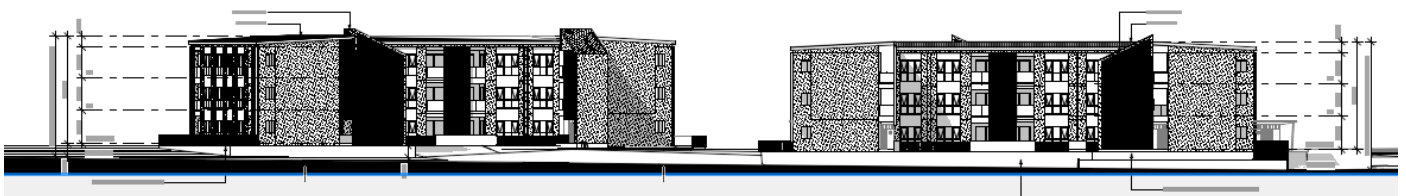
Building height above natural ground level has been raised due to the need for the retaining wall. The average height of the West Block is 11 580mm to ridge. The average overall height being 3 580mm over the 8m height for skillion rooves are per “R” codes Figure 3.2b



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

## Design:

The building design has not changed with the physical building having a top of wall and ridge both complying with the “R” codes requirements. However, this is compromised by the fill and as such triggered a height variation to the “R” codes. This is somewhat mitigated by the following design factors. The first being that the building has increased boundary setbacks which reduces both mass and scale from the street perspective. Another factor is the shallow pitch of 3deg. As the site rises from the street overall building heights become in line with “R” codes. Although the overall height is over for a portion of the building, the building setbacks softening of the foundations and unimposing roofline reduce the impact of scale, and this is complimented by the streetscapes within the site.

## Statement from Hydraulics Engineer:

PJ Wright and Associates Pty Ltd (**PJWAA**) wish to outline the basis for the adjusted finished floor levels developed for the project.

### 1. Development Approval.

The original FFL’s were based upon site survey contours based upon stormwater flows towards Gregory Street.

A subsequent revision to the Stormwater Management Plan was issued (March 2026) indicating discharge to a swale being constructed on the adjacent development.

The Stormwater Management Drawings were adjusted with all site flows directed towards the swale and existing culverts crossing under Gregory Street.

### 2. Design Development

During the design Development stage when coordination with Civil Engineer was undertaken and site geotechnical information was provided, it was discovered that the site has a high rock level .

The rock levels resulted in the internal property sewers to be trenched into the rock to achieve gravity connection.

PJWAA would note that trenching in rock provides a flow path for ground water that would flow above the rock.

This flow would be direct down the trenching towards the Water Corporation sewer system.

To obviate this issue, PJWAA raised the floor level 500mm thus ensuring the existing ground water flows would not be redirected.

The raising also required adjustment of general site levels to avoid steep changes in levels.

Kind Regards

## Tony Serek

Senior Hydraulic Services Consulting Engineer

Dip.Hyd.Servs.Design; Dip.Eng. (Const.Hyd).

LCIBSE, EngTech (UK); SoPHE.

LMAHSCA; MIPA.

| T +61 8 9443 3466 | M +61 410 953 813 |

| E [tony@pjwaa.com.au](mailto:tony@pjwaa.com.au) | W [www.pjwrightandassociates.com.au](http://www.pjwrightandassociates.com.au) |

**PJ WRIGHT  
& ASSOCIATES PTY LTD**

Hydraulic & Fire Design Consultants

ABN 96 994 944 009 ACN 008 928 096



**Summary:**

Due to the natural conditions of the site fill is required for the development to proceed. The site is compromised by rock outcrops and water runoff which must be considered in the detailed design. All effort has been made to adhere as practical to the "R" Codes. The building position is predominately North facing Gregory Way with increased setbacks and is not bound by neighboring dwellings. The increase in fill levels which affect the overall height do not impact any other property adversely. The variance in levels through grading and retaining walls has created an opportunity for interest in landscaping and siting the building which has been reflected in the design. It is acknowledged that variations to the "R" Codes are required and all effort has been made in engineering and architectural design to justify the variations sought.

Kind Regards



Shane Denney

Building Designer

(Graduate of Architectural Studies –  
Associate Diploma of Architecture – Drafting  
Bachelor Science - Architecture)

