

16/10/2024

**Town of Victoria Park
99 Shepperton Road
Victoria Park WA 6101**

FAO: Planning Department

RE: Development Approval Application for Proposed Conversion and Addition of Existing Dwelling at 23 Dane Street, East Victoria Park

We would like to submit a development application for the proposed conversion of existing carport to habitable space and addition to existing single storey dwelling at 23 Dane Street, East Victoria Park.

The proposal is to convert the existing carport area into a bedroom with ensuite and also an addition at the rear of the property for extra bathroom. New window openings are proposed and the setback to the eastern boundary is about 1m. As per the R-code requirement, the external wall should have min. 1.5m setback to the eastern boundary as there are major openings proposed.

The proposal is to provide a better usage of the property and also provide extra number of sanitary and bathroom facilities as only one bathroom facility in this property in the past.

5.1.3 Lot boundary setbacks

The reduced setback of the property does not increase the impacts of building bulk on adjoining properties as the external wall height is about 2.4m height.

The proposed setback does not adversely affect the sunlight and ventilation provision to adjoining property as the subjected external wall is facing the northeast.

There is no major opening or the openings are above 1.6m height along this external wall, so there is no overlooking issue.

Should there be anything the council needs clarification on please call us on 0469 084 536.

Yours sincerely,

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