

12 September 2024

Town of Victoria Park
Att: Planning Department
99 Shepperton Road,
Victoria Park.

To Whom It May Concern,

In regards to the proposed two storey renovation at 68 Enfield Street, Lathlain, we advise of the following variations to the Local Planning Scheme No.25 and R-Codes Volume 1 2024. Please find the following justification;

The enclosed planning application comprises renovations works to the existing residence including upper floor addition and minor ground floor works to the rear.

We advise of the following variations to LPP 25 and R-Codes Vol. 1 2024;

5.4.1 Visual Privacy

- The proposed master suite window to the upper floor is under the minimum 4.5m setback (4.23m), in direct line of sight within the cone of vision.

Justification

- The window in question faces towards the primary street although is behind the street setback line. The proposed design exceeds the minimum setback requirement to that boundary and combined with existing mature landscaping we feel the minor incursion into the allowable setback will satisfy the councils policies and design principles P1.1 & P1.2 of SPP 7.3 R-Codes

If you have any further queries please do not hesitate to call on 9414 1789

Kind regards,

Steven Thomson
Senior Draftperson