

## Development Application for proposed patio on dwelling site:

Lot 505 (#43) Cornwall Street, LATHLAIN WA 6100

To whom it may concern,

Please find below the relevant points for consideration in relation to the proposed patio construction at (#43) Cornwall Street, Lathlain and the proposed variations to the Deemed-to-comply provisions of the Residential Design Codes.

### 5.1.3 Lot Boundary Setback

- The proposed patio is on the Western boundary, any overshadowing would only be to the property of the proposed patio and not to the surrounding neighbouring properties.
- The proposed patio's framework, roofing panels, gutters and flashings will be the same colour as the existing houses exterior keeping consistency across the colour scheme of the structures.
- The framework sizes for the proposed patio will be maximised for the required spans to reduce any potential building bulk.
- The height of the proposed patio and openness allows adequate light and ventilation to the patio and surrounding areas.
- The aluminium slats to the rear of the patio will provide adequate privacy to the patio area by minimising the opportunity of overlooking from the neighbouring property.

Kind regards,

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**RYAN FRISINA**  
WANNEROO PATIOS  
DESIGN MANAGER



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