

24 June 2024

Town of Victoria Park
99 Shepperton Road
Victoria Park WA 6100
Email: admin@vicpark.wa.gov.au

Attention: Planning Services

Development Application for Lot 2, 75A Berwick Street, Victoria Park Western Australia 6100

On behalf of our Client, Jessie Quek, the following letter provides further information and an explanation regarding the proposed development's car parking variation in relation to the Residential Design Codes of Western Australia and other applicable planning policies in the Town of Victoria Park.

INTERPRETATION OF THE RESIDENTIAL DESIGN CODES

In our opinion, the proposed design satisfies a combination of performance and acceptable development criteria as outlined in the Residential R-codes of Western Australia.

1. Request Relaxation – Car Parking Requirements

This design has not satisfied the R-Codes' requirement under 5.3.3 Parking in relation to number of car parking spaces.

C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:

| Type of dwelling | Car parking spaces | |
|---|--------------------|------------|
| | Location A | Location B |
| 1 bedroom | 1 | 1 |
| 2+ bedroom dwelling | 1 | 2 |
| Aged persons' dwelling, accessible dwelling or small dwelling | 1 | 1 |
| Ancillary dwelling | Nil | 1 |

Location A - includes all land located within:

- 800m walkable catchment of a train station on a high frequency rail route; or
- 250m walkable catchment of a transit stop:
 - on a high frequency transit route; or
 - that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm).

Location B - includes all land that is not within Location A.

Our proposed design has allowed for 2 garage car bays in lieu of the 3 bays required. The reasons behind justifying the reduced amount of car bays are listed below for the Town's consideration:

- There are bus stops directly outside the property, just short of the 15 minute time intervals required in the R-Codes. There are also other bus stops just outside of the 250m catchment area required.
- There are ample spaces to park within their lot, albeit tandem, on the driveway areas.
- Client is treating this development as their holiday home and have advised they will only have 1 vehicle shared between the family. They are also not subjected to travelling during peak hours as they do not work in Western Australia.

CONCLUSION

This application seeks Development Approval for a single-storey residential home and ancillary dwelling on the subject site. The development site is located within the established Town of Victoria Park, and the development will provide a high-quality home constructed at a faster speed than conventional construction and shorter disturbances for the neighbouring properties.

Accordingly, it is respectfully requested that the Town of Victoria Park consider the proposal on its merits and approve the development.