



CREATIONS
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TOWN OF VICTORIA PARK
Received: 15/02/2024

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Town of Victoria Park
99 Shepperton Rd
Victoria Park, WA 6100

To Whom It May Concern,

RE: Proposed Residence Development Application at LOT 1602 (#59) Egham Road, Lathlain

Please see enclosed plans and accompanying information for the above-mentioned proposed development. See below the variations we seek for consideration to the **Residential Design Codes (R-Codes)**.

Clause 5.1.3 – Lot Boundary setback

The attached design proposes a patio extension with a reduced setback of 0.53 in lieu of 1.1 as required to the south-eastern (side) boundary. This boundary is to an existing driveway and as such gives no issue for overlooking, loss of amenity or loss of privacy.

Clause 5.1.6 – Building height

The attached design proposes an extension with a finish floor level of 11.23 – to match the existing house. The owner does not wish to include steps as these can pose a hazard to aging inhabitants – and feels a noticeable change of level – which would be noticeable from the outside would detract from the existing street scape. This boundary is to an existing driveway and as such the proposals gives no issue for overlooking, loss of amenity or loss of privacy.

Clause 5.3.4 – Design of car parking spaces – CLARIFICATION FROM REQUEST FOR VERIFICATION OF EXEMPTION

The attached design proposes an oversized single carport. Please note - the existing crossover and verge tree will remain unaltered. The current paving proposed will allow for 2 compliant tandem parking bays to remain – the additional space within the carport will be used for bicycle parking – therefore not requiring the same standards for access and turning.

Should you have any questions or require further information, please feel free to contact me on the below-written details.

Kind Regards,

Designer | Draftsperson

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