

1 October 2024

Chief Executive Officer
Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Dear Sir/Madam

**APPLICATION FOR DEVELOPMENT APPROVAL
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING SINGLE DWELLING
LOTS 312 & 433 (No.69) SWANSEA STREET, EAST VICTORIA PARK
TOWN OF VICTORIA PARK**

We act on behalf of the landowners as their consultant town planners and refer to the Application for Development Approval lodged with the Town of Victoria Park for the construction of various additions and alterations to the existing single dwelling on Lots 312 & 433 (No.69) Swansea Street, East Victoria Park.

In assessing the application, we request that the Town of Victoria Park give due consideration to the following information prepared in support of the application:

PROPERTY DETAILS & PURPOSE

Property Details

The subject land is located within the north-western part of the East Victoria Park locality approximately 124 metres south-west of Shepperton Road and 180 metres north-east of the Albany Highway commercial strip.

Lots 312 & 433 are rectangular in shape, comprise a total combined area of 675m² and comprises a fall in natural ground levels (NGL) from 12.92 metres along the land's rear lot boundary to 11.04 metres along the land's front boundary. This equates to a fall in NGL of 1.88 metres down/across the site (see site feature survey).

The subject land is currently developed and used for 'Single House' purposes and contains a number of physical improvements including a single storey dwelling, an outbuilding, a sealed driveway and boundary fencing. It should be noted that the existing dwelling and associated structures on the subject land will be retained as part of this application, with demolition works required to the rear of the existing dwelling to accommodate the new addition (see Figure 1 – Aerial Site Plan).

The existing dwelling and associated structures on the land are not listed on the Town of Victoria Park's Municipal Heritage Inventory (MHI) and may therefore be altered

The verge area abutting the subject land contains a mature street tree which will be retained as part of this application (see Figure 2).



Figure 1 – Aerial Site Plan

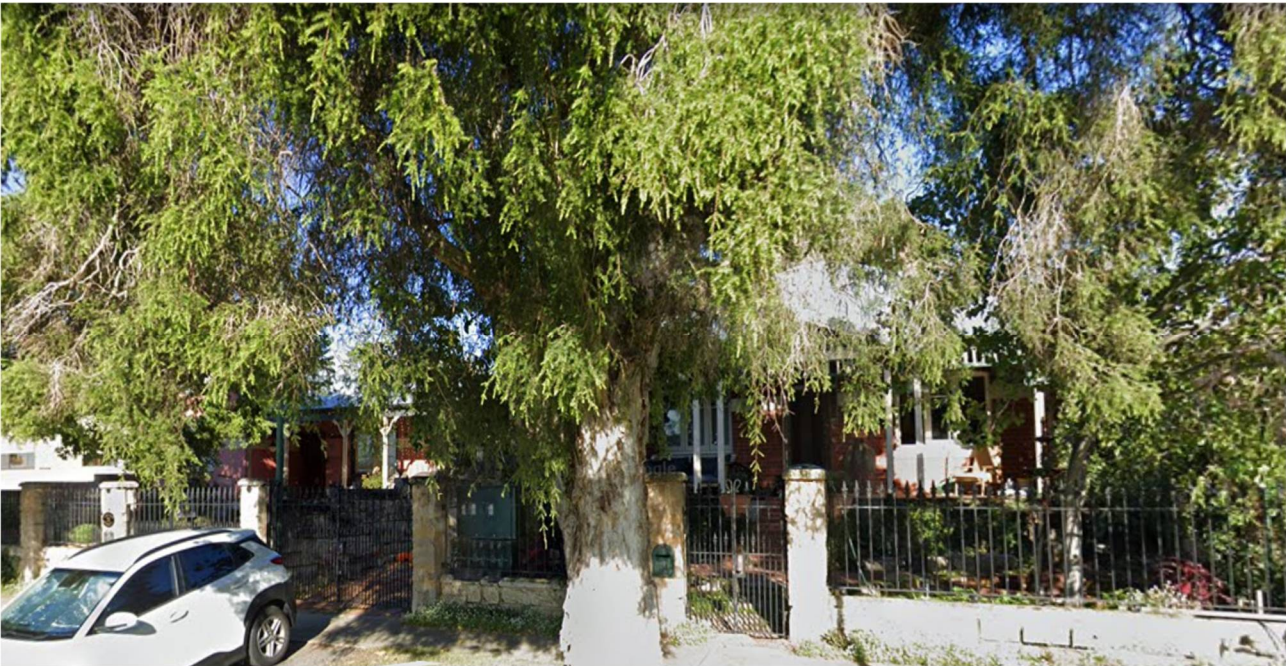


Figure 2 – The existing street tree within the verge area abutting the subject land.

Purposes (Proposed Works)

This application proposes new additions and alterations to the rear of the existing dwelling to meet the modern needs of the existing occupants of the dwelling. Details regarding the proposed works include the following:

- i) Demolition of the rear portion of the existing dwelling to accommodate the proposed new works. The front portion of the existing dwelling and front façade will be retained;
- ii) Construction of a new addition to the rear of the existing dwelling comprising an area of approximately 110m². The proposed additions will deliver a new main bedroom, living/dining room, a kitchen/scullery, laundry and a bathroom to the existing dwelling;
- iii) Internal changes to the front portion of the dwelling to accommodate the new additions; and
- iv) Construction of a retaining wall and alfresco area to the rear of the new addition.

It should be noted that the proposed works and additions to the existing dwelling will not be visible from the street/public realm, therefore the proposal will not have an adverse impact on the streetscape in terms of bulk and scale.

STATUTORY REQUIREMENTS

Metropolitan Region Scheme

The subject land is currently classified 'Urban' zone under the provisions of the Metropolitan Region Scheme (MRS). The following definition is provided as a guide to its stated purpose/s in the MRS:

"Urban Zone - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."

The proposed additions and alterations to the existing dwelling on the subject land is considered to be consistent with the defined intent of the land's current 'Urban' zoning classification under the MRS and may therefore be approved by the Town of Victoria Park.

Town of Victoria Park Local Planning Scheme No.1

The subject land is classified 'Residential' zone under the Town of Victoria Park's current operative Local Planning Scheme No.1 (LPS No.1) with a density coding of R30. It is significant to note that the subject land is located within the 'Shepperton Precinct' (P10).

Under the terms of the Town's LPS No.1 the development and use of any land classified 'Residential' zone for 'Single House' purpose, including any additions, is listed as a permitted ("P") use.

Bushfire Prone Areas & State Planning Policy No.5.4 – 'Road & Rail Noise'

The subject land has not been identified by the Department of Fire & Emergency Services (DFES) as being located within a designated 'bushfire prone area'.

The subject land is located within close proximity to Shepperton Road, which is a regional road. As such, the proposed addition may require relevant details to address State Planning Policy No.5.4 (SPP No.54.). Any information addressing SPP No.5.4 will be provided by the applicant to the Town of Victoria Park if required following its preliminary assessment of the application.

Development Standards

The design of the proposed new addition to the rear of the existing dwelling on the subject land has been formulated with due regard for the relevant 'deemed to comply requirements' of Part B of the Residential Design Codes Volume 1 (R-Codes), the Town of Victoria's current operative Local Planning Scheme No.1 (LPS No.1) including any relevant Local Planning Policies with the exception of the following:

- i) R-Code Element 5.1.3 C3.1 – 'Lot boundary setback'.

The following table provides justification for that aspect of the proposed new addition to the rear of the existing dwelling on the subject land seeking a variation to the 'deemed to comply requirements' of the relevant planning framework.

Table 1 – Justification

R-CODE DESIGN ELEMENT & 'DESIGN PRINCIPLES'	PROPOSED VARIATION TO 'DEEMED TO COMPLY REQUIREMENTS'	JUSTIFICATION
<p>R-Code Element 5.1.3 C3.1 – 'Lot boundary setback'</p> <p><i>P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</i></p> <ul style="list-style-type: none"> • <i>reduce impacts of building bulk on adjoining properties;</i> • <i>provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and</i> • <i>minimise the extent of overlooking and resultant loss of privacy on adjoining properties.</i> 	<p>The application proposes that the new additions to the existing dwelling on the subject land will comprise a minimum setback of 1.027 metres from the north-western side boundary in lieu of 1.5 metre setback required by the 'deemed to comply requirements' of Element 5.1.3 C3.1 of the R-Codes.</p>	<ol style="list-style-type: none"> 1. The proposed setback variation (i.e. 473mm) is considered to be minor and will not result in the new addition having a detrimental impact on the local streetscape or the adjoining properties in terms of bulk and scale. It should be noted that the offending wall is well setback on the property and will not be visible from the public realm. 2. In addition to the above point, the proposed minor setback variation can be attributed to the new additions maintaining the current building line of the existing dwelling along the north-western side of the structure therefore increasing the wall length. It should be noted that the wall to the existing dwelling does not currently comply with the required lot boundary setback given the major opening to the library (previously a bedroom). 3. With the exception of the offending wall identified within this report, the proposed new additions to the existing dwelling on the subject land complies with Element 5.1.3. C3.1 of the R-Codes. 4. The proposed additions to the existing dwelling have been designed to avoid the use of parapet walls to limit any adverse impacts on the adjoining properties in terms of bulk and scale. As such, it is viewed that the setback variation to the north-western side boundary is a better outcome for the adjoining

property than the use of parapet walls.

5. The proposed new additions to the rear of the existing dwelling has been designed to comprise varying setbacks (in conjunction with the existing building line) from the north-western side boundary to provide some articulation and visual interest to the walls when viewed from the adjoining properties.
6. That portion of the new additions to the existing dwelling on the subject land comprising a reduced setback from the north-western side boundary will abut the side setback area and rear yard area of the existing single detached dwelling on adjoining Lot 701 (No.67) Swansea Street (see Figure 1 – Arial Site Plan). In addition, the overall development on the subject land (i.e. both the existing dwelling and new additions) will not cast a shadow over the adjoining north-western property at 12 noon on 21 June (i.e. winter solstice). Given the minor variation to the setback, the proposal will not have an adverse impact on any outdoor living areas and/or major openings to habitable rooms associated with the existing dwelling on adjoining Lot 701.
7. The proposed new additions to the existing dwelling on the subject land complies with the visual privacy provisions of the R-Codes.
8. The proposed additions to the existing dwelling on the land will meet the modern needs of the occupants, assist with increasing the longevity of the dwelling and will result in further upgrade works to improve the character of the dwelling. Furthermore, the new additions to the existing dwelling will include modern design features and styling to enhance the character of the dwelling (see Figure 3).
9. It is not uncommon that older character homes within the Victoria Park and East Victoria Park localities to comprise reduced setbacks from lot boundaries, in some cases, dwellings comprise 1 metre or nil setback for a length greater than 14 metres. Given this observation, the proposed minor setback variation on the subject land is considered to reflect similar developments within the area.
10. The overall development (i.e. existing and proposed additions) on the subject land meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. In addition, it is contended that the reduced setback to the side boundary will not result in any impacts on access to natural light or ventilation for the existing dwellings on the adjoining properties.
11. The proposed new addition and the existing dwelling provide for sufficient separation between the subject land and the dwellings on the adjoining properties.

Having regard for the above it is contended that the portion of the proposed new addition to the existing dwelling on the subject land comprising a reduced setback from the north-western side boundary satisfies the 'design principles criteria' of Element 5.1.3 of the R-Codes, will not have a negative impact on the adjoining properties or the streetscape and may therefore

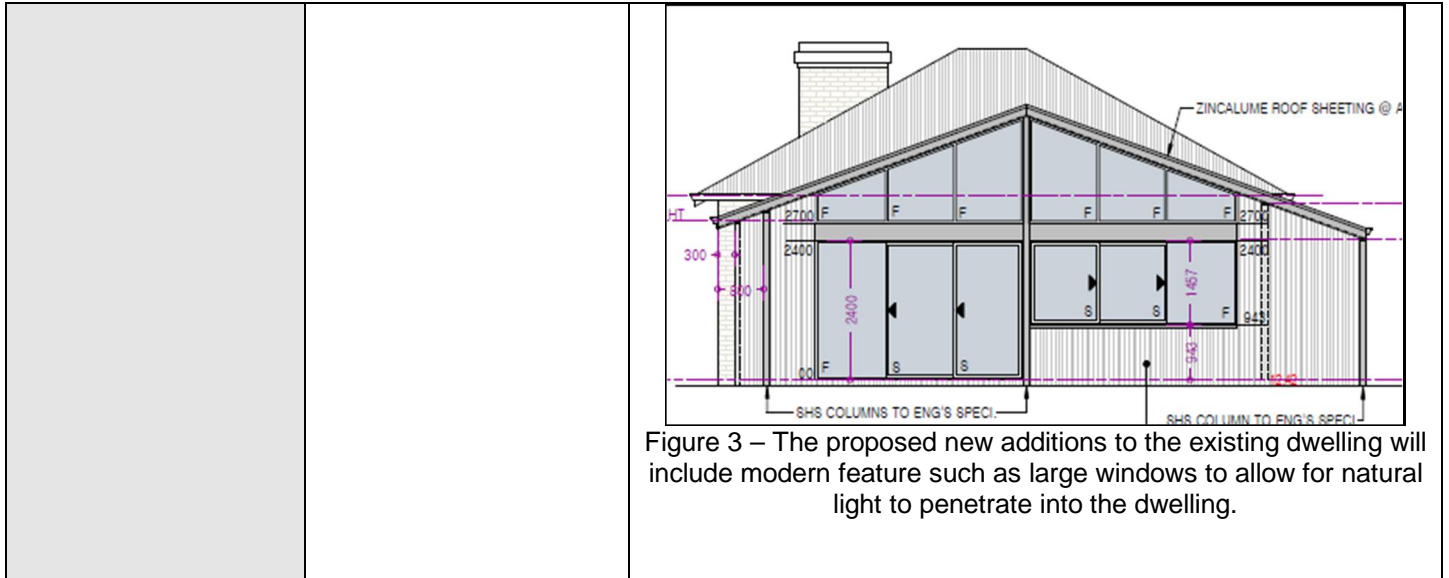


Figure 3 – The proposed new additions to the existing dwelling will include modern feature such as large windows to allow for natural light to penetrate into the dwelling.

CONCLUSION

The proposed additions and alterations to the existing dwelling on the subject land will assist with meeting the modern needs of the occupants of the dwelling and it will provide for improved internal living area. It is contended that the proposed new addition to the rear of the existing dwelling and associated variation to the lot boundary setback requirements will not have an adverse impact on the streetscape or the adjoining properties

In light of the above information and justifications, we respectfully request the Town of Victoria Park's favorable consideration and approval of the Application for Development Approval for the proposed new additions and alterations to the rear of the existing dwelling on Lots 312 & 433 (No.69) Swansea Street, East Victoria Park in accordance with the plans prepared in support of the application.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact me on 0407384140 or carlo@cftp.com.au.

Yours faithfully,

Carlo Famiano
Town Planner
CF Town Planning & Development

cc Mr Troy Marinich (client)