

Forresdale WA 6112



**PERTH BETTER
OUTDOORS**
DESIGN | MANUFACTURE | BUILD

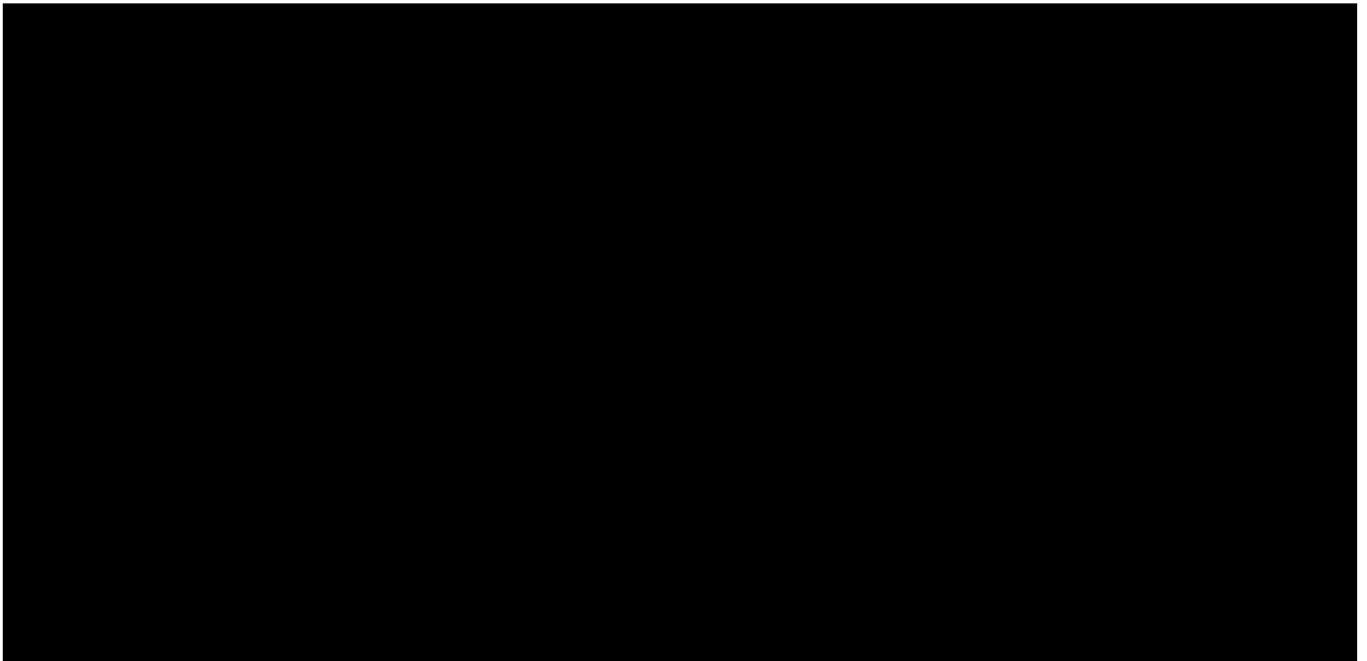
COVER LETTER FOR DEVELOPMENT APPROVAL AT
42A HARVEY STREET, BURSWOOD, WA 6100

To whom it may concern,

The proposed patio projects at 42A HARVEY STREET, BURSWOOD, WA 6100 for Rozalia Klosinska,

Is designed to be in-line with the principles of the r-codes volume 1 and with Victoria Parks planning schemes.

Whilst the design complies with the majority of the deemed to comply provisions of the r-codes vol 1,



5.1.3 Lot boundary setbacks

C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:

- i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);

The patio at the closest points are 500mm from the boundaries

- ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
 - is not more than 10m in length and 2.7m in height;



Any detrimental effect these have on the occupants and neighbouring properties is expected to be minimal by way of designing to the objectives of the principles.

5.1.3 LOT BOUNDARY SETBACKS – Design Principles

P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:

- reduce impacts of building bulk on adjoining properties;

The proposed patio build reduces the impacts of building bulk on adjoining properties. As an open-sided, lightweight structure with a roof, the patio does not contribute to visual bulk in the same way as solid built form. Its design ensures minimal visual intrusion and maintains a sense of openness between properties.

- provide adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties;

Patio build is open the full length and all sides not attached to the house, its design provides sunlights to allow adequate filtered UV sunlight in and adequate ventilation, under and around the house and build. Whilst the intense summer sun will be reduced, winter sun is still encouraged, leading to an increase in overall amenity.

- minimise the extent of overlooking and resultant loss of privacy on adjoining properties.

The proposed patio has been designed with careful consideration to minimise overlooking and maintain the privacy of adjoining properties. These considerations ensure the development respects neighbouring privacy while maintaining functional and aesthetic quality.



P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;

This design maximizes the usable space for the users by having the columns in close proximity to the retaining wall and still provides enhanced privacy by way of a flat roof with sunlights

- does not compromise the design principle contained in clause 5.1.3 P3.1;

Design principle p3.1 is not compromised – see above

- does not have any adverse impact on the amenity of the adjoining property;

Adjoining neighbours are not likely to know this patio is there due to being built between the retaining wall and fence and the house

- ensures sunlight to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and

Solar gain is maintained with added skylights and open sides whilst not restricting adjoining properties at all

- positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework

No effect on the existing streetscape and add a positive contribution by way of utilising high-end design, materials, and with experienced installation.

5.3.1 OUTDOOR LIVING AREAS - Design Principles

P1.1 A consolidated outdoor living area is provided to each single house and grouped dwelling which provides space for entertaining, leisure and connection to the outdoors that is:

- of sufficient size and dimension to be functional and usable;

The size of this patio was chosen to allow the client to make the most of their outdoor living area and by blocking out summer sun whilst still allowing winter sun access when the sun is lower in the sky. The design allows this by being a flat design and with installed sunlights throughout.

- capable of use in conjunction with a primary living space of the dwelling;

Situated over the outdoor living area allows for seamless flow between the outdoor and indoor areas.



- sufficient in uncovered area for winter solar gain and natural ventilation into the dwelling;

As above the design allows for better control of the sunlight, whether winter or summer the clients will have a more controlled temperature inside, and within the outdoor living area.

Ventilation will still be sufficient with the 3 open sides allowing for adequate airflow.

- sufficient in uncovered area to provide for landscaping, including the planting of a tree(s); and

This area between the dwelling and the boundary is decidedly inappropriate for tree planting, with limited room for root growth and the proximity to existing dwelling and boundary likely to increase the required gutter maintenance of nearby dwellings and outbuildings.

- optimises use of the northern aspect of the site.

While the patio is not positioned in the northern part of the site the area still attracts a lot of heat and the proposed patio is to help control the temperature to both this area and the existing dwelling.

The proposed patio will allow the residents to utilise the outdoor living area more efficiently as it allows for a more controlled temperature and hence means they can access this area more regardless of the time of year.

The sunlights will allow them to enjoy the winter sunlight whilst ensuring they can enjoy the controlled filtered UV lighting during the hotter summer months.

It is because of these point that the patio is understood to be acceptable as per the objectives and values of the shires relevant policies.

If you require any further information, please do not hesitate to get in touch.

Warmest regards,

