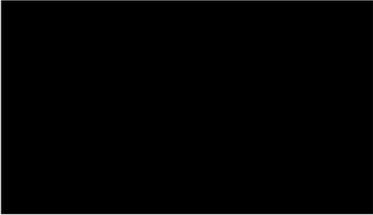




BEILBY design



REGARDING : **DEVELOPMENT APPLICATION FOR PLANNING APPROVAL**
ALTERATIONS AND ADDITIONS TO EXISTING SINGLE DWELLING
38 Willis Street, East Victoria Park WA 6101

To whom it may concern,

We are requesting Development Approval in regard to the above mentioned project, minor alterations and additions to an existing single dwelling.

Enclosed with this application are PDF copies of;

- architectural drawings
- completed Application for Approval to Commence Development
- completed MRS Form 1
- application Fee payment
- checklist
- colour schedule

EXISTING DEVELOPMENT

The existing dwelling is a typical weatherboard bungalow found in the East Victoria Park area located on 430 m² site.



Figure 1 – Existing Dwelling photo of rear elevation

DESCRIPTION OF PROPOSED WORK

The application proposal is for the construction of alterations and additions to the existing dwelling incorporating;

MODIFIED BALCONY

Remove a section of the balcony and increase the width of the remaining balcony.

NEW PATIO

Build new timber framed patio

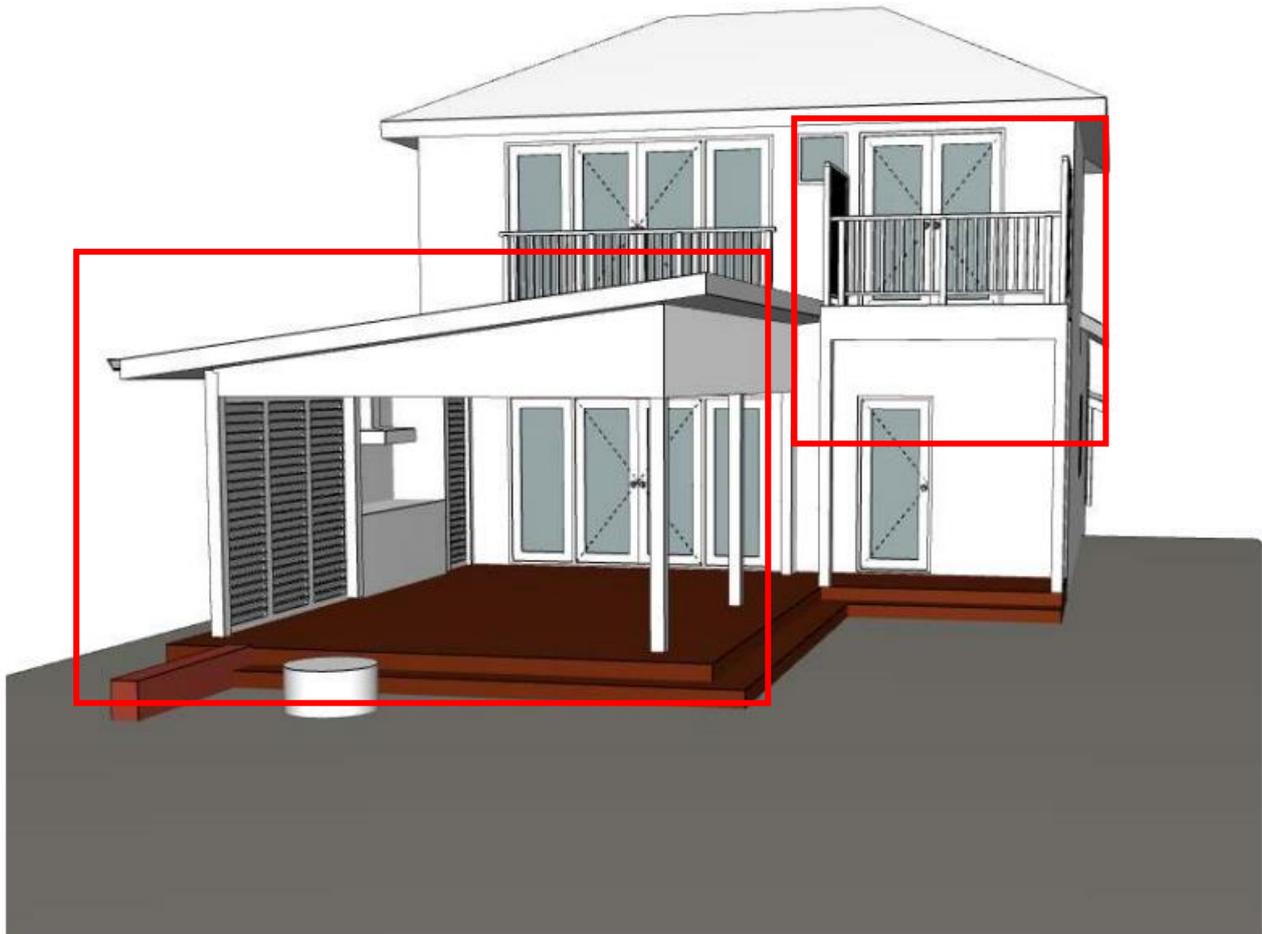


Figure 2 – 3D view of proposed work

The proposed finished dwelling will sit well within the streetscape and become an asset to the amenity of the area.

JUSTIFICATION

PATIO

The new patio is compliant with the council's Planning Policies.

BALCONY

The modifications to the balcony incorporate the removal of the approximately 2/3 of the length of the balcony and the section remaining to be increased in width by 0.6 metres. A privacy screen will added to the right hand side of the balcony to meet compliance with the RDC Privacy requirements.

The screen on the left hand side will be increased in length to match the new depth of the balcony.

