



19 December 2025

Town of Victoria Park
Statutory Planning
Locked Bag 437
Victoria Park WA 6979

To whom it may concern,

DEVELOPMENT APPLICATION: NO.49 NORTHAMPTON STREET EAST VICTORIA PARK- PROPOSED SINGLE HOUSE

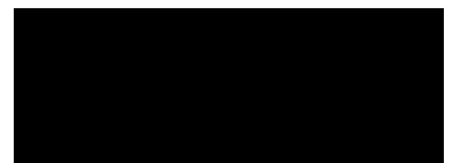
Please find below a supporting letter, accompanying the requisite documents for submission for Development Application for a Single House at No.49 Northampton Street, East Victoria Park. The proposal has largely been designed to meet the deemed-to-comply provisions of the Residential Design Codes Volume 1, and relevant Local Planning Policies. Where departure is sought, justification is provided below.

➤ Local Planning Policy 25 Streetscape

Design Principles Assessment

The proposal contemplates a verandah within the front setback to a maximum encroachment of 2m in accordance with the Local Planning Policy. The proposal is considered to meet the relevant performance criteria as follows:

- The proposed development contributes to the desired streetscape as the dwelling has been designed in terms of setbacks and built form to accord with the surrounding streetscape. The setbacks of the building are in accordance with the requirements of the framework under the zoning of the lot, with the open style verandah proposed within the front setback a minor structure and consistent with the prevailing context of the streetscape. The development includes a façade which has a feature profile



including a gable roof and eaves, which maintains conformity with surrounding dwellings. The proposal includes significant landscaping to the front of the site, which will provide a 'green' appearance for the development to the street. For these reasons it is considered that the proposal is consistent with and will contribute to, the desired streetscape in the locale.

- The proposal includes a significant area of open space to the front of the site, as well as to the rear of the dwelling. In addition, setbacks are provided to either side of the dwelling to allow for outlook and soften the appearance of the development on adjoining lots. These provisions ensure that the development will have the appearance from adjoining lots and the streetscape of providing significant open space on the site, and will provide for functional open space for the occupants. The development provides a sheltered outdoor living area to the rear of the site, which will provide for screened functional use by the occupants and ensure privacy is maintained. The development similarly shelters the primary living space which provides suitable privacy to the main functional space. The dwelling has been designed with major openings protected from views to adjoining lots, and only minor openings facing directly towards the side boundaries.
- There are no relevant easements that require consideration in the design of the dwelling.
- The proposed development is consistent in scale and form with surrounding development within the street which comprises primarily single storey buildings with feature roof profiles and verandahs on the front façade. The proposed setbacks are consistent with surrounding dwellings within the street and the desired setbacks for the zoning.
- There are no adjoining right of ways to consider as part of the proposal.

➤ **Conclusion**

In light of the above assessment it is contented that the proposal can be supported in its current form. Should you have any queries please do not hesitate to contact us via the contact details provided.

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Sincerely,

