

# Ehdo



**PLANNING DEPARTMENT**

06 November 2025

Town of Victoria Park  
99 Shepperton Road  
Victoria Park WA 6100

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – BATHROOM, HOME WORKSHOP & CARPORT**

5A BAILLIE AVE, EAST VICTORIA PARK

On behalf of the owners, I seek Development Approval for the Construction of a new bathroom, home workshop & carport.

As part of this application, we also seek planning approval for the demolition of the existing, unconforming carport. A Pre-Submission meeting has been held with planners prior to this submission with issues addressed in this letter.

**OVERALL DETAILS**

**EXISTING:**

Site Area: 379sq.m  
Zoning: Residential  
R-Code: R30

House Footprint: 118sq.m (not including outdoor covered areas & carport)  
Covered Outdoor: 51sq.m (includes deck)  
Carport: 32sq.m  
Open Space: 261sq.m  
Open Space Ratio: 68%

**PROPOSED:**

House Footprint: 148sq.m (not including outdoor covered area & carport)  
Covered Outdoor: 51sq.m (includes deck)  
Carport: 30sq.m  
Open Space: 231sq.m  
Open Space Ratio: 60%

Note: If the existing rear covered outdoor area is not included in the open space figures, the ratio is reduced by 9% to 59% & 51% accordingly.



- Residential Design Codes – Volume 1 (Part B)
- Local Planning Scheme No. LLP 25 (Clause 2)

However, some variations are requested as per the below tables.

#### VARIATIONS & JUSTIFICATIONS:

##### R Codes Volume 1 Part B

CLAUSE	REQUIREMENT	VARIATION	JUSTIFICATION
<i>Lot Boundary Setback</i> Clause 5.1.3 C3.1 ii	Carport no more than 10m length.	Carport is 10.5m in length.	1. Tandem parking is the only viable option. 2. It will allow for two conforming 5.4 x 2.4m tandem car bays.
	Carport located behind the primary street setback which is 4m for a R30 site.	Carport is 0.35m setback from primary street boundary.	1. Carport will match the setback of the adjacent neighbouring carport.
	Carport shall be no more than 2.7m high.	Carport is 3.7m high.	1. The roof pitch matches the house for streetscape continuity.
<i>Setback of Carports &amp; Garages</i> Clause 5.2.1 C1.2	Carport can be reduced up to 50% into setback. This is 2m for R30 site.	Carport is 0.35m setback from primary street boundary.	1. Constructed to the existing aesthetic with sympathetic materials & colours of the house. 2. It will not impact on the side boundary sightlines as it is open on all four sides. 3. It has been kept to the minimum functional width possible to reduce bulk. The width is 25% of the front boundary, well below the 60% allowed.

**Local Planning Policy Streetscape LLP 25 Clause 2:**

<b>CLAUSE</b>	<b>REQUIREMENT</b>	<b>VARIATION</b>	<b>JUSTIFICATION</b>
<i>Setback of Carports &amp; Garages</i> Clause 2 A2	(b) Column setback of 1.5m from street boundary.	0.35m from street boundary	1. As a 100 x 100mm post it has minimal impact on sightlines.
	(ci) Maximum of four columns on side boundary.	Five required on side boundary.	1. Required for practical structural engineering over the length of carport.
	(cii) Columns setback 1.5m from side boundary for an eave.	No eave required.	1. Carport roof stopping 0.5m from side boundary.

**CONCLUSION:**

We believe that the design provides a positive contribution to the surrounding area & is not detrimental to the streetscape or pedestrian/vehicular functions.

If you have any queries regarding this proposal, please do not hesitate to contact me. Looking forward to a positive outcome.

