



Planning Department
Town Of Victoria Park
99 Shepperton Road
Victoria Park, WA 6100
08 9311 8111

Dear Sir / Madam

RE: #18 Bone Street, St James

We write to you on behalf of our clients as their preferred builder and refer to this application for development approval with the Town of Victoria Park to construct a single storey residence on #18 Bone Street, St James

Clause 5.1.3 – Lot Boundary Setbacks / Deemed To Comply – C3.2

Permitted: 6.00m setback to Primary Street
Proposed: 5.65m setback to Primary Street

This is a minor adjustment, required to facilitate eaves to the Garage structure. It is also abutting an existing boundary wall to the neighbouring property of similar setback. We feel this has no impact on the Western Neighbour and no significant impact on the streetscape.

Clause 5.3.7 – Site Works / Deemed To Comply – C7.2

Permitted: 0.50m max height to retaining on the Boundary
Proposed: 0.60m to 1.05m (varies) height to retaining on the Eastern Boundary

Due to the natural fall along Bone Street and the resultant slope of the land from West to East (A fall of approximately 1.00m) a significant amount of adjustment was required to level the site to suit a residence. As an existing Garage structure already occupied the Western neighbour's boundary, with retained site level of approximately 1.00m above the natural ground of the site in question, significant cost and undermining would have occurred to lower this side of the Lot still further. This resulted in a predominant fill to adjust the levels and therefore an over height retaining to the Eastern boundary. Not only is this a similar solution to that used by other residences in the street, it also results in no significant overshadowing issues on a Western boundary to the Eastern neighbour. Furthermore, the Eastern neighbour's use of land to their Western side consists primarily of a Carport and Shed. For these reasons, we feel this is a variation which causes no significant impact on the neighbour.

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Clause 5.4.1 – Visual Privacy / Deemed To Comply – C1.1

Permitted: 7.5m minimum setback for Outdoor Living Areas over 0.50m above natural ground level

Proposed: Partial overlooking of 1.49m², at an angle, above screen fencing, to rear corner of Eastern Neighbour

Whilst every effort has been taken to ensure fence screening will mitigate any issues of visual privacy to the Eastern Neighbour, who's Western boundary is primarily taken up with utility structures such as Carports and Sheds, there is nonetheless a minor instance of overlooking to the far rear corner from the Alfresco. This is primarily due to the land falling back to Natural Ground Level, beyond the extent of the Alfresco, to reduce impact of Neighbours where possible. As such, the fencing will also gradually lower to suit until the rear corner no longer covers the 1.6m min requirement. We feel that this is a minor adjustment and causes no significant impact to the Eastern Neighbour.

Kind Regards
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