



1.10.2025

**Town of Victoria Park
Attention: Planning Department**

RE: APPLICATION FOR DEVELOPMENT APPROVAL

Property Address: 18 Rayment Street LATHLAIN WA 6100
Proposal: Patio Addition

Dear Planning Officer,

Please find attached our application for Development Approval for the proposed patio addition at the above property.

We acknowledge that the proposal includes a variation to the deemed-to-comply provisions of the Residential Design Codes (R-Codes), specifically relating to a reduced lot boundary setback. In support of this variation, we provide the following justification for the City/Shire's consideration:

Assessment Against Design Principles – Clause 5.1.3 (Lot Boundary Setback)

- The structure is designed to have minimal impact on access to sunlight and ventilation for both the subject and adjoining properties.
- The open design reduces any sense of bulk or building mass close to the boundary.
- No alterations to the existing natural ground levels are proposed – given this the proposal will not result in any loss of privacy to the adjoining property.
- Existing screening or landscaping (2.0m high bamboo screening with tall mature vegetation) along the affected boundary assists in maintaining privacy and visual amenity for neighbouring residents.

We respectfully request the City/Shire's favourable consideration of this application and the proposed variation. Should you require any further information or clarification, please do not hesitate to contact me directly.

Yours sincerely,

