



Justification Submission

To: **Development Approvals**
Town of Victoria Park
99 Shepperton Road
Victoria Park WA 6100

Date: Wednesday 4th September 2024

Re: **Development Application**

For: **Proposed Improvements to**
15A Rathay Street, Victoria Park WA 6100

Dear Sir / Madam,

Addstyle Constructions, on behalf of our client, present this report supporting proposed additions to 15A Rathay Street, Victoria Park (*the Subject Lot*) and seek discretion for variations to Residential Design Codes Volume 1 2024 (*R-Codes*) and assessment against the Town's Local Planning Scheme No. 1 (*LPS*) and Local Planning Policy 25 – Streetscape (*LPP25*). On 3rd September I spoke with a member of the Town's planning department who advised that if the Strata Plan did not have any common property, it would be assessed as a single house and therefore fall under Part B of the R-Codes.

❖ **Background**

The existing residence is a single-storey 3x2 brick and "tin" dwelling built circa 2003, situated on a 461m² R30 rear battle-axe lot. It is Lot 2 on Survey-Strata Plan 42538 and does not share any common property with Lot 1. The access driveway has a notable fall away from the street with the floor level of the dwelling being set down approximately 1.3m from street level. The house is built up above natural ground level at the rear and its footprint is restricted by a Water Corporation sewer easement.

The proposed first floor addition comprises a Master Suite and an Office space. The materials and design style of the addition is complementary to the existing dwelling which utilises a number of traditional character elements. Policy variations are justified below.

❖ **R-Codes Part B – Clause 5.4.1 Visual privacy**

The proposed front- and rear-facing Office windows have cones-of-vision that are setback 4.2m from the northern lot boundary lieu of the deemed-to-comply requirement of 4.5m.

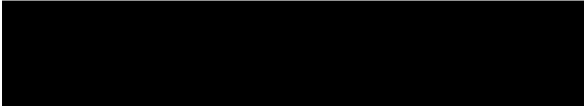
The front-facing Office window matches the size of the Lounge window below and has been aligned centrally to the Lounge window and the ground floor gambrel in order to create a balanced and unified visual aesthetic. It is also positioned centrally to the Office when viewed internally. The rear-facing window is the same width and mirrors the lateral positioning of the front-facing window. The intrusion of the cones-of-vision is very minor in nature and is justified by meeting the R-Codes design principles as follows:

- The dwelling on the adjacent lot (13B Rathay Street) is reasonably setback (2.9m) from the common boundary and the overlooked area does not contain any active habitable spaces or outdoor living areas; it appears to be a hardstand and bin storage area. As such, amenity of the neighbour is unlikely to be compromised.

- The proposed windows do not face directly towards the boundary and only introduce a small amount of oblique overlooking. Their outlook is primarily into the front driveway and back yard of the Subject Lot and is unlikely to impinge on the privacy of adjacent properties. Given the aesthetic benefits of their current positioning and the minor variation proposed, we believe it meets the objectives of the R-Codes and provides a positive design outcome for the Town.

Addstyle Constructions would like to thank the Town of Victoria Park for the opportunity to provide this justification and trust that the recommendations can be met. Should you have any queries in relation to the matters raised in the submission then please do not hesitate to contact the undersigned.

Regards,



Addstyle Master Builders

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