



ABN: 26264815909

tel: 08 9493 7115

fax: 08 9441 6270

email: adrian@greataussiepatios.com.au

1/15 Alloa Road Maddington WA 6109

28/5/2024

To : Town of VICTORIA PARK

Re: 6 Canny Road ST JAMES 6102 – lot 848 on Pl. 6417.

We are seeking approval to install a new flat design, steel frame and roof PATIO attached to the front of the residence and a flat design steel frame and roof CARPORT attached to the side of the residence.

5.1.3 - We are seeking a reduced building setback of 0.5m from the side boundary in lieu of 1.0m.

The owners require cover from their existing carport to their front door and also cover from the existing carport to the brick garage for another vehicle.

The patio and carport have a minimal roof pitch design in order to connect from one structure to another. We believe the flat design of the proposed patio and carport would be less visually intrusive on the character of the existing dwelling and of the street scape. From the road, only the Surfemist coloured gutter and approx. 200mm (vertical) of Manor Red roof sheeting would be visible.

Although made from steel, the supporting framework, coloured 'Surfmist' would blend well with the existing 'surfmist' coloured fascia boards of the residence. The powder coated RHS steel patio tubing resembles the existing hand painted timber structural members used currently in the residence.

The patio and carport are proposed to have all 'Surfmist' coloured frame work with 'Manor Red' roof sheeting. These colours are a departure from the owners preferred option but after phone discussions with town of Victoria parks' planners, the combination of 'Surfmist' and 'Manor Red' would complement and blend in well with the colour scheme of the existing house.

The proposed 0.5m setback from the side boundary in lieu of 1.0m represents a small variation and is required to provide enough parked vehicle cover from the elements. No extra posts/columns are required to support the proposed carport, helping to keep building bulk near the boundary to a minimum. Support for the roof of the carport would be via connection to the existing carport and to the existing brick garage. The wall of the residence in between the existing garage and carport has no window and as such any reduced sunlight or ventilation to this area, would have no impact on the liveability of the room within. Adding a 3rd covered parking bay behind the existing double carport makes for more effective use of the space.



ABN: 26264815909

tel: 08 9493 7115

fax: 08 9441 6270

email: adrian@greataussiepatios.com.au

1/15 Alloa Road Maddington WA 6109





ABN: 26264815909
tel: 08 9493 7115
fax: 08 9441 6270
email: adrian@greataussiepatios.com.au
1/15 Alloa Road Maddington WA 6109



Could the Council please consider our proposal.

Any further queries to this application please contact me to discuss.

Kind Regards,

Adrian Hryb
Shire Approvals Officer
Mob 0405309453
Ph: 9493 7115 Fax: 9441 6270
Email: adrian@greataussiepatios.com.au