



TOWN OF VICTORIA PARK

Att: Planning Department

**APPLICATION FOR DEVELOPMENT APPROVAL  
65A EGHAM ROAD  
LATHLAIN WA 6100  
PATIO ADDITION**

Please find attached development application for a patio at the above address.

We have identified that the patio proposes variations to the r-codes.

The following justification is provided for the City's consideration of this variation.

- The patio is an open-sided structure and will not result in any loss of sunlight or ventilation to the subject site or adjoining property.
- Transparent roof panelling has been incorporated into the design to maximise natural light and maintain access to sunlight for the dwelling and surrounding areas.
- No changes to existing ground levels are proposed, ensuring that the structure does not impact the privacy of neighbouring properties.
- Only the patio posts are proposed to be located on the boundary, with the roofline setback 0.5 metres to reduce the appearance of building bulk.
- The proposal maintains sufficient open space on site to support landscaping and tree planting, preserving the overall amenity and character of the area.
- The patio is replacing an existing structure.

We appreciate the City's consideration of this variation, and look forward to hearing from you following your assessment.

Please contact myself on the below details, should you require further information.

Yours sincerely,

Sarah Morgan  
Administration/Shire Approvals  
**PERTH PATIO MAGIC**  
0458 001 913