



Abel Patios & Abel Roofing

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Justification Letter

69 Hawkstone St, Cottosloe WA 6011

With reference to the proposed structure at the above address, the client seeks permanent protection for areas that are directly impacted by the sun.

We understand a development application is required, due to the proposed patio setback of 0.9m in lieu of 1m, as per the Residential Design Codes.

We note that the proposed patio is not more than 10m in length, is located behind the primary street setback; and has eaves, gutters and roofs set back at least 450mm from the lot boundary. The position of the proposed patio does not affect the streetscape and does not minimize the extent of overlooking and resultant loss of privacy on adjoining properties.

We also note that the structure is fully compliant with the BCA and presents no fire separation hazards to adjoining houses. Without the use of shelter, the area will be rendered useless.



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