

Design Principles Assessment

Existing structures to be removed to make way for proposed outbuilding & retaining walls (including existing curved retaining wall & part of patio). Proposed carport shown on plans does not form part of this application for development approval.

Clause 5.3.7 Site Works

As shown in the proposed drawings contained within **Appendix A**, the proposed limestone retaining walls abut the property boundary and exceed the maximum 500mm deemed-to-comply height. The retaining walls follow the natural ground level of the property with no proposed fill at the allotment boundary, rather the retaining walls allow for a level sand pad for the proposed outbuilding.

The retaining wall is generally setback 5m from the eastern allotment boundary, however, returns to the property boundary to the rear of the proposed outbuilding. The retaining at the return, and within 1000mm of the eastern boundary, will be approximately 700mm in height from natural ground level. As the wall is only retaining the existing natural ground level, it responds to the natural features of the site and will have no impact on the adjoining property owner.

Clause 5.4.3 Outbuildings

As shown in the proposed drawings contained within **Appendix A**, the proposed outbuilding will be a 60sqm steel-framed and clad outbuilding with a gable roof (woodland grey). The outbuilding is located in the rear setback area and will not be visible from the established streetscape. The outbuilding does not reduce the minimum open space or outdoor living areas and has a maximum roof height of 4.01m to the ridge from natural ground level.

It is not uncommon to have an outbuilding with a proposed wall height of 3.0m in lieu of the deemed-to-comply 2.4m wall height. It is generally deemed that a 600mm increase in the wall height will have an insignificant impact on adjoining properties where the outbuilding finished floor level is established at natural ground level and is not located on adjoining properties northern boundary, as per the design of this proposed development.

Furthermore, the reduced setback of the outbuilding is to allow for site constraints due to an existing retaining wall and the shape of the allotment. The reduced setback will allow for access to the outbuilding without impacting on the adjoining properties access to direct sunlight and ventilation. It is requested that the City of Joondalup advertise directly to affected adjoining property owners where deemed necessary.

Summary

Based on the above assessment, the outbuilding and retaining walls do not satisfy all the deemed-to-comply requirements, however, will meet the relevant design principles. It is requested that the City of Joondalup (as the decision maker) support the variation and exercise judgement based on the merits of the proposal in accordance with the relevant planning framework.

If you have any questions or would like to discuss further please contact the undersigned on 0431 368 355 or via chris@onecert.com.au

Yours Sincerely,

C Steele

Chris Steele

PRINCIPAL APPROVALS CONSULTANT

GradDipBldgSurv. MAIBS BSP#2462 (Lvl 1, Unrestricted)