

14th February 2024



Chief Executive Officer
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Attention: Planning Department

Dear Sir / Madam,

Subject: **PROPOSED ADDITIONS & ALTERATIONS TO EXISTING SINGLE STOREY SINGLE DWELLING AT LOT 145 (6) DATUM PLACE, MULLALOO**

On behalf of the owner of the subject property, please accept the attached Development Application for the proposed residential development. In addition to this cover letter, please also find attached:

- Development Application form signed by the owner of the subject lot;
- One (1) set of site plan, elevations & floor plans of the proposed development;
- Copies of adjoining neighbour's consents for the proposed variations; and
- Current copy of the Certificate of Title.

The proposed residential development consists of the following additions and alterations to the existing dwelling:

1. Conversion of existing garage to storeroom and activity room. The existing rear storage area of the garage is to be demolished to make room for an enlarged and renovated pool area.
2. Existing pool and patio to be removed and replaced with a new alfresco area and sunken pool enclosure.
3. Existing study to be modified internally with new external access, and the addition of a new patio installed outside the study to the east.
4. Internal modifications to the existing kitchen, and modifications to the rear bedrooms to reduce the number of bedrooms from 3 small bedrooms to 2 larger bedrooms.
5. Replacement of the existing boundary retaining wall on the western boundary. Note that the top of wall height remains unchanged.
6. Excavation of the driveway to install a new slimline gable roof, lowered double carport with a reduced front setback of 2.15m; and
7. Raised front garden area and retaining walls with new stair entry to modified gable entry.

Our assessment of the proposed alterations and additions have identified the following variations to the R-codes, for which we provide justification:

1. Front Setback - Reduced front setback to Carport of 2.15m in lieu of 4.5m:

- a) The proposed new carport is to be excavated down to a flat level suitable for vehicle parking. The proposed finished floor level for the carport is to be FFL 30.20. This requires excavation up to 1.4m below the current ground level of the existing driveway. This excavation will not only provide grade access for vehicles but will also reduce the visual impact of the proposed reduced front setback.
- b) The carport has been specifically designed to be low visual impact. The posts are slimline 100mm x 100mm posts with a low pitch gable roof. The gable roof is a reflection of the proposed new entry porch with the same gable pitch and façade as the proposed carport. As no roller door or the like is proposed, the carport remains entirely visually permeable ensuring no building bulk is created within the streetscape.
- c) There will be no detrimental impact on streetscape due to recessed nature of subject lot within the Datum Place cul-de-sac. It is a very short street with only six (6) dwellings obtaining access from Datum Place. The proposed carport will not protrude into the streetscape due to its lowered height and recessed position within the cul-de-sac.
- d) The proposed reduced front setback of 2.15m is only at one point. Due to the raking front boundary, the setback to the carport increases from the proposed minimum to a compliant 4.7m at the western side boundary.
- e) Due to the existing dwelling being retained, the setback to the carport is unable to be increased with any significance. It is necessary for clearance to be provided between the carport location and the retained dwelling during excavation works to ensure structural integrity of existing dwelling is maintained. Limestone retaining walls are to be used which requires the walls to be built under the higher ground level.
- f) The existing crossover is to be retained without modification.
- g) Please find enclosed written consent from the adjoining neighbours at both 4 and 6 Datum Place advising they have no objection to the proposed carport front setback.

2. Site Works – Raised front garden and retaining walls in excess of 500mm in front setback area:

- a) The proposed retaining wall works and fill in the front setback area is simply an addition to the existing limestone walls within the front landscaping. The shape and alignment of the existing retaining walls are to be maintained and only raised to accommodate the excavation for the new carport. The increase to the existing retaining wall height is 600mm at its highest. This is considered to be a minor increase to the existing garden and wall levels.
- b) The face of the proposed retaining wall will only be a minor projection into front setback area due to sharp curve of the wall. This will create minimal building bulk, and arguably improve the streetscape with the use of the curved wall and accompanying landscaping.
- c) The proposed retaining wall is to provide improved landscaping abilities within the front setback area by tiering a series of walls for raised garden beds that climb with the existing natural gradient of the subject lot's front yard.

- d) The tiered retaining walls will reflect the natural gradient of Datum Place and effectively improve the natural environment and the streetscape.
- e) The proposed retaining and fill in front setback area will assist in providing a visual offset by the excavation for the proposed carport. It will in effect provide a visual balance as a mid-level garden feature sitting between the low-level carport and higher level of the existing dwelling.
- f) The wall will not create any overshadowing of neighbour's properties.
- g) Please find enclosed written consent from the adjoining neighbours at both 4 and 6 Datum Place advising they have no objection to the proposed fill and excavation within the front setback area.

If further information or clarification is required at any time, please do not hesitate to contact Benedict McCarthy on mobile 040 234 9224 or email info@planninghorizonswa.com.au

We look forward to a favourable determination at the Shire's earliest opportunity.

Regards,



Benedict McCarthy
Director - Planning Services