

Dear Shire of Jerramungup

RE: Planning Application for Lot 228 McGlade Close

Please find enclosed the site plan, elevations, application for planning approval and planning application fee of \$147 for Lot 228 McGlade Close

Description of Proposed Development

The building will be an enclosed shed and attached liveable lean-to. There is an open carport which fully spans both the shed and lean-to and is 6m in length.

Justification for Relaxing of Local Planning Scheme

In regard to Local Planning Policy 16, although negligible, I have been unable to keep the apex height within 4.2 metres, currently 4.3metres. Reasons for this include

I am looking to make a distinction from the shed and the lean-to by trying to make the two roof pitches as different as possible. To keep an apex height of less than 4.2 metres I feel the shed roof would just look like a continuation of the lean-to roof, which could have a negative visual impact.

If the lean-to starting height was below the current 2.67 metres, the finished internal ceiling height would be well below 2.4 metres.

Due to my current assets, I require the height clearance as shown on the attached elevation plans on the shed sliding doors.

In regard to Local Planning Policy 16, although negligible, I have been unable to keep the distance from each neighbour at 1.5 metres, currently 1.1 metres

The distance of the building from Lot 227 and Lot 229 would be 1.1 metres. The two main reasons for this are again, that due to the assets I own I need the opening of the two shed sliding doors to be as designed. Also, if the lean-to was decreased in size, it would make floor design very complex as the lean-to is only 48m² currently.

Other features of the building to justify relaxation of the Local Planning Scheme

The north facing end of the lean-to will have either a different colour to the remaining building and/or a different tin orientation to distinguish it from the shed, reducing any negative visual impact.

Apart from the driveway there will be landscaping throughout the block

There will be no windows or doors on the east and west sides of the building adjacent to Lots 229 and 227 respectively and the extra length of the building over 9 metres is only made up with the open carport.

Thank-you for considering my application and please feel free to contact me if you have any further queries.

Yours sincerely
Angelo Femia
Ph.0428770908

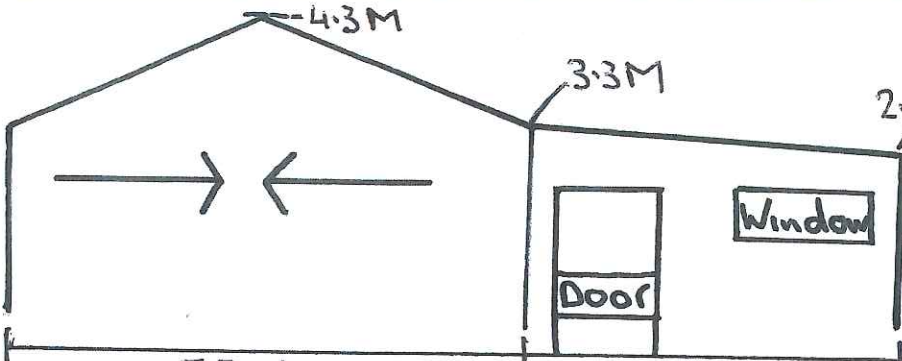
Lot 9000

15.69M

4.3M

3.3M

2.67M



Rain Tank

Lot 229

Lot 227

44.73M

44.72M

L/Scape

L/Scape

L/Scape

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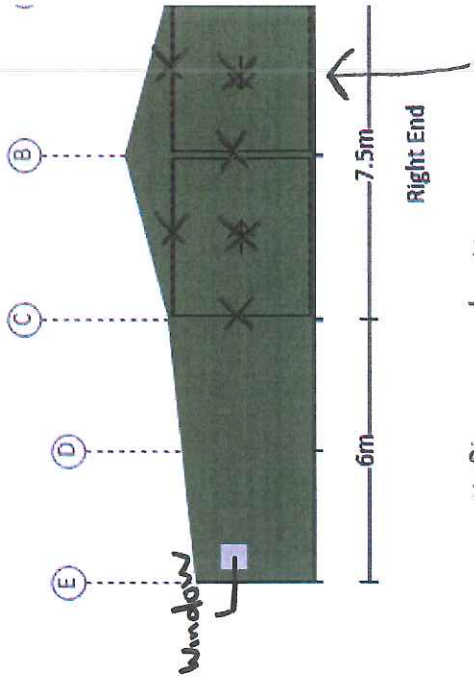
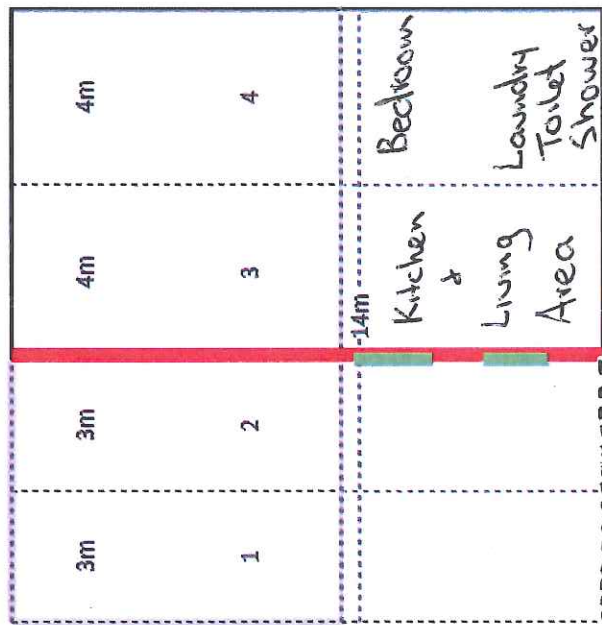
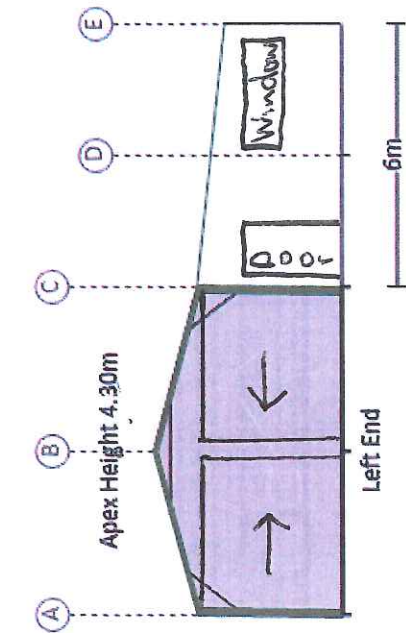
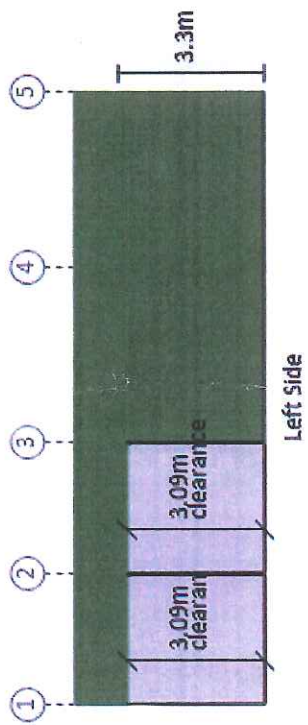
L/Scape

Drive Way

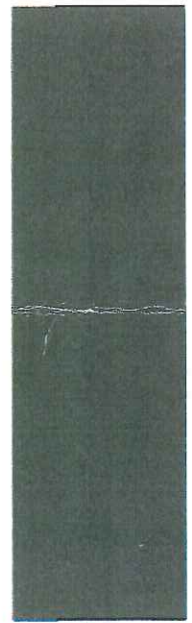
Lot 228

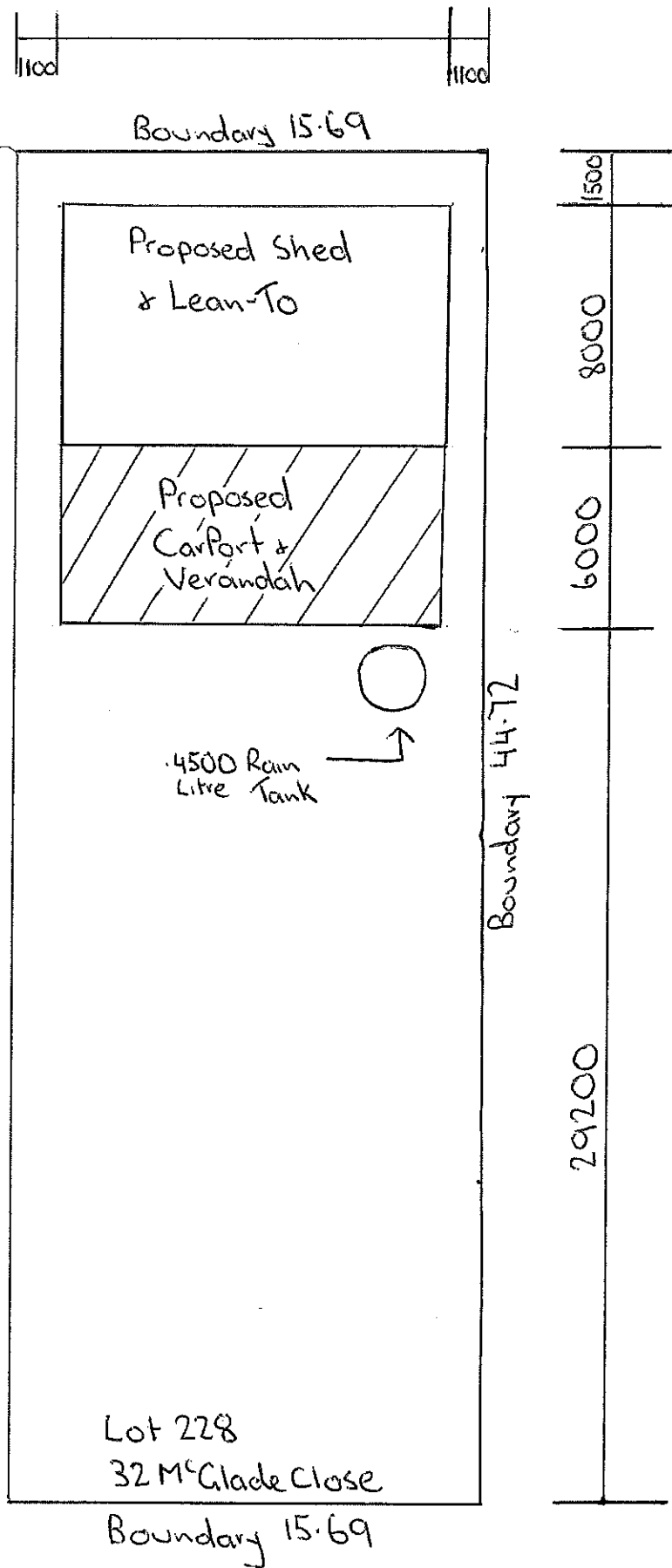
McGlade Close





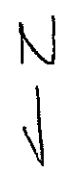
Please note there are no sliding shed doors on the right end. This was just how the program had illustrated it.





Block
Plan
Scale 1:200

M^cGlade Close



Dear Shire of Jerramungup

RE: Additional information for planning application Lot 228 McGlade Close

If the Shire council is concerned with the possible negative visual impact the proposed development may have, I am happy to perform the below additions.

Description of proposed development

900mm balustrading on the lean to section of the building, (west and north section) to further distinguish the lean to from the shed component. This will only leave an open carport on the garage section of the building

Cladding the north facing wall of the lean to with an entirely different material to further distinguish the lean to from the shed.

Additional justification for proposed development

If the concern of the Shire council is the negative visual impact the building may have, please consider the following points.

If I was to have the shed component separated from a residential structure of the same size that I am proposing (8m x 6m), in the form of something similar to a granny flat, I would think this would have more of a negative visual impact than what I am proposing.

A separated residential component would have to be placed to the north of my proposed shed to fit inside the boundary of my block. This would limit my ability to build a house of any reasonable size in the future and is not a cost effective method.

Ultimately the proposed building has been engineered and will have to conform to the building specification of a dwelling. There are many wide-ranging and diverse residential dwellings already in and around the proposed area to suit people's needs and tastes, which would have had to meet the same planning approvals and building specifications. The way I have structured my proposal is both cost effective, is a new building and no second hand material will be used and does not limit me in any way from building a house on the block any time in the future, which is our family's medium term, 5 year, plan.

Other information

My other assets include a coromal caravan and western star boat and trailer, which will have a 40mm clearance if the current building proposal is approved.

The colour scheme of the building will be a combination of colorbond colours, Surfmist and Dune.

Thank-you for considering my application and please feel free to contact me if you have any further queries.

Yours sincerely

Angelo Femia

