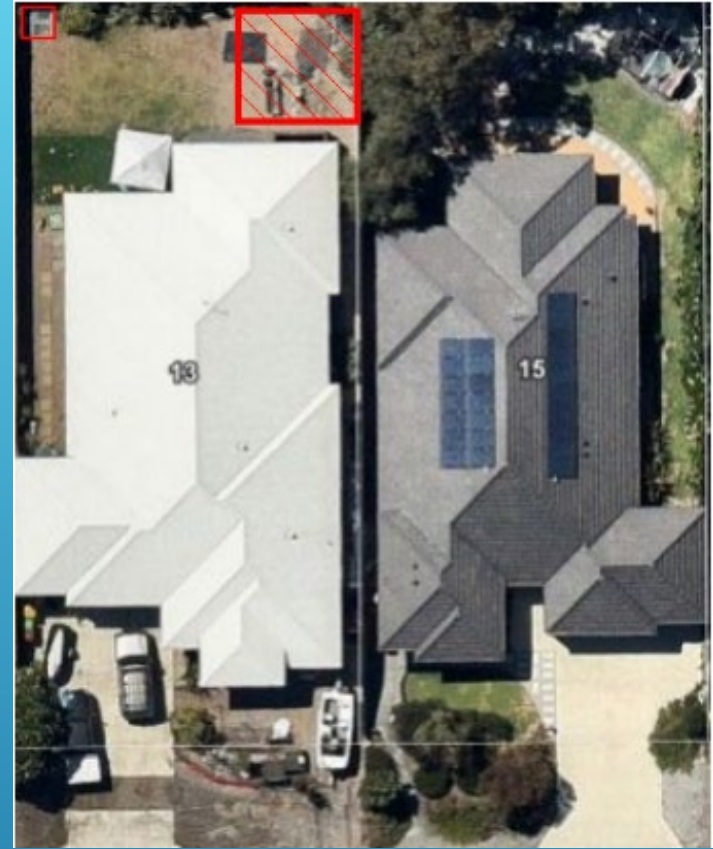


U23/0613 – LOT55, 13 WIDDICOMBE STREET, MYAREE - DEPUTATION PRESENTATION

DEVELOPMENT APPROVAL IS SOUGHT FOR REAR
SHED TO EXISTING SINGLE HOUSE

- Justification of a fair and reasonable use of ones in line with ones rights as a property owner.
- Address any concerns and possible questions to aid in ensuring a well-informed decision that serves the best interests of the community is possible, with the key objective to avoid any further undue expenditure of the City's resources and time for what one would consider a common and reasonable application to use one's own property as one intends
- Affirm my commitment to engaging constructively in this process and collaborating with all relevant stakeholders to find emphasize the resolution that aligns with the city's objectives.
- Reiterate the existing Neighbor Collaboration undertaken to date and my willingness to compromise in good faith for an equitable resolution.
- Address any possible misconceptions, and demonstrate my commitment to a reasonable, responsible and harmonious development within our community.
- Outline why all design considerations, early consultation with external certifiers, the council and shed supply vendors has yielded an optimal proposal given the required shed specifications and the sites limitations.
- Address the objections
- Outline comparative sheds in the street that demonstrate the project is in line with the city's and the neighborhood's values.
- Outline the sheds specifications, site limitations and the early consultation undertaken to exercise diligence.

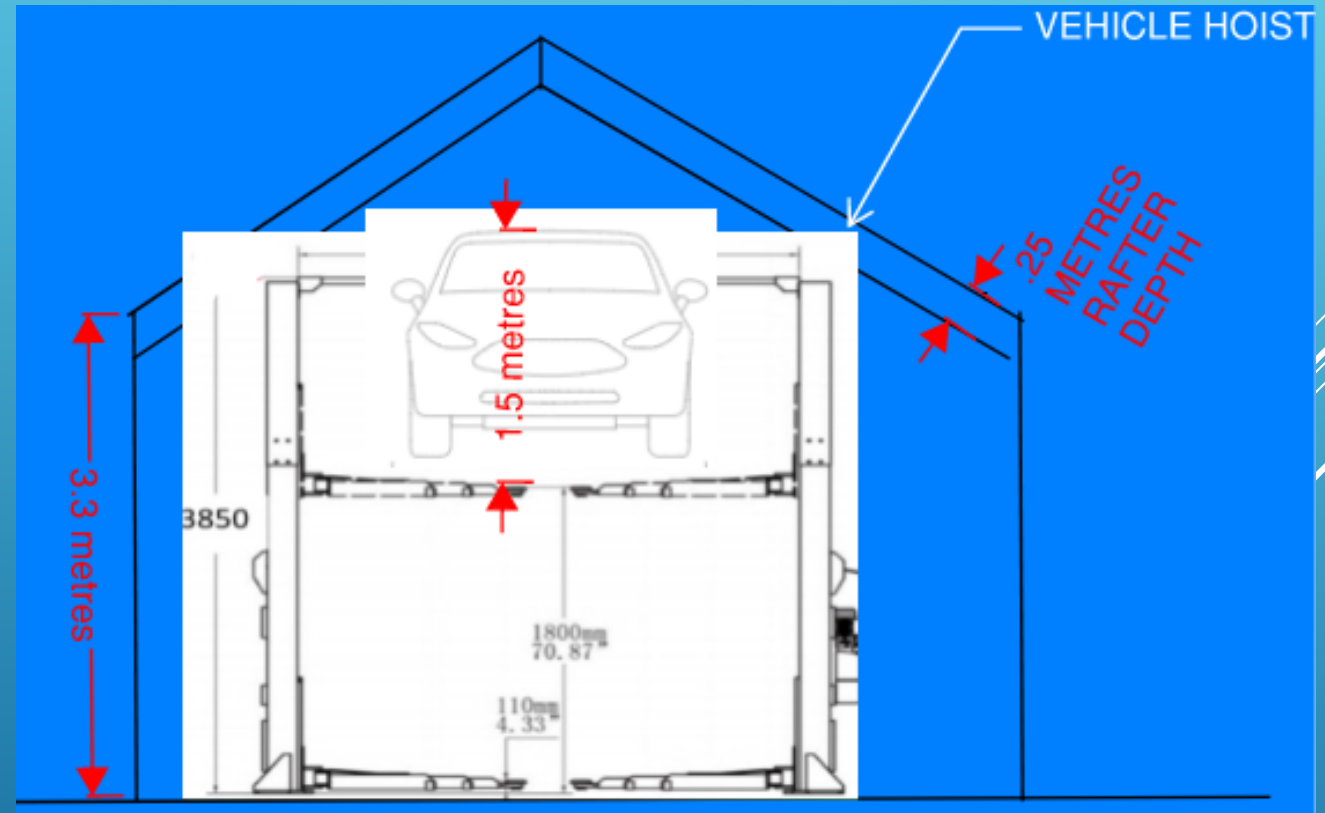
OUTLINE OF PRESENTATION



PROJECT SITE

SHED SPECIFICATIONS

- ✓ The shed specifications have been carefully and thoughtfully confirmed with respect to the intended use of the shed.
- ✓ The height facilitates a vehicle hoist as I am an old car enthusiast. This is why I have already put 3 phase power into the property during the build.
- ✓ The width and length facilitate tools.
- ✓ safe storage of a vehicle, jet ski, boat and motorcycle.
- ✓ Allows benches and shelving around the outer perimeter for adequate storage.
- ✓ Provides functional, safe and ergonomic access and egress to tools, equipment, workspaces and health and fitness wellbeing area.
- ✓ Shed's primary colour – IRONSTONE COLOURBOND (to match surrounds)



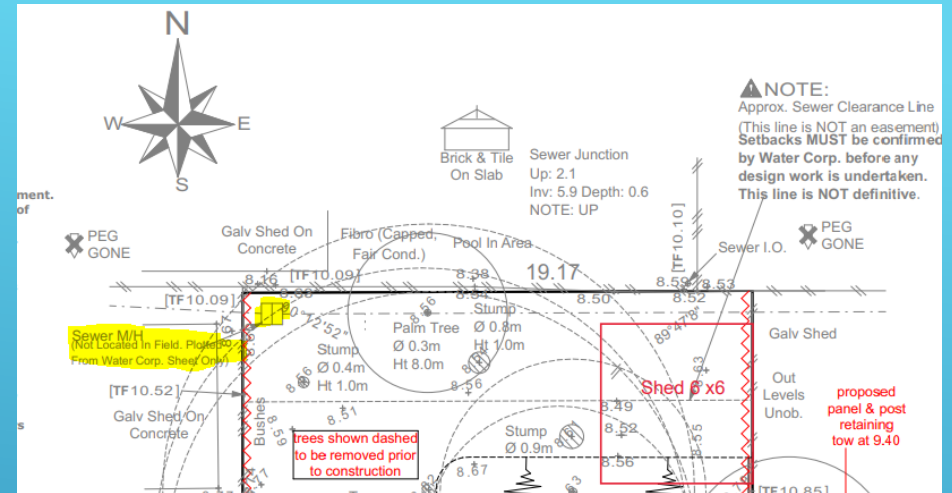
- ✓ The shed proposal is considered to adhere to city zoning regulations and codes.
 - ✓ Supporting engineering and documentation has been provided with the application for verification of its suitability for the site.
 - ✓ The other 3 surrounding properties are in support of the proposal highlighting the broader community's positive perception of the project and illustrating it to be fair and reasonable.
 - ✓ The shed increases privacy for the adjoining properties with varying ground levels.
 - ✓ The Shed has been designed to harmonise with the existing Colourbond fences to all surrounding neighbours.
 - ✓ The shed does not impact, impede, encroach, overshadow or devalue surrounding properties.
- ▶ The shed is comparable to that of other sheds in the neighborhood, with reduced boundary setbacks and is considered a reasonable proposal.
 - ▶ Through due diligence it was confirmed there is no alternative suitable location.
 - ▶ The shed does not detract from the streetscape as it is not visible from the street.
 - ▶ The shed does not detract from visual amenity of the adjoining eastern property.
 - ▶ The shed does not detract from the adjoining northern surrounding properties as it does not adjoin any habitable spaces and no objections were received from any of the other neighbors for the height variation proposed, demonstrating that there is a balance of opinions within the neighborhood.

THE FACTS - WHY IT IS REASONABLE TO BE APPROVED



- ✓ Due diligence has been undertaken prior to purchasing the property and building the home to enable the shed location to be sufficiently viable.
- ✓ Consultation and liaison with Water Corporation, council, independent certifier and shed suppliers to obtain pertinent advice over a **3 year** period ensured all design elements had been sufficiently considered for the suitability of the site location and shed.

DUE DILIGENCE - THE PROCESS UNDERTAKEN



From: Building Services <Building.Services@watercorporation.com.au>
Sent: Friday, 27 March 2020 5:21 PM
To: Nathan Lucken <nathlucken@hotmail.com>
Subject: RE: Structures within proximity to the sewerage easement - 13 WIDDICOMBE ST MYAREE LOT 55 - 90 01192 52 7

Good Afternoon Nathan

I can confirm that there is a 150mm PVC sewer main running parallel along the inside of the rear boundary at approx. 0.8m and is approx. 2.7m deep. The minimum distance a building can be to the centre of this sewer main is 0.6m with piling. Dependent on whether the design is single or double storey the minimum distance from the centre of the sewer main without piling is 1.5m (single storey) and 2.5m (double storey).

There is also an access/maintenance chamber located in the rear left corner of the lot which requires a 1.0m clearance around the edge of the lid and access to it at all times.

A retaining wall of less than 1.2m in height is perceived as an exempt structure and no longer requires Water Corporation Approval. The wall height is the distance between the finished ground level at the base of the wall and the top of the wall. If the wall height is above this height then we will require the above setback restrictions to be applied.

Any demountable framed structure (i.e. Patio, Pergola, gazebo or colourbond shed), with or without a cast-in-situ concrete floor, are perceived as exempt structures and no longer require the approval of the Water Corporation.

The minimum distance a below ground pool can be to the centre of this sewer main is 0.9m with piling. To be clear without piling you will need to be a distance of 2.0m from the centre of the sewer main. However, this clearance distance may vary dependant on the pool depth closest to the sewer main.

From: Nathan Lucken [mailto:nathlucken@hotmail.com]
Sent: Thursday, 26 March 2020 8:38 AM
To: Building Services
Subject: Structures within proximity to the sewerage easement - 13 Widdicombe Street, Myaree.

Good Morning,

I am purchasing 13 Widdicombe Street i Myaree.

I am currently looking into site works elevations and retaining requirements and have noticed there is a sewer line at the rear.

I wish to know exactly what the set backs are for retaining and structures within that easement area as i am looking at shed placement, and also retaining along the rear to build up the elevation of the back yard by 1m.

Could you kindly provide information to clarify what i can and can't do, or provide the contact of someone to discuss please and possibly organise a site visit if required.

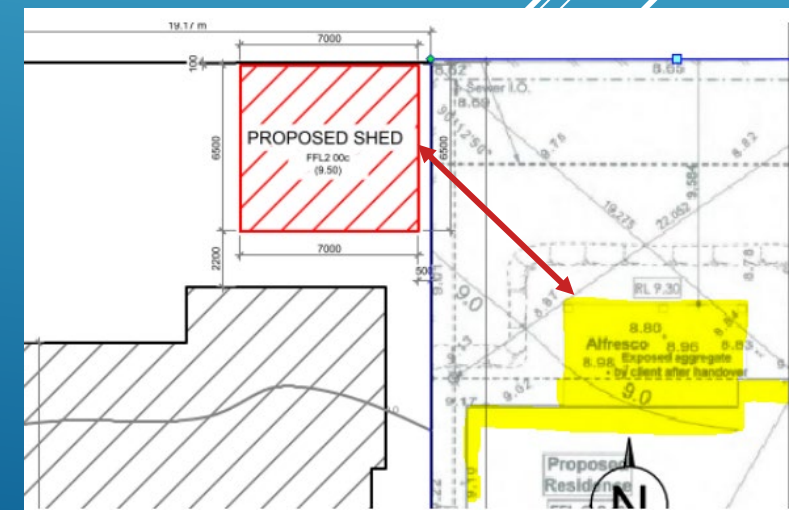
I've had a look at the Dial-before-you-dig. It mentions between 600mm and 1.5 m but i'm uncertain exactly what i can i can't do within what proximity to this sewer line and wish to clarify please?
 Please don't hesitate to contact me for clarification or further assistance.

Thank you and Kind Regards,

Nathan Lucken

OBJECTION – LOSS OF SUN AND PASSIVE SOLAR ENERGY TO REAR OF HOUSE

- ✓ Justification – The proposed shed has been considered to meet the relevant design principles of Clauses 5.1.3 and 5.4.3 of the R-Codes as there is no overshadowing impacts to the adjoining eastern lot.
- ✓ The shed does not restrict access to direct sunlight or ventilation to the subject site and adjoining sites.
- ✓ The proposed shed is positioned away from the existing dwelling and its primary outdoor living area on adjoining site with extensive uncovered open space between.



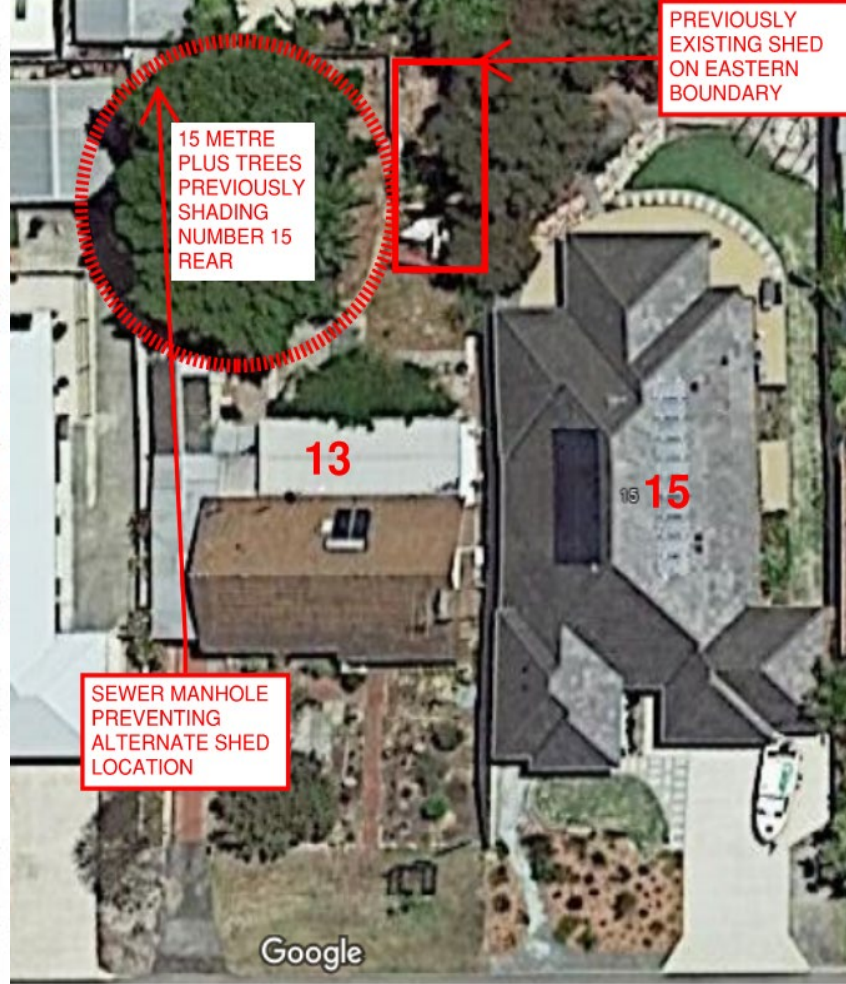
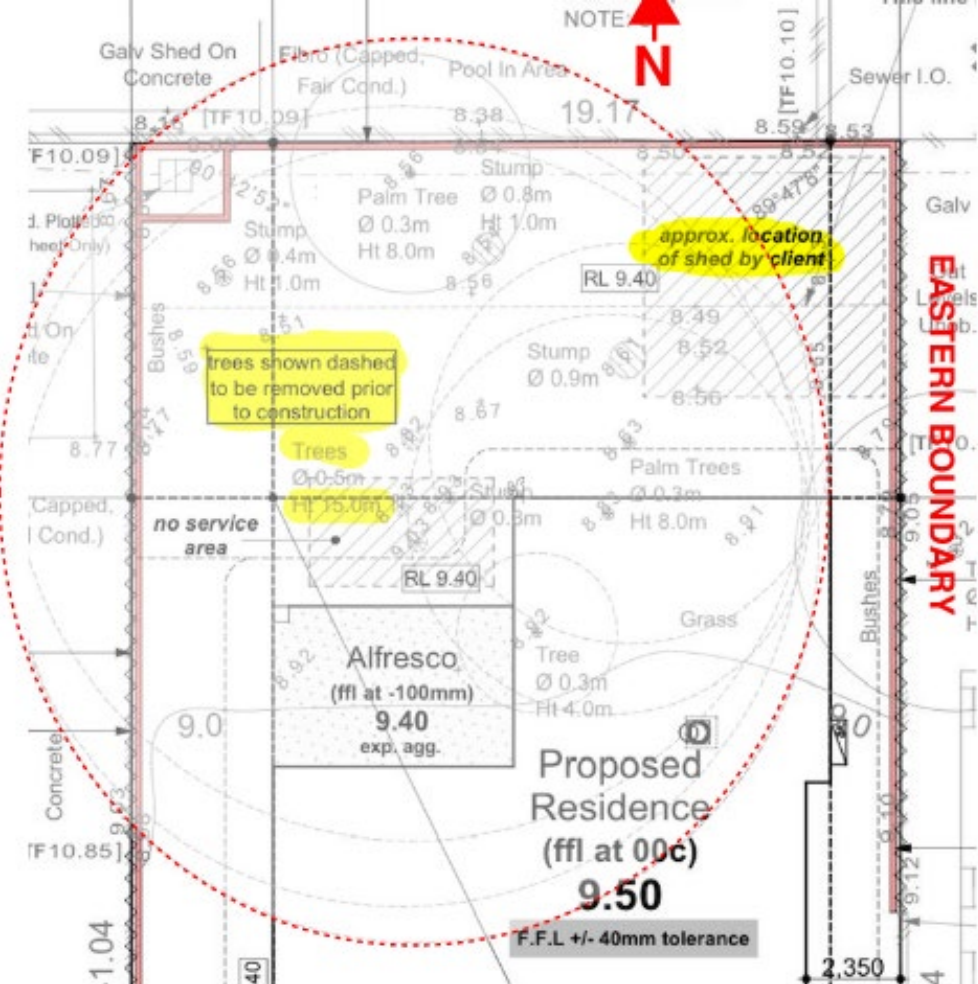
large existing trees exist at 15 Widdicombe
that impede light from the north western
corner to the property



- ❖ The adjoining site already has expansive mature trees shading the rear of the dwelling and primary outdoor living areas.

- ❖ 15 Widdicombe has large trees on the property restricting light into the back yard from the west and north directions
- ❖ Consideration of potential mitigation strategies to alleviate the primary existing cause of shading to the rear of the adjoining property e.g. regular housekeeping of mature overgrown trees would likely yield favourable results with respect to light, view and potential passive solar energy gains.





❖ Figures definitively illustrate large (15 meters plus) mature trees x 3, pre-existed historically shading number 15 Widdicombe. This goes to further challenge the basis of this objection.



These mature trees predate number 15's construction in approximately 2017/2018. (images from 2015)

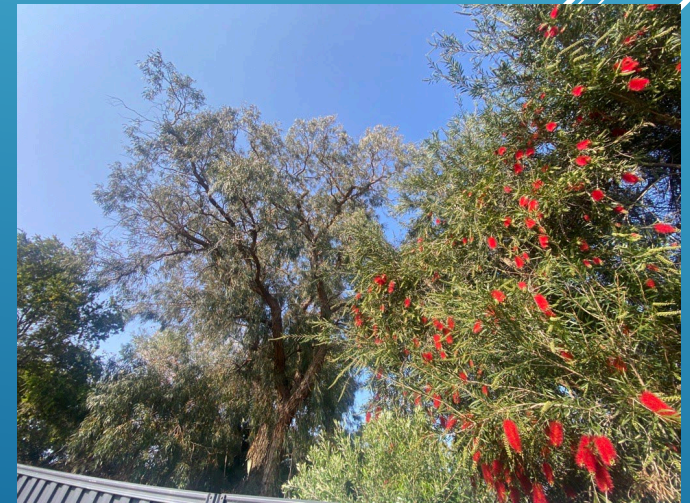


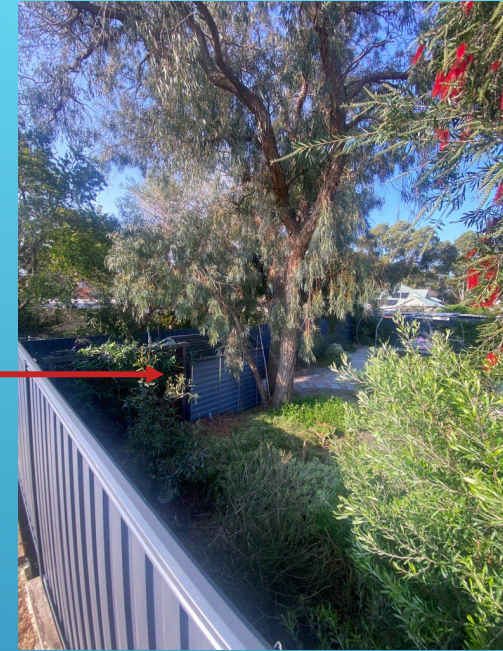
OBJECTION - FEELING OF ENCLOSURE

- ✓ The proposed shed has been considered to meet the relevant design principles of Clause 5.1.3 and 5.4.3 of the R-Codes which minimizes the bulk impact
- ✓ Ample open space between the shed and eastern neighbors dwelling and primary outdoor living area mitigates any valid objection for perception of adverse building bulk view.
- ✓ The shed will not restrict ventilation, access to light or impact access to light to a habitable room or living room.
- ✓ This area is already significantly shaded from existing mature trees on number 15 property.

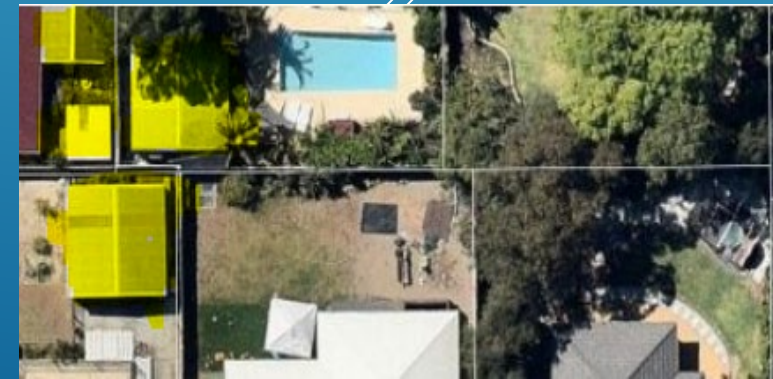
OBJECTION - VIEW OF SUNSETTING AND TREES

- ✓ The proposed shed has been considered to meet the relevant design principles of Clause 5.1.3 and 5.4.3 of the R-Codes with respect to amenity as there are no undue amenity impacts.
- ✓ There is no overshadowing impacts to the east due to lot orientation and no changes to ground levels that would affect this.
- ✓ Again, trimming of overgrown trees seems a logical, fair, reasonable and economical mitigation strategy regarding view.





- ❖ Comparative sheds in street with reduced boundary setbacks illustrates the project aligns with the city's broader objectives and values.
- ❖ 13 Widdicombe street's proposed shed will back onto 15 Widdicombe's existing shed and has been designed to harmonize with 15 Widdicombe's existing color bond fence coloring.





COMPROMISES AND NEIGHBOR CONSULTATION - A PROACTIVE APPROACH FOR AN AMICABLE RESOLUTION

- ✓ Timber scale mockup template and erected in the rear yard as a tool to engage with the neighbor and calmly discuss the proposal as a simulation with the key objective to obtain their approval or to discuss any reasonable compromises.
- ✓ The shed specifications and justifications for the height were discussed with the neighbor in an attempt to educate them of the process undertaken to confirm the design, the reasoning behind the design and the limitations to the site that inhibit relocation of the shed.
- ✓ Trimming of trees at my expense was extended as an olive branch but was rejected.
- ✓ The neighbour suggested to reduce the shed overall height by 300mm by 'sinking it into the ground'.
- ✓ While this was unfeasible, sufficient strategies for compromise were afforded to alleviate their concerns and facilitate this request. (as below)
 - ✓ Reduction to the wall height to 3.3m on all sides (300mm reduction to wall height)
 - ✓ Reduction to the ridge/total height to 4.2m (300mm reduction to ridge height)
 - ✓ Increasing the lot setback to 500mm along the eastern lot boundary
 - ✓ Lowering the slab into the ground to maximize embedment to further reduce the overall heights



APPROVED

NOTWITHSTANDING THE OBJECTION, THIS APPLICATION HAS BEEN ASSESSED AND IS CONSIDERED THAT THE DEVELOPMENT **COMPLIES** WITH THE RELEVANT PLANNING FRAMEWORK AND IS ACCEPTABLE, including the relevant Design Principles of the R-Codes. Therefore, the shed erection is deemed an acceptable and reasonable outcome and as such, has been recommended and supported for approval under the delegation through the Development Advisory Unit.

**SUMMARY –
COMPLIANCE WITH REGULATIONS
AND APPROVED BY THE DAU**





Thank you for your attention in hearing this matter. I sincerely appreciate this opportunity to be able to address the council, clarify any misconceptions, and demonstrate my commitment to responsible and harmonious development within our community. I look forward to fostering a positive neighborly relationship and 'mending the fence' and ultimately erecting the approved compliant shed. I invite any questions or further clarifications.

