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## LETTER OF JUSTIFICATION

15th AUGUST 2020

TO WHOM IT MAY CONCERN,

This information refers to the proposed residence at  
**20 CLANMEL ROAD, FLOREAT**

The proposed residence is a single storey house with a large pool. The plans also propose front retaining wall, planters and brick letterbox. Due to size of house and adding notes and dimensions for council & construction, pages could not fit to scale on A3 paper. All pages are to scale on A2 size paper.

Courtyard and living windows all north facing to allow maximum light and warmth into the house. Front setback to Garage is 9m, rear setback is 6m and open space is at 57%.

This letter is in response to further requests received on 11 August 2020 and to justify aspects for the Acceptable Development provisions of the R-Codes adopted by the Council. The following aspects can be accepted under the Performance Criteria of the R-Codes.

Performance Criteria / Justification = (☑)

**1. Local Planning Policy 3.24 – Natural Ground Level, site plan to contain the Town’s contours as provided from our Intramap contours.**

☑ The contour feature survey has been amended to match the Towns contours and level numbers.

**2. CLAUSE 26 LOCAL PLANNING SCHEME**

***a) The proposed retaining walls in the primary setback area are in excess of 0.5m from the natural ground level. There is proposed excavation in excess of 0.5m within the first 3m of the primary street setback.***

☑ The retaining walls are extremely necessary for personal reasons. The owners / occupants have an elderly parent who has medical issues with her leg and frequently visits to babysit the children. To maintain easier accessibility the retaining walls, size of steps and reduced number of step is needed. To move, relocate and amend retaining walls would result in more steps and change in size which would be a danger to occupant. We formally request this variation be accepted for medical and accessibility reasons.

***b) The proposed porch is setback 8m in lieu of 9m***

☑ The house has a front 9m setback to Garage and theatre wall. Plus a 10m front setback to Bedroom 1 wall. The theatre eaves and porch piers does project over the 9m setback. These are required as weather protection to windows and to maintain an aesthetic appearance to the front elevation. Due to the increase rise in the contour of the block the porch was required to be pushed forward for safety and construction purposes.

Furthermore the porch setback of 8m is from the piers not a wall. This also does not affect streetscape as the following properties on Clannmel Rd are under 9m:

Number 4 & 5 porch is approx 8.5m from front boundary

Number 11 & 13 porch is approx 7.5m from front boundary

Number 21 (direct opposite 20) porch is approx 7m from front boundary

We formally request that this information will be taken into consideration when assessing the plans and public advertising and further determinations by Council to allow us these vital provision.

2. **STREETSCAPE - LOCAL PLANNING POLICY 3.1**

☑ Further landscaping has been added to make it more than 98sqm landscaping to front setback.

☑ The proposed garage is setback 1m behind entrance & Bed 1 and level in line with theatre wall. The porch extends 1m forward from Garage. This is to maintain gradient for driveway and for aesthetic reasons and to allow a more visually pleasing front elevation. It also maintains the streetscape as several properties on Clannel Rd have been allowed this provision.

3. **BOUNDARY WALL - LOCAL PLANNING POLICY 3.2**

☑ The garage boundary wall, is facing south, under 9m in length and less than 3m high. This boundary will not detract from streetscape, maintain clear sight lines, no obstructive views, does not affect daylight and direct sunlight to adjoining neighbour and maintain protection of privacy. Furthermore boundary walls have been accepted to several properties along Clannel Road in accordance with Intramaps aerial views:



5 Clannel Road, Floreat



23 Clannel Road, Floreat. Directly opposite 20 Clannel Rd





41 Clannel Road, Floreat



6 Glengriff Drive, Floreat. Garage entry & location on Clannel Road

Hence this will not in any way affect, impact or compromise the streetscape. Also the floor plan open space, flow, decent room sizes and for sale value of this proposed development will be greatly insolvent and devalued if a Garage boundary wall is not maintained. We formally request that this information will be taken into consideration when assessing the plans and public advertising (if required) and further determinations by Council to allow us these vital provision.

4. **INFRASTRUCTURE REQUIREMENTS**

*a) Level at property boundary about 13.25, garage level is at 14.91; this equates to gradient of 18.4%, potential problem with change in grade at garage entry and at property boundary. Please show elevation of driveway and make sure that change of grade are less than 12.5% for crest, 15% for sag. Please refer to AS2890.1*

Please see Elevation 3 of plans, further information added. Please check with the City's engineer as I believe the gradient & length of driveway should not be an issue for Garage entry.

*b) The crossover is required to be setback 0.75m from the neighbouring lot boundary*

Amended on page 1 of plans

*c) Please show dimension of crossover and show clearance to property boundary.*

Added on page 1 of plans

*d) The plans denote that the soak wells are to discharge into the road. All stormwater is required to be retained on the lot.*

Removed from page 1 of plans

5. **LOCAL LAW 43 - WOODEN GABLES**

The material will be a cladding to mimic a cedar colour not actual timber. It will be a very small section of the porch roof for aesthetic purposes. Similar to several Garage door colours on Clannel Rd.

6. **FRONT FENCES**

No front fencing will be added.

Should you have any further queries please contact me on 0424 463 007.

Thank you

Kind Regards,  
Emmanuel Rofail



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