

## DA - Cover Letter



### **Lot 22, #1850 West Swan Rd., Caversham.**

architectural | residential |  
commercial | building

Department of Planning, Lands & Heritage.  
Swan Valley Planning.  
05/12/2023.

M 0423 204 563  
E admin@fgpdesigns.com.au



To whom it may concern,

Please see below details, outlining the application for development approval, for Lot 22, #1850 West Swan Rd., Caversham.

**Proposed works** - Colorbond sheet shed & concrete floor/apron, located in the north/east corner of the property.

In addition, the area noted as '*Future Residential Dwelling TBA*', has been included in these plan, to demonstrate how the proposed structure will be incorporated into the entire property in the future. The owners have intentions of building their residence on the property, & this area has been discussed as the most practical & functional area. As shown, the proposed structure would then be screened by the dwelling, & become incidental to the property. The future dwelling does not form part of this application.

**Existing Site Features** - Empty field, perimeter boundary fencing, single dwelling & outbuildings.

**Side Setback Justifications** - With regards to the submitted application for the above property, the owner is proposing to construct the shed in the north/east corner of the site. As this requires a variation to the 15m setback, the below justifications are provided, to be considered with the assessment.

1. 15m from the side boundary's, places the proposed structure, approximately, in the same location as the existing dwelling. This means that the dwelling would need to be demolished to achieve the 15m setback.
2. If the proposed structure was setback 15m from the side boundary's, it would occupy the most practical portion of the site, which could be used instead for other rural purposes.

3. It would also, mean that the proposed structure would be closer to West Swan Road, & therefore becoming a predominant part of the site, instead of a subsidiary to the other features.
4. As far as practicality is concerned, the proposed location allows for the most flexibility & functionality of the site.
5. In addition, it is to be noted that the owners may decide to build their home on the property in the future. The proposed shed location will then allow for the new dwelling to be located in front of the shed, & provide a visual break between the shed & road reserves.
6. The proposed location also allows for the owner to plant vegetation in front of the structure, to again soften the visual amenity from the road reserves. If the 15m setback was applied, the amount of open space left between the road reserve & the structure, would be reduced greatly.

In conclusion to the above, we feel that the proposed location is the most practical & best-fit for the site.

We hope that the application is carefully considered & looked at favourably, as the owners wish to enhance the area, & improve the site from its current 'un-maintained' state.

If you require any further details or information, please contact me at the below.

Many thanks in advance.

**Frank Panaia**

Director, Senior Designer & Builder.

0423 204 563

admin@fgpdesigns.com.au

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