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## Cover Letter

**Applicant:** John William Billett.

**Development:** Proposed Shed

**Owner:** John Billett

**Address:** 36 Hiawatha street, Norwood

**Zone:** General Residential

I am writing on behalf of the client, John William Billett about the development at his residential address of 36 Hiawatha Street, Norwood.

*The original application 'DA0538/2020' was refused on Monday the First day of February 2021.*

*A notice of Appeal was submitted on Monday the eighth of February 2021.*

*A phone conference took place in relation to the above appeal on Friday the 19<sup>th</sup> Of February 2021.*

*The below text will be in relation to the updated drawing set as per this conversation.*

The application was denied due to *Clause 10.4.11 - Outbuildings, swimming pools and fences – Performance Criteria P1 (overall size of the shed including the mezzanine 116.33m<sup>2</sup>) and Clause 10.4.2 - Setbacks and building envelope for all dwellings – Performance Criteria P3 (As the building was outside the specified building envelope and visually impacted the adjoining lots).*

The original set of documents that were submitted for review showed the overall height of the proposed shed at 5.050m and a roof pitch of 8°. This proposal also included a mezzanine floor and two block walls to the South-West and to the West of the outbuilding.

The attached drawing set titled 'HWT36', Dated R3-22/02/2020 will be the reference drawings for the below text.

In the updated submission the above performance criteria have been addressed by the removal of the mezzanine floor (48.83m<sup>2</sup>) bringing the total footprint of the dwelling back to 67m<sup>2</sup> and therefore not unreasonably impacting the character of the surrounding area with the proposal being significantly closer to the allowable 45m<sup>2</sup>.

In addition, the rear setback has been altered and the proposal is now situated 550mm further away from the adjoining property boundary on the south western side. The cladding on the south western side has also been changed to a colorbond finish instead of a block wall and the overall height of the proposed outbuilding has been decreased by 655mm. Bringing the total overall height to 4.245m. The height to the South Western Neighbour has also been reduced from 4.250m to 3.615m.

Regards,

Blake Sherriff