

Applicant justification – No. 36 Sunbury Road, Victoria Park – 5.2023.355.1

1. Primary Street Setback U1

We request Justification as this is only a minor incursion that will cause no building bulk and negative affect to the streetscape. The section that is 680mm forward of the 3m minimum is a porch area that is open with piers. Unit 1 lines up with the surrounding properties which both have double storey walls right on the 3-meter setback. The step up, front fencing, power pole, large Verge tree and open communal driveway will suit and blend in with the current streetscape. This will also avoid unit 2,3,and 4 site areas not to be reduced.

2. Lot Boundary Setbacks

- Unit 1 upper floor (rear N) - We request justification as the amendment is only 200mm and will cause no building bulk or negative impact on unit 2 or surrounding properties. It also allows bed 2 and 3 to be a reasonable size. Also, there is only minor windows and highlights to this wall and the wall length is only slightly longer than 9m
- Units 2,3,4 ground floor West side – we have reduced the bench window in each unit to be under 1m² which will comply.
- Unit 4 ground floor (side N) We can only see the alfresco which is setback 700mm but is open and not a solid wall (will need some more clarification)
- Unit 4 upper floor (Side S) - We request justification as the amendment is only 300mm and will cause no building bulk or negative impact on unit 3 or surrounding properties. Also, there is only minor windows and highlights to this wall and the wall length is only slightly longer than 9m.
- Unit 4 – upper floor (side N) - We request justification as the amendment is only 300mm and will cause no building bulk or negative impact on the rear surrounding properties. It allows the upper floor layout and design to work with more of a restricted site width. Also, there is only one highlight window to this wall and the wall length is only 150mm longer than 9m.

3. Visual Privacy

- Bed 3 window of unit 1 – We request a justification as this is a very minor overlooking incursion and will only be overlooking onto the neighbouring garage roof.
- Bed 1 window of unit 2,3,4 –
 - Unit 2 - We request a justification as this is a very minor overlooking incursion and will only be overlooking into a non-habitable area of the neighbouring property.
 - Unit 3 – we have reduced and moved the window to comply.
 - Unit 4 - We request a justification as this is a very minor overlooking incursion and will only be overlooking onto a non-habitable area of the neighbouring property.
- Bed 2 window of unit 4 - We request a justification as this is a very minor overlooking incursion and will only be overlooking onto a non-habitable area of the neighbouring property.