

23/07/2024

TOWN OF VICTORIA PARK
Received: 24/07/2024

DA Application 5.2024.3.1

67 Geddes St, Victoria Park

Overall, the home has been designed to take advantage of solar passive design principles allowing northern light to fill the home & a central courtyard to take advantage of southern cooling breezes while allowing for a large backyard for the young family & kids to grow up in.

While we seek a couple of minor variations to some side setbacks, we feel very strongly these have no negative impacts on any of our neighbours as we have paid close attention in the design process to ensure the layout & design of the home has been accommodating & respectful to the surrounding homes.

Minor variations proposed to 5.1.3 Side Boundary Setbacks

1. Ground floor (north-east wall/boundary)

Ensuite 2 to Bedroom - 1.97m proposed; 3.4m required

Although this appears like a large difference this is only very minor, with a small section of wall (less than 25%) being slightly over the allowed height by 20cm this has unfortunately pushed us from being compliant & now requires a 3.4m setback, given the very minor nature of this variation & location, having no overshadowing impact, no overlooking or privacy concerns given these are ground floor rooms, we feel this is a minor variation that will have no negative impact on our adjoining neighbour.

2. Ground Floor (north-east wall/boundary)

Living room boundary wall height - 3.95m proposed; 3.5m required

We are proposing a minor variation (less than 12%) to the allowed wall height, given this has no overshadowing impact, no overlooking or privacy concerns we feel this is a minor variation that will have no negative impact on our adjoining neighbour.

3. Second floor (south-west wall)

Walkway - 1.7m proposed; 2.2m required

Having designed this to be fully compliant with 5.4.2 solar access to neighbouring properties, we have also ensured maximum privacy to neighbouring homes by having no windows on this section as well.

We have also reduced our allowable maximum building height off 8.0m substantially down to 7.1m along this section thus further reducing any impact from shadowing, we feel the proposed minor variation to this setback will have no negative impact on our adjoining neighbours.

4. Second floor (south-west wall)

Bedroom/Ensuite 3 - 2.43m proposed; 3.0m required

Essentially this was designed with the same principles as above, to be fully compliant with 5.4.2 solar access to neighbouring properties & no direct facing windows for privacy to neighbouring homes.

We have also reduced our allowable maximum building height of 8.0m down to 7.4 along this section, further reducing any impact from shadowing, we feel the proposed minor variation to this setback will have no negative impact on our adjoining neighbours.