

ATTN: Martin Gallagher

RE: Request for Further Information – Lot 314 #18a Staines Street, Lathlain (5.2024.94.1)

We are seeking approval for the application of a two-storey dwelling at the above address.

Below we have listed reasonings / comments regarding items raised in the request for further information;

1. Frontage Size of Proposed Garage

“LPP25 under clause 2 – Setbacks of garages and carports requires the external width of garages to be no greater than 57% of the frontage of the site. The proposed garage is 60% of the frontage of the site in lieu of the above-mentioned provision. Please amend the width of the current garage or provide justification for the proposed variation in accordance with the relevant performance criteria in LPP25.”

Consideration of the garage was taken into account at the original design process of the dwelling and has been designed in a way that it complies with the minimum dimensions as outlined in the R-codes for double garages.

The garage satisfies the performance and all other acceptable development criteria outlined in the LPP25 Clause 2.

The balcony provided to the proposed design overhangs the garage and becomes the main focal point of the front elevation reducing the visual impact of the proposed garage.

It is also noted that the development of two single storey dwellings at 6a & 6b Staines Street have also been constructed with double garages on lots which size match the proposed dwelling, therefore the proposed dwelling existing character of Staines Street.

2. Community Consultation Required; Lot Boundary Setbacks

“Policy No. 37 – Community consultation on planning proposals (LPP37) set out the requirements for variations needing community consultation. Please be advised under LPP37, community consultation is required for lot boundary setback variations greater than 10% of the deemed to comply requirement of R-codes under clause 5.1.3 – Lot boundary setbacks. Please be advised that the following walls will require community consultation:

- Eastern Wall – PRD to Dining Room; Required setback – 1.5m; Proposed 1m First Floor Level*

Although there is a major opening to the dining room, visual privacy to the future adjoining neighbour will not be compromised due to 1.8m high boundary fencing which will be installed.

- Eastern Wall – Balcony Wall (Bulk); Required setback – 5.5m; Proposed 2.2m*

While proposed balcony wall setback has been reduced, there will be no impact of significance to the future neighbouring property. Visual privacy will be achieved through the use of permanent privacy screening.

- Eastern Wall – Bedroom 4 to Storeroom; Required setback – 1.2m; Proposed 1m*

It is believed a reduced setback will not cause any adverse impact to the future residence to the east side of the proposed. Due to the orientation of the lot in relation to north, overshadowing will not exceed the allowable amount as prescribed in the R-codes.

The window to Bed 4 is obscured below 1650afl therefore visual privacy to the future residence is maintained.

- Eastern Wall – Void Wall; Required setback – 1.2m; Proposed 1m*

It is believed a reduced setback will not cause any adverse impact to the future residence to the east side of the proposed. Due to the orientation of the lot in relation to north, overshadowing will not exceed the allowable amount as prescribed in the R-codes.

- Western Wall – Balcony Wall (Bulk); Required setback – 5.5m; Proposed 2.8m*

While proposed balcony wall setback has been reduced, there will be no impact of significance to the neighbouring property. Visual privacy will be achieved through the use of permanent privacy screening. Also, the structure of the neighbouring property which the balcony impacts is an existing brick and iron carport.

- Western Wall – Bedroom 3 to Master Suite; Required setback – 2.2m; Proposed 1.6m.”*

It is believed a reduced setback will not cause any adverse impact to the future residence to the western side of the proposed. Due to the orientation of the lot in relation to north no overshadowing will impact the neighbour.

The openings located to the western second storey wall are all non-major openings. The openings to bed 2 & bed 4 are obscured to 1650afl, therefore maintaining visual privacy to the adjoining neighbour.

Thank you for your time and consideration.

Kind Regards

Nick Evans

High Street Builders