

12/07/2022

Application Number: DA2022/0673

Attention: Adam Croft

Dear Adam,

RE: Construction of a secondary dwelling and garage at 16 Coster Street, Frenchs Forest.

1.0 INTRODUCTION

We are in receipt of Councils' letter dated 29th June 2022 outlining Councils' concerns in regard to the proposal and therefore requesting amendments to the development application presently before Council.

Therefore, we submit to Council the following amended documentation for the above mentioned proposal:

- The amended Architectural drawings
- The amended BASIX
- An arborist Report

2.0 AMENDMENTS TO DEVELOPMENT APPLICATION

The amendments requested in Councils correspondence and the amended documentations response to these matters is as follows:

Northern side building envelope & Building bulk

The design of the proposed dwelling has been amended to achieve a better outcome in terms of the building envelope and bulk by:

- Increasing the side northern setback for the first floor from 940mm to 1500mm. Even though the revised design is still not complying with the 45 side boundary envelope, the proposed development is considered far from the adjoining property and hence, it doesn't require any screen planting. Accordingly, in our opinion, the proposal promotes good design and amenity and as such there is no planning purpose in strictly upholding the development standard.
- The slope of the roof has been reduced to 15 degrees' gable roof to minimise the bulk of the building.

Privacy:

In terms of the privacy, the window design has been revised to incorporate better privacy measures. Bedroom 2 window is a highlight window with a sill height of 1.5 and the splashback window is a fixed and cannot be opened, it falls below the eyeline.

Therefore, we believe that visual privacy is addressed and alleviated without the need for a privacy screen to the northern side and this will not result in overlooking of the private open space of the adjoining property.



12/07/2022

3.0 CONCLUSION

Therefore, as indicated above, the architectural drawings have been amended as to conform to all of Councils' requirements stipulated in their correspondence. As a result, we trust that we have alleviated any concerns that Council may have had about the above-mentioned proposal.

We hope that the above information meets your requirements.

Should you have any queries, please do not hesitate to contact our office.

Yours faithfully,

Lena Strakian
Project Designer / Town Planner

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