

Project: Alterations and additions to single story residence.

6 Stephen Street Beacon Hill

Project include: Garage under extensions, new retaining wall rear yard, new driveway, ground floor renovations and extension and front balcony, first floor addition and front balcony.

Non-complying items: Maximum 8.5m height LEP, Side boundary 4m envelope DCP, garage side wall extension within 900mm side boundary setback DCP.

Owners: Craig Haack and Leanne Stanley of above address.

Craig: email craig@haackconstructions.com.au

Mobile 0403772082

Required Clause 4.6 Non-compliance with LEP control Height maximum 8.5m. Refer Town Planners report.

- **The height above 8.5m is minimal being at the front wall 80mm, 730mm at 5m back from front wall, 200mm at 9m back from front wall and 20mm at rear family room wall.**

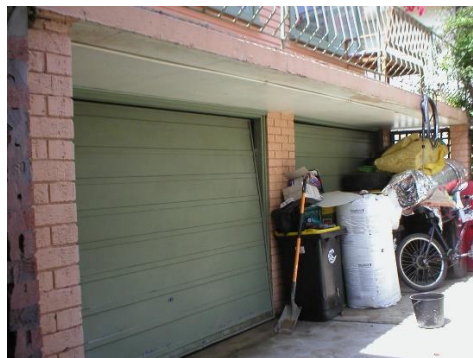
Photos 6 Stephen Street Beacon Hill existing house and site



Front of 6 from Stephen Street above



Family room outside



Garage doors & balcony



No 6 & 8 from Stephen Street above



No 6 NE rear corner & part no 8



No 6 part front yard in front family room above



No 6 rear deck looking NE past no 8 rear yard



No 6 rear deck and pergola looking SE No 8 & 10 beyond, lawn now applies part levelled rear yard





No 6 Rear of garage direction



NO 6 Rear yard looking to rear fence in NE
Rear yard now mainly levelled with lawn.



Rear property from No 6 rear deck



No 6 west side passage



House foundations under proposed meals area.