



1/10/2021

Application Number: DA2021/1310

Attention: Tom Burns

Dear Tom,

RE: Construction of a secondary dwelling at 22 Rathowen Parade Killarney Heights

1.0 INTRODUCTION

We are in receipt of the Council's letter dated 30 August outlining the Council's concerns in regard to the proposal and therefore requesting amendments to the development application presently before the Council.

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

- The amended architectural drawings
- The amended BASIX

2.0 AMENDMENTS TO DEVELOPMENT APPLICATION

The amendments requested in the Council's correspondence and the amended documentations response to these matters is as follows.

Clause B3 Side Boundary Envelope

The design of the proposed dwelling has been amended to comply with the side boundary envelope. This has been achieved by:

- Stepping down in height of the secondary dwelling by changing the slope of the roof and removing the highlight windows and by stepping the levels within the structure. This allows the proposed development to respond to the natural topography of the land. The proposed property will still have an adequate solar access and light as the roof has been designed to ensure natural light access to the dwelling is maximised via having skylight windows wherever it is needed.
- Increasing the side setback from 940mm to 1440mm. Therefore, the proposed development is far from the adjoining property which complies with the side boundary envelope (please refer to section B-B within the architectural drawings.)

Accordingly, in our opinion, it is considered that these amendments are particular to the circumstances of the site and support the proposed development. The proposal promotes good design and amenity and as such there is no planning purpose in strictly upholding the development standard.



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Clause D8 Privacy

In terms of the privacy, the layout of the secondary dwelling has been amended to optimise the privacy for occupants of the development and occupants of adjoining properties via:

- The positions of the openings. The openings that face the western boundary are at sill height of 1.5m
- There is 1.7m privacy screen from the west side of the balcony.
- The splashback window which faces the northern side is fixed and cannot be opened, it falls below the eye-line at a sill height of 900mm.
- As mentioned above, split level within the dining and kitchen areas is proposed. This will minimise any visual impact might occur given the fact that the balcony is now 1.7m from the northern boundary.

Therefore, every aspect of visual and acoustic privacy was addressed and alleviated wherever possible.

3.0 CONCLUSION

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

We hope that the above information meets with your requirements. Should you have any queries, however, please do not hesitate to contact our office.

Yours faithfully
Lena Strakian

Master Degree in Town Planning
Bachelor of Architecture