

S.E.P.P.1 APPLICATION:

TO VARY THE REAR BUILDING ALINGMENT FROM 6M to 1.3M FOR 6.39M.

**RE. 60 EPPING DRIVE, FRENCHES FOREST, N.S.W. 2086.
TO BE CONSIDERED WITH THE ATTACHED DEVELOPMENT APPLICATION.**

The attached Development Application covers the construction of a new bedroom/en suite bathroom, with minor internal wall changes, to the existing dwelling on the subject site.

With respect to the above we request Council grant an exemption, under this S.E.P.P.1 application, to vary their current D.C.P./L.E.P. requirements for rear boundary set backs from 6M to 1.3M.

As can be seen from the site plan and site inspection, the existing dwelling is set towards the rear of the site. This, we assume, was sited in this location in order to achieve maximum (northern) solar access to the dwelling. This also applies to several adjoining properties where solar access has been maximised

In 2006, under Development Approval 2006/0790, Council agreed to a reduction of the rear boundary set back to 1.3M in order to accommodate a minor extension to an existing bedroom. This extension has caused no problems or concerns to adjoining properties. The proposed addition/extension adjoins this bedroom and follows the same rear boundary set back of 1.3M.

The length of the rear boundary is 25.30M. The total length of intrusion into the 6M set back of the existing bedroom and proposed extension is 11M. The remaining area remains as original landscape.

As the proposed addition/extension does not have any detrimental effect on adjoining properties or the area in general, we believe that is unreasonable and unnecessary, in this situation, to comply with Council's required set back.

Should Council require any further information regarding this S.E.P.P.1 please do not hesitate to contact the undersigned.

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