

12th September 2025

Justification Letter

Dear Sir/ Madam,

RE: Further Information Request -11 Clinton Avenue ST JAMES - 5.2025.302.1

- 1. Ancillary Dwellings** – The proposed ancillary dwelling has an approximate 78 square metre internal floor area in lieu of 70 square metres as required by the Residential Design Codes Vol 1, 5.5.1 Ancillary Dwellings. It is recommended that revised plans are submitted or justification against the design principles of the R-Codes are provided for the Town's consideration.

We would like to provide a variation for the storeroom which attached to the ancillary dwelling. The internal floor area of the ancillary is 69.83m². The existing metal shed which located at the backyard will be removed. The owner would like to build a new storeroom to attached to the proposed ancillary dwelling, and it will be used to store the garden tools and other items.

We cordially request the City takes into consideration the Development Approval, and provide a just determination.

Please do not hesitate to contact me on [REDACTED] or by mobile [REDACTED] if you have any questions.

Thank you for your consideration.

Yours sincerely,

[REDACTED]

Building Designer