



Our Reference:	██████████
Client:	██████████
Site Address:	16 Etwell St, East Victoria Park

Overview

The proposed framed weatherboard residence has taken into consideration the character and streetscape of East Victoria Park and closely adhered to the Local Planning Policies. The client's wish was to have a single storey with presence and the have a floor level 800mm above natural ground level. The site is densely populated with existing trees and vegetation and only those trees impacting the proposed building foot print will be removed or have branches trimmed. The positioning of the house has been determined by existing trees the clients would like to retain. Please refer to the planning drawings which shows an overlay of the proposed house on the site with cone of vision areas and where they fall into neighbouring properties.

5.4.1 Visual privacy

R'Codes 5.4.1 *Visual privacy*, a habitable space (other than bedrooms and studies) with a major opening and floor level of more than 0.5m above natural ground level should be set back 6m from lot boundaries, bedrooms 4.5m and habitable outdoor spaces 7.5m. The kitchen wall and laundry landing are proposed with a setback of 4.06 in lieu of 6m and 7.5m respectively from the southern boundary, the front verandah has a side setback of 5.2m in lieu of 7.5 to the southern boundary and the front living room has a 4.5m in lieu of 6m to the northern boundary with regard to 5.4.1 *Design principles* and the following:

- The proposed major opening is within the kitchen work space, facing away from the remaining living areas and therefore is not a major active viewing space.
- Proposed screening trees will be planted along the fence for privacy opposite the kitchen and laundry landing as per design principles so the privacy of the adjoining property will not be significantly impacted.
- The cone of vision to the front living room falls on the access driveway to the rear of 14B therefore the privacy of the adjoining property will not be significantly impacted.
- The view from front verandah falls over House No18's driveway with no habitable spaces being impacted.

Office Use Only

Accepting officer's initials:

Date received:

Council reference no: