

Job Number 9453

28 July 2025

Town of Victoria Park

Development Application: Letter of Justification for Survey Strata Lot 1 (#3A) Grantham Place, Carlisle

Please note that we are seeking council approval for the above-mentioned development based on the following points under the Design Principles of the Residential Design Codes (RDC) **Part B**:

5.1.3 Lot Boundary Setback – (Setback to Lot Boundaries, Wall with opening):

The proposed building is set back 0.96m on North/East Boundary (in lieu of 1.5m as per Table B).

- setback to Living/Alfresco is under 1.5m permitted with major opening, we are seeking approval of proposed 0.96m setback as will have no impact on neighbouring lot given if they do intend to build new development in future.
- Impact to neighbours will be significantly reduced given there will be the existing 2.1m high metal fence dividing properties, no visual negative impact will be able to occur, Refer elevation 2 of plans for visual demonstration.
- Setback is over 0.9m and complies with NCC 2022 fire separation and setback requirements.
- Proposed design is aiming to keep the large major opening on Living wall to maximise Northern aspect light into main internal living area.

5.1.3 Lot Boundary Setback – (Setback to Lot Boundaries):

The proposed building is set back 1.07m on South/West Boundary (in lieu of 1.5m as per Table B).

- Setback to Pantry to Bed 5/Study is under 1.5m deemed required by shire as has been calculated over 14m, we the builder and other shires do not determine overall wall length this way given Boundary walls have their own definition and should be excluded from overall wall length. We are seeking approval of Pantry to Bathroom walls proposed at 1.07m setback, they are non-habitable rooms and minor openings. Will have minor impact on neighbouring lots, wall heights are well under 3.5m high permitted and overshadowing shown on Site plan demonstrates minimal impact. Single Storey residence proposed.
- Impact to neighbours will be significantly reduced given there will be the existing 2.1m high metal fence dividing properties, no visual negative impact will be able to occur.
- Access around property is still maintained.

5.2.2 Garage Width

The proposed development has a Garage width which exceeds 50% of the frontage.

- Our proposed design has a Garage width which occupies 51.7% of the 50% allowable with reference to the 10.44m wide lot frontage, variation sought is very minor and see no actual negative impact to streetscape with proposed, given new build will be enhancing streetscape as compared to old dull existing dwelling and others in local vicinity.
- The Garage has been setback 1.21m from the predominant elevation feature Porch, therefore does not dominate the front elevation, along with being setback 6.4m from front boundary line.
- Through windows from Bed 5/Study, the design ensures that visual surveillance from that habitable room is not restricted.
- The proposed residence has been designed to make the most effective use of the subdivided narrow 10.44m wide lots frontage available, creating a highly desirable family home with much sought after and practical double garage.

Based on the above and in conclusion we would appreciate if the shire could assess the above application on its merits and finalise the approval.

Kind Regards,

Shire Liaison

Ross North Group - 9431 8000