

17th July 2020
Bass Coast Shire Council
76 McBride Avenue
Wonthaggi VIC 3995

**Re: Planning Permit Application
Mr Richard Alfred North & Ms Debra Joyce North
15 Tingara Close, San Remo, Vic 3925**

To Whom It May Concern,

We are respectfully seeking approval for Planning Permit consent to construct a double storey dwelling at a maximum height of 7195mm in lieu of the required 7000mm set out in the Design & Development Overlay at 15 Tingara Close, San Remo, Vic 3925

To meet the area's Design & Development Overlay requirements, and reduce the impact on neighboring properties, we as the owners have taken the below measures to minimise impact on surrounding residents views:

- Reduced the pitch of the roof to 15 degrees (from a standard 22.5 degrees for this design) in order to reduce the building height as much as possible. The roof pitch was unable to be reduced any further, due to owners installing a ducted heating/cooling unit in the first-floor roof cavity.
- The front setback of the dwelling is a substantial amount (9000mm front setback), taking careful consideration the impact of the double storey dwelling would have on neighbouring properties.
- Provide 2800mm side setback in lieu of original side setback of 1800mm providing a more centralized siting, minimising any impact of the neighboring properties.
- Please note that we have complied with all other building regulation as there is no shadowing or overlooking.
- In order to achieve the desired 7000mm or less in building height we would have to reduce the ground floor ceiling height and provide a flat roof which does not take into account the preferred character of the area resulting in a disruption of the current streetscape.

Thanking you on advance for your consideration and look forward to hearing from you.
If you require any further information, please do not hesitate to get in touch with Rachael Jansen from Simonds Homes in Wonthaggi, Vic 3995 (rachael.jansen@simonds.com.au)

Kindest Regards,

Richard & Debra North