

9th of October 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 story dwelling at a maximum height of 7345mm in lieu of the 7000mm maximum set out in the Design & Development Overlay affecting 15 Tingara Close, San Remo, Vic 3925

To address the Design & Development Overlay requirements and reduce the impact on neighboring properties, we as the owners have taken the below measures to minimize impact on surrounding properties:

- 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. The current roof pitch is the minimum we are able to achieve with a ducted heating and cooling unit in the roof cavity.
- Increased the front setback of the dwelling to a 9000mm front setback, in consideration of the impact a double storey dwelling would have on neighbouring properties and the overall streetscape.
- Provided 2800mm side setback in lieu of original side setback of 1800mm providing a more centralized siting, minimising any impact of overlooking and overshadowing on neighbouring properties. Please note that this dwelling is res-code compliant in relation to overshadowing & overlooking.

SIMONDS HOMES MELBOURNE (ABN 35 050 197 610)
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- Reduced ceiling heights and RL levels to ensure overall height above NGL is lower than those either side of the subject site. Please note that overall building heights on both adjacent neighbouring properties (Number 10 & Number 13 Tingara Close) are 300 – 400mm higher than the overall height of the proposed.

Thanking you in 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 on the following email address.

E: kayla.kokic@simonds.com.au

Kindest Regards,

DocuSigned by:

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Kayla Kokic