

## Development Application Submission

Date – 07-11-2023

Project Address – #6A Orion Court, Craigie

To the assessing officer,

We have worked closely with the Owner/ Applicant of #6A Orion Court, Sue Marris, to creatively approach the design of her new home. We have focused on providing a home which is well-orientated, feels open and provides a flexible layout which can evolve as the occupation of the dwelling shifts over time. The design is not typical, and the lot comes with some constraints, therefore, we have provided justification for items that don't strictly comply with State planning Policy 7.3 and HOALPP.

We thank the City of taking the time to process the application for the proposed home. Please contact the applicant if you need any further information or explanation. We look forward to working with you throughout the approval process.

### **HOALPP – Side and Rear Setbacks**

Objective – Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat gain

6.2 A wall may be built up to one side lot boundary behind the street setback within the following limits:

- a) Maximum length of 9m
- b) A maximum height of 3.5m
- c) An Average of 3m from natural ground level; or
- d) Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions

### **Justification**

We are proposing two boundary walls, one to our eastern boundary and one to our south. We are restricted to a very small footprint due to the size and width of the lot along with the location of the existing sewer main running along the western boundary. Due to this we have proposed an additional boundary wall to the south. This boundary wall is 4.7m in length and part of non-habitable rooms. We believe we meet the objectives outlined in the HOALPP as the proposal;

- Doesn't impact access to solar gains to proposed dwellings habitable areas
- Doesn't reduce access to cooling cross breezes
- Is minimal in length, therefore, reducing the impact on the adjoining property, along with complying with solar access requirements

We thank the City of taking the time to process the application for the proposed home. Please contact the applicant if you need any further information or explanation. We look forward to working with you throughout the approval process.

Kind regards,



**Ashleigh Medwin**

GRN Residential Developments

0409 271 839

a.medwin@outkook.com