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12th September 2016

Berrigan Shire

Re: 16 ANTHONY AVENUE, TOCUMWAL, PROPOSED DWELLING

Ref: 12/17/DA/D1

1. In 2014 the Berrigan Shire Development Control Plan introduced that garages should not extend forward of the front building line.
2. As builders if we are limited to designing homes with the garage level or set back from the front building line, there is greater potential for the street scape to have a generic look which in time to come may be detrimental to the streetscape.
3. If we could have the variety to design homes with the garage forward of the building line or behind we have more potential for a variety of designs to give the streetscape a more attractive and diverse appearance.
4. There are in close proximity garages forward of the building line.
5. My understanding in conversation at the shire meeting is that this ruling was introduced to be in line with surrounding councils. To my knowledge there are two councils in the surrounding area without this ruling.
6. There are limited vacant small blocks available for sale giving people less choice to find a block suitable to build a house to suit their individual requirements.
7. Our design provides for excellent BASIX requirements with the garage and only one window facing west.
8. We have windows above the alfresco area to the north to provide light and warmth in winter.
9. There is no opportunity for houses to be built directly opposite therefore giving a more open space appeal.

10. Moving the set back to 6000mm from the front boundary to the front of the building line gives our proposed dwelling even more open space to the front.
11. The width of the nature strip at 5900mm also provides for an open space area.
12. The design of the home protects the front entry from the weather coming from the south/west.
13. In most cases our clients come to us with a front façade design that they fall in love with. Our job as builders is to listen, understand and deliver a home as close as possible to our client's vision.
14. The Shire is concerned about making a precedence with this project. Our client has done some research and found a new home currently under construction in Boyd Street, Tocumwal with the whole garage forward of the front of the front building line. As we understand this project did not have to go to a council meeting.
15. At the previous council meeting it was also pointed out that a number of councilors homes had their garage forward of the front building line.
16. Previous to the ruling that the garage is to be level with the front of the house or 1000mm set back from the front of the house there were houses built with garages set forward of the building line which were not unsightly.
17. Garages do not have to be an unsightly part of the house if they are designed as part of the building line and not just an added afterthought.
18. This design is keeping with existing and nearby homes.
19. Housing designs change over time and our clients choice is one of which is very popular with our clients at this point in time.

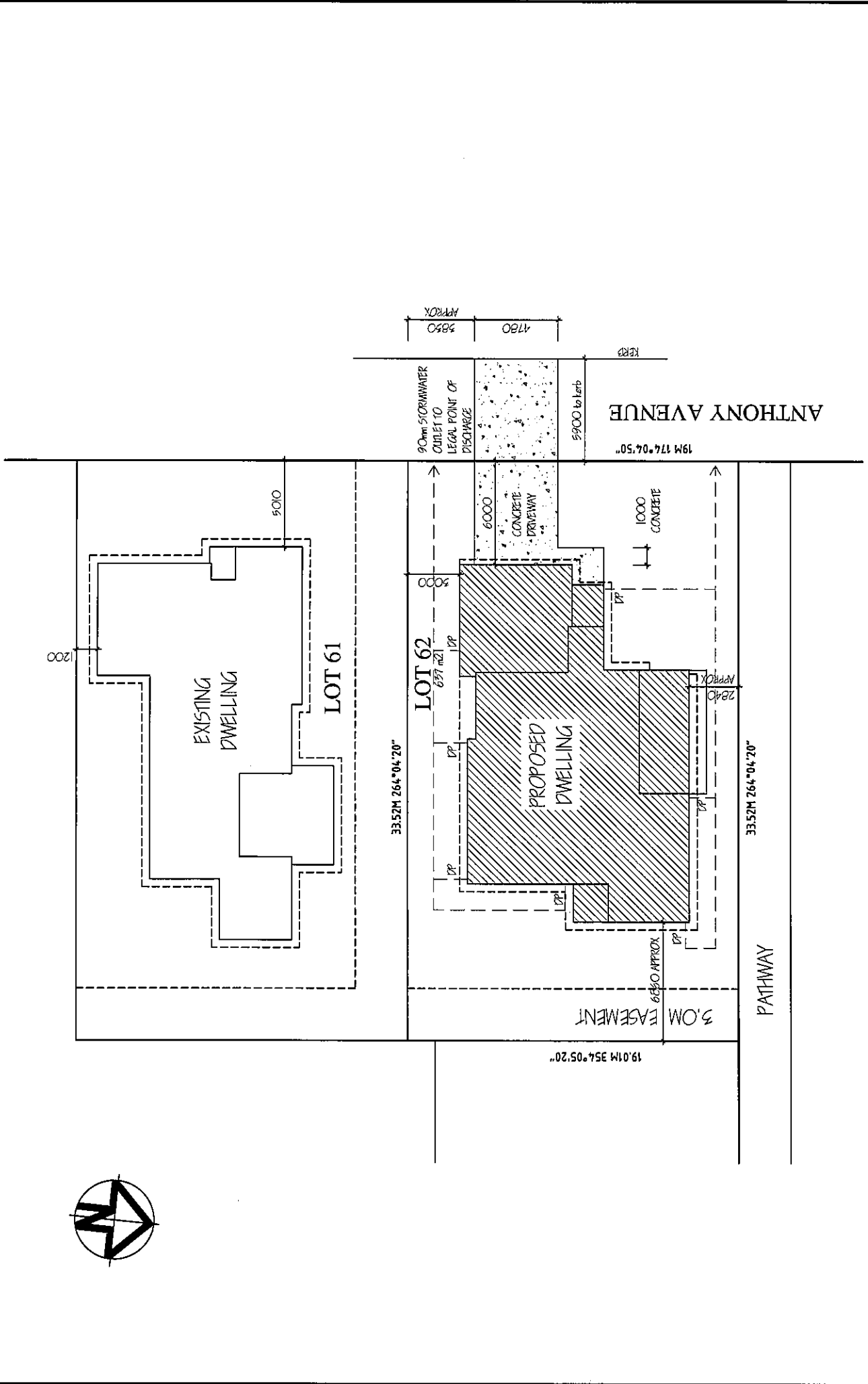
It would be great if the Council could share ours and our client's vision.

We look forward to hearing a positive response.

Kind Regards



Wayne & Carly Duff
Stoneway Constructions



<p>STONEWAY CONSTRUCTIONS <small>CONSTRUCTION COMPANY, INCORPORATED IN NEW SOUTH WALES 1/100 WINDHAM STREET, WINDHAM NSW 2262 AUSTRALIA PHONE: 02 4343 3115 FAX: 02 4343 3116 EMAIL: info@stoneway.com.au P.O. BOX 337, TOUCUMWAL NSW 2744</small></p>	<p>NOTES</p> <ul style="list-style-type: none"> - MEASUREMENTS TAKE PRECEDENCE OVER SCALE - ALL WORKS SHALL CONFORM TO RELEVANT TRADE CODES OF AUSTRALIA 	<p>DATE AND WORKS THESE DRAWINGS REFLECT OF MAY BE MODIFIED WITHOUT NOTICE TO THE CLIENT. THE CLIENT AGREES TO THESE MODIFICATIONS AND THE DRAWINGS WILL BE RE-REVISED TO REFLECT THESE MODIFICATIONS.</p>	<p>CLIENT'S SIGNATURE _____ CLIENT'S SIGNATURE _____</p>	<p>DRAWING TITLE: SITE PLAN</p>
				<p>PROJECT NUMBER: 2660</p>
<p>ISSUE PHASE: CONSTRUCTION</p>		<p>VERSION: E</p>		<p>DATE: 28.06.2016</p>
<p>SCALE: 1:200 @A3</p>		<p>PROJECT: 2660</p>		<p>CREATED BY: CD</p>
<p>SITE ADDRESS: 16 ANTHONY AVENUE, TOUCUMWAL</p>		<p>DRAWN BY: HSN</p>		<p>DATE: 28.06.2016</p>
<p>CLIENT: CHRISTINE SUMMERS</p>		<p>PROJECT: 2660</p>		<p>DATE: 28.06.2016</p>