

**date**

7.10.2016

**reference**

25323 - Departure.docx

**receiver**

Berrigan Shire Council

Attn: Camillus O'Kane

PO Box 137

Berrigan NSW 2712

Dear Camillus,

## Letter Seeking Departure from Clauses of the Berrigan DCP 2014

**Location of Premises:**

Lot 1 / DP 501475, no. 63 Wollamai Street, Finley NSW

**Proposed Development:**

Proposed Flexible Housing Development

**The following plans were relied upon in this assessment:**

- Drawing No. 25323-A01\_1 - 3D Perspectives, Locality Plan & Notes
- Drawing No. 25323-A03\_1 - Site Layout
- Drawing No. 25323-A05\_2 - Floor Layout
- Drawing No. 25323-A07\_1 - Elevations
- Drawing No. 25323-A14\_1 – Landscaping Plan

This letter is an assessment of the proposed dwelling at the above address to seek a departure from the following Clauses in the Berrigan Development Control Plan 2014;

**Element 2.5 – Building Setbacks**

*Garages should not extend forward of the front building line. Where the front building setback is less than 6m, any garage must be setback a minimum of 1 metre behind the building setback.*

Solar access was a key factor to the development, and in order to meet the requirements of Element 2.10 – Energy Efficiency, the building was split along the middle in order to provide enhanced solar access to the two units during the day, something not often achievable with a traditional 'duplex' style development. This factor along with a reduced building footprint due to the existing sewer line running through the centre of the block, forced elements of the building, ie the garage, further forward in the development than generally intended. The setback of the building



footprint meets the minimum setback requirements of the DCP, and the design has factored into the development, articulated features such as the front pergola, and landscaping elements in order to further break up the building line and adequately screen the development from the street frontage.

On the above basis it is considered appropriate for the departure of the development from the stipulated requirements above. If you have any further enquiries regarding this matter, please do not hesitate to contact the undersigned.

Sincerely yours,

Yours faithfully

BARNSON PTY LTD

A handwritten signature in black ink, appearing to read "Kirk Gleeson". The signature is fluid and cursive, with a large initial "K" and a long horizontal stroke extending to the left.

Kirk Gleeson  
BachIndDes (Reg. Mem. of the BDA, Acc. No. 6289)  
Building Design Manager

*Kirk Gleeson is an Accredited Building Designer and has applied reasonable care and expertise in undertaking this assessment in order to apply for a departure from Clauses of the Berrigan Development Control Plan 2014. This assessment does not relieve any other party of their responsibilities or obligations in the provision of the plans and documentation relied upon in order to make this determination.*