

entire design& construction

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Date: 24/07/2024

Att. Jacquie Payne,

City of Darebin – Planning Department

RE: 163 Mahonyes Road, Reservoir – D/101/2023

Proposed Dual Occupancy

Dear Jacquie,

Further to our discussion, we believe we have addressed all the issues raised in the RFI letter as detailed below,

Item 1 - We are not proposing to alter the existing the access way, we are retaining the existing crossover as is. Just wondering if this item is applicable.

Item 2-8 All issues related to the title were addressed by our legal consultant Evelyn Ng from Eve Legal.

Item 9 – A planning report prepared by Entire Design was submitted previously which address all planning scheme clauses applicable to the development.

Items 10-13 - The submitted development drawings address all the requested info.

Items 14-15 – Coloured front façade provided with colour scheme and windows operability shown.

Item 16 – This one should not be required for a simple single storey units, the coloured façade covers this point.

Item 17 - The submitted shadow diagram shows there is no new shadow on the adjoining properties and the existing fence shadow covers that, therefore should be no need for additional diagrams.

Item 18 – We believe we have shown all site services.

Items 19-22 – The proposed traffic arrangement complies fully with clause 52.06 as indicated with measurements.

Item 23 – SDA report which was submitted previously covers stormwater, WSUD, & BESS which we believe address this item.

Items 24-25 – Bins were added on the backyard and indicated on the nature strip for pickup day.

Other concerns raised in the RFI letter include, the request to add other planning triggers which was covered by sec 50 amendments related to the clause 52.02 (vary or remove an easement or restriction) the second trigger (alter access) we believe is not applicable since we are keeping the existing crossover.

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We do fully comply with Clause 55 as noted in the report, including Standard B29 which the south facing POS of Unit 2 is over 7m deep. The POS for unit 1 is North-West facing (the north sign was fixed on the floor plans).

The car parking arrangement are fully dimensioned on the plans to show compliance with clause 52.06 and visibility splays were added to the drawings.

The conditions raised by Department of Transport and Planning are all accommodated in the proposal and all VicRoads raised initial concerns were addressed previously.

Stormwater requirements including legal point of discharge information which were obtained from council will be accommodated on site as required without any issues with all the additional requirements shown in the SDA report.

Please call if you have any queries or require further info....

Yours Sincerely,

Salar Rofoo
entire design & construction pty ltd

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