

We acknowledge the 15m side setback to western boundary is a variation to the 20m required by the DCP. Consideration is being requested as no negative impacts will result to the neighbouring property.

There are existing tree screen plantings along western boundary.

Front setback of 27m is a small variation to the DCP, however the proposed extension is in line with existing approved residence.

All other setback controls meet the DCP.

The neighbouring property owner has already verbally agreed to this however, we can provide a written letter from the owner if required.

Kind regards

Mandy Ryan