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To:

Janet Edwards
Planning & Building
Manningham City Council
PO Box 1, Doncaster
VIC, 3108

Reference Number: PLN21/0183
Property: 10 Zeus Court, TEMPLESTOWE LOWER, VIC, 3107
Proposal: Proposed Double Storey Dual Occupancy Residence

Documents Provided:

- Set of A1 updated architectural plans
- Tree Management Report
- Updated Rescode Report
- Extension Of Time approval letter

Response to Council's Further Information:

- Dwelling 2 has a minimum internal floor level of 99.80AHD as per council's flood mapping report.
- The original ground floor study nook windows of both dwellings have been increased to provide further security and surveillance to the front private open space. Dwelling 1 WIR has been updated to provide a window to increase visual interest and avoid blank facades.
- Greater variants in colours/materials have been added to the façade. The use of smooth polished concrete render with the current white smooth render helps to visually break up the façade and respect the current character of the area.
- Garage heights of the dwellings have been reduced in height to minimise the dominance of car parking structures. This allows for a greater articulated front façade which will be sympathetic to the streetscape.
- Dwelling 1 first floor southern boundary has been increased to 3.2m to increase further solar access to the neighbouring property and create a far less dominate feel.

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- A new 0.6m high timber trellis extension has been added to the dwelling 2 existing 1.7m high northern boundary fence.
- All neighbouring trees will not be impacted due to the proposed development. The setbacks of the development do not impact on any existing neighbouring tree structures. The neighbouring tree T23 as per the tree report states that 6.7% of the TPZ & SRZ is encroached. From this the driveway has been re-designed to allow 0% SRZ encroachment. This new re-design will now not impact the neighbouring tree as the new retaining wall to the south of dwelling 2 driveway will follow the existing retaining wall location, thus not affecting the SRZ of T23.
- The proposed front fence is to be removed, however there is to be a 0.9m high white smooth rendered dividing fence with will finish 1.5m short of the front boundary. This is to provide determined front areas of both dwellings. White smooth rendered mailboxes (to max height of 0.9m high) will be added to blend in with the dividing fence.
- 3500ltr underground rainwater tanks have been provided as recommended from city of Manningham civil/drainage department. These will be located under the dwellings rear terraces and will be used for sanitary flushing and garden use. This will reduce the 'bulkiness' aspect of having rainwater tanks due to the already limited space to service areas/common areas.

For further information please do not hesitate to contact me.

Kind Regards,

Chris Mattiuzzo
Building Designer
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