

**Date:** Wednesday, 1 April 2020

**ATT:** Catherine Balagtas – Town Planning @ Hobsons Bay City Council

**Re:** Further Information Response | PA1945432

**Land affected:** 31 Corrigan Ave, Brooklyn

Hi Catherine,

Please find attached amended plans and supporting documentation as per your requirements in the Further Information Letter dated 2020.

**As per your requirements, please note the following:**

**1. Site Plans**

**We have revised our Ground-Floor and Site Plan to include the following:**

- The location of the current boundary fence and the location of the proposed boundary fence. A re-establishment survey has been included with this submission which confirms the location of the title boundary
- The setback of the first floor of Unit 2 from the south boundary
- The setbacks of Unit 3 from the east boundary
- The length of all walls proposed on boundaries
- The locations of existing habitable room windows of the adjoining property to the south
- The existing natural ground levels and the proposed finished floor levels (FFLs) and site levels to Australian Height Datum (AHD)
- Locations of any plant equipment where applicable
- The area (in sqm) of the secluded private open spaces
- Lined marked tandem car spaces, including dimensions

**2. Elevation Plans**

**We have included revised Elevation Plans which document:**

- South elevation of Units 1 and 2
- North elevation of Units 2 and 3
- The height and details of the mailboxes and meter box
- The sill height of the west-facing living room windows of Unit 2 above the accessway

**3. Garden Area Plan**

An updated Garden Area Plan has been completed including areas within a minimum dimension of 1m and excluding areas which are less than 1m and under a porch roof in the calculation of the garden area.

Level 2, 79 Main Rd West  
St. Albans, Victoria 3021

03 9310 8800

info@xbdg.com.au

www.xbdg.com.au

DESIGN  
DEVELOPMENT  
CONSTRUCTION

#### 4. Shadow Diagrams

**We have updated our shadow diagrams to demonstrate:**

- The shadows cast by the proposed development at 10am and 2pm
- The existing shadows cast by all adjoining properties including the location of all structures and buildings
- The entire width of the adjoining properties to the east and west
- The area (in sqm) of the secluded private open space of adjoining properties that is not covered by shadow

#### 5. Swept Paths

We have included swept paths onto our development plans. Please let us know whether you require any changes regarding this matter.

#### 6. Materials and Colour Schedule

A colours and materials schedule has been completed and included as part of this submission

#### 7. Stormwater Management System

As per your email dated 25 February 2020, this is not required.

#### 8. Sustainable Design Assessment

We have included with this submission a Sustainability Design Assessment, including a completed BESS Report, STORM Rating Report and WSUD Maintenance Plan

**As per your concerns raised, please note the following:**

- We have included an updated Garden Area Plan as part of this submission including areas within a minimum dimension of 1m (excluding areas which are less than 1m and under a porch roof) in the calculation of the garden area. Please refer to page A08
- We have recessed Dwelling 1 first-floor providing a 1m setback from ground-floor walls where possible to eliminate any perceived dominance to the streetscape. We have also incorporated colours and materials which enhance the overall façade when viewed from the street-front, blending in with the character of the area.
- We have revised the windows to Dwelling 2 living area facing the shared accessway with sill heights above 1.4m from the ground-level, reducing any perceived impacts to the internal amenity of the dwelling from the vehicles maneuvering through the shared accessway


If we can be of any further assistance please don't hesitate to contact Xpress Building Design on 9310 8800. We kindly ask that you now please proceed with advertising accordingly.

With kind regards,

**Frank Grima**

*xbdg – celebrating 20 years*

**t:** 0415 295 488 | **e:** frank@xbdg.com.au

 Level 2, 79 Main Rd West  
St. Albans, Victoria 3021

 03 9310 8800

 info@xbdg.com.au

 www.xbdg.com.au

**DESIGN  
DEVELOPMENT  
CONSTRUCTION**