

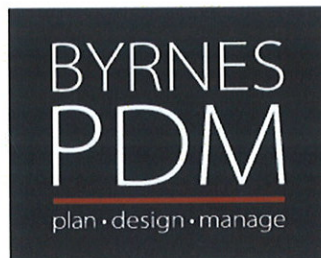
Application to Modify an Approval - s.75W

TO AMEND MAJOR PROJECT APPLICATION 05_0084 AT –
NO. 2 SPURWAY STREET, ERMINGTON



Prepared for

Cosmopolitan Homes



Prepared by

Byrnes PDM Pty Ltd

Torrens Title subdivision of part Lot 1001 DP 1040571 and Lot 1009 DP 1066557 into 78 lots, and residential development, incorporating studio, freestanding, courtyard, and townhouse dwellings, a residential flat building providing a total of 101 dwellings and stratum subdivision of the second storey dwellings above the garages on Lots 2 and 25.

A substantial component of the development approved has been completed.

A previous s75W (MP05_0084 MOD2) which dealt with revised house designs on Lots 59-62 was approved on 28 November 2009.

Proposed Modification

It is proposed to amend LIU (909365) - Lot 63 (No.18) Nordica Street ERMINGTON as follows -

- An amendment to the lot layout, providing a 1200mm setback to the southern boundary (LHS) in lieu of a zero lot boundary.
- As a result the Southern elevation (LHS) now provides windows on the ground floor to the garage, laundry and family room and on the first floor to the ensuite and bathroom.

Each of the modifications identified above are illustrated in the plans accompanying this submission that show the approved design and the proposed design.

Reasons for the Proposed Modification

LIU (909365) - Lot 63 (No.18) Nordica Street ERMINGTON

The modification proposed will contribute to an improved dwelling design for the lot having regard to orientation and environmental function.

The proposal to set back the dwelling by 1200mm from the southern boundary allows for the introduction of more natural light through the provision of 5 windows. Not only will this increase natural light into the dwelling but will improve cross flow natural ventilation within the dwelling.

In addition, the 1200mm setback permits the incorporation of a rainwater tank into the design fabric of the proposal.

The setback does not impact upon the predominant private open space area of the dwelling which remains a large area incorporating grassed permeable rear yard, paved patio with timber pergola and direct connection through large sliding doors with the family, dining and kitchen area.