

**Sent:** Monday, 22 October 2018 11:44 AM  
**To:** Clair Morrison  
**Subject:** 21 Vincent st, MT Lawley-response to advertising comments

Hi Clair,

A. I respond to the summary of submissions received as a result of the advertising.

Issue: Overshadowing 1. Concern overshadowing will impact the use and amenity of adjoining outdoor living areas
Issue: Damage to adjacent lots 2. Concern over potential damage to dividing fences given the setbacks are extremely close to the lot boundaries
Issue: Dividing fences 3. Concern over the loss of privacy should the dividing fences be removed

**With regards to item 1 above**, please find attached a diagram of an overshadowing study (PDF 1) based on 21<sup>st</sup> June. Both 2 properties on the southern side of our property are NOT at all affected by the overshadowing requirements as detailed in the R-Codes and as indicated on the attached drawing.

**With regards to Item 2 above**. Dividing fences close to buildings and the like is typical of “near city” buildings and builders are aware of how to deal with such matters during the building process. If there were to be damage to fences on the lot boundaries during construction, they will be made good by the builder engaged.

**With regards to item 3 above**. The existing fences on all 3 boundaries are asbestos and for health reasons they are all nominated on the drawings to be replaced. The replacement would be coordinated between the builder and the land owner to minimise any privacy matters.

BA

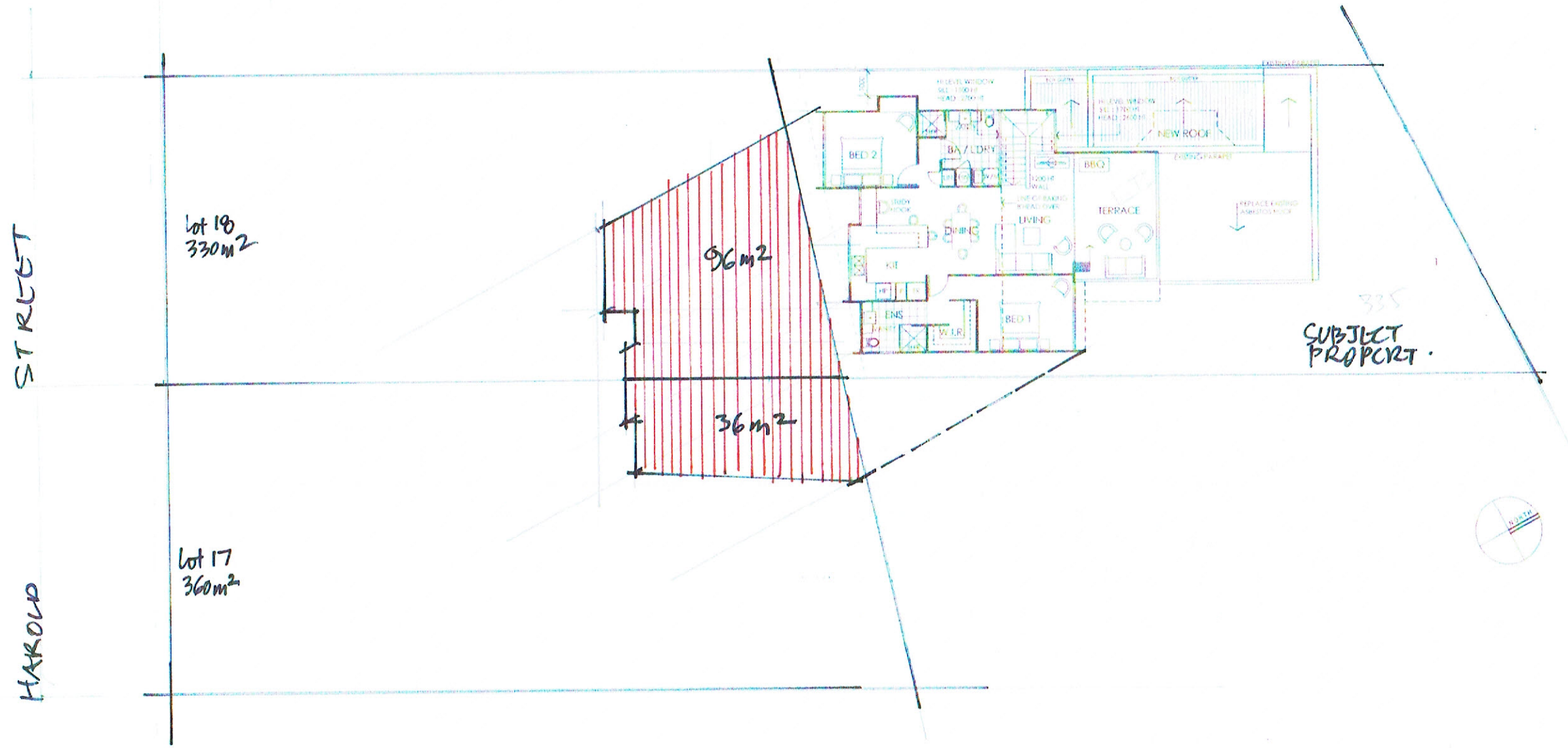
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BRUCE ARNOLD ARCHITECTS

SUN STUDY - FOR OVERSHADOWING  
 @ 12 noon  
 June 21.

Lot 18 - site area - 330m<sup>2</sup>  
 - max permissible - 165m<sup>2</sup> (50%)  
 - Actual - 96m<sup>2</sup> (29%)

Lot 17 - site area - 360m<sup>2</sup>  
 - max permissible - 180m<sup>2</sup> (50%)  
 - Actual - 36m<sup>2</sup> (10%)



PLAN 1:200 @ A3  
 22/10/18