

17/02/22

DWELP
8 Nicholson Street
East Melbourne
VIC 3002

**RE: Alteration & Extension to existing Double storey dwelling
At 7 WESTHAM COURT MULGRAVE VIC 3170
Planning Application: PA2201511**

Dear. Dan,

In response to the further information request dated 07th February 2022 and the phone discussion, we have supplied you with the following information as requested.

Please find attached –

1. Set of amended Town Planning drawings.
2. Planning report responding to Clause 54

The proposal is for the alteration and extension to the existing double storey dwelling of CC Holdings Pty Ltd. The site is currently occupied by a double storey dwelling. The proposal is for a new alfresco to south rear side of the property besides existing living. The existing alfresco to the ground floor is enclosed to have a new butler's pantry, complies with NCO1. The build over easement is approved by relevant authority and council, please find the attached letter for reference.

The front existing balcony with rendered solid balustrade is transformed to a sunroom with large bi-fold windows. There is no further extension to front setback other than enclosing the current balcony which complies under NCO1 which refers to Planning Permit STA/2001/ 000714 for Waverley Park.

The site is within General Residential Zone. The new development respects the neighbourhood character of the area as per Waverley Park concept plan dated August 2002. Please find the attached email from MIRVAC referring to DA approval and section 173.

Yours faithfully,
Rosmy Francis
BUILDING DESIGNER
HARGREAVES DESIGN GROUP

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PLAN**