



Aerial Image

## Design Principles Assessment

For the purposes of this report to Council, there are two key elements of this development that require consideration against the design principles of the R-Codes, as these were the subject of the submission from the neighbour. These are:

1. Lot boundary wall average height variation of 3.5 metres in lieu of 3 metres; and
2. Ground floor lot boundary setback variation of 1 metres in lieu of 1.5 metres.

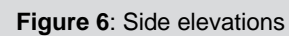


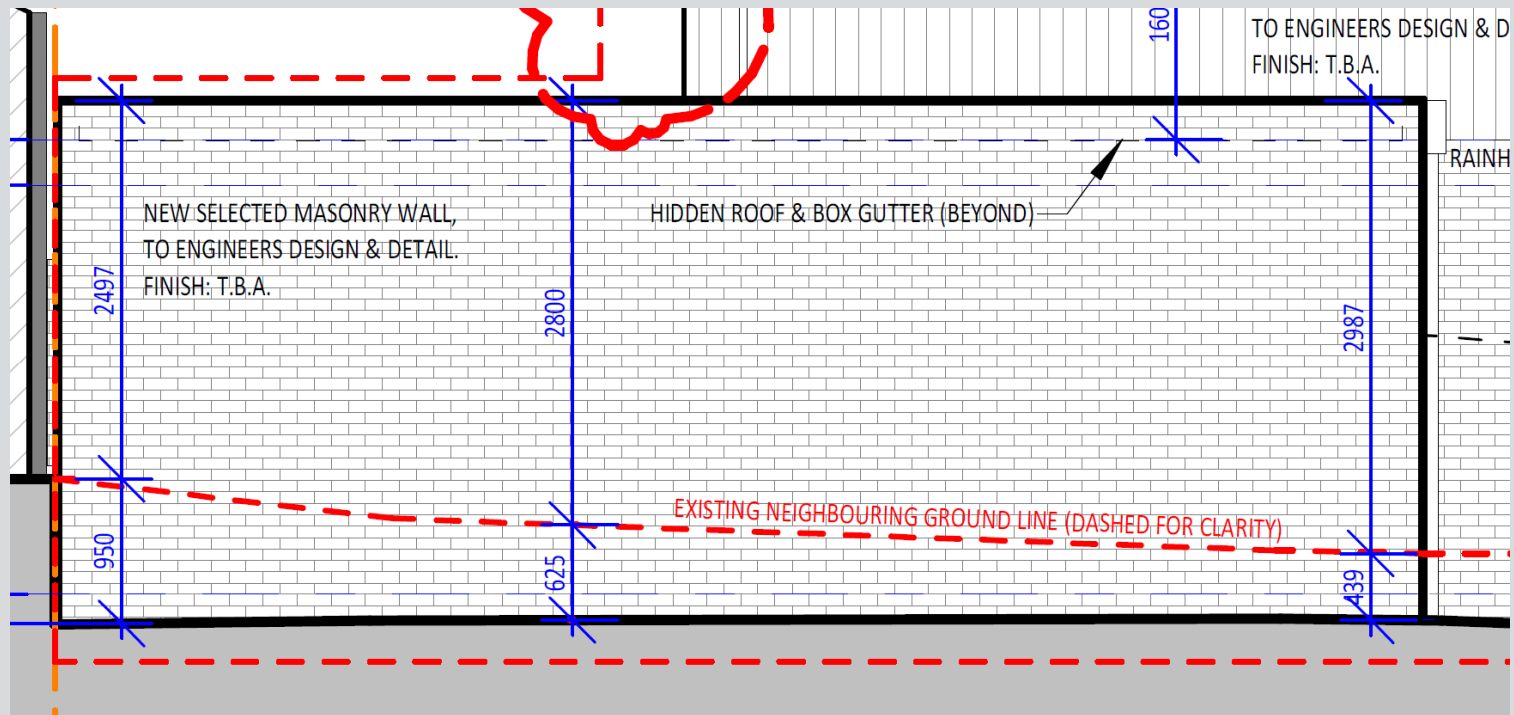
City of  
**Melville**



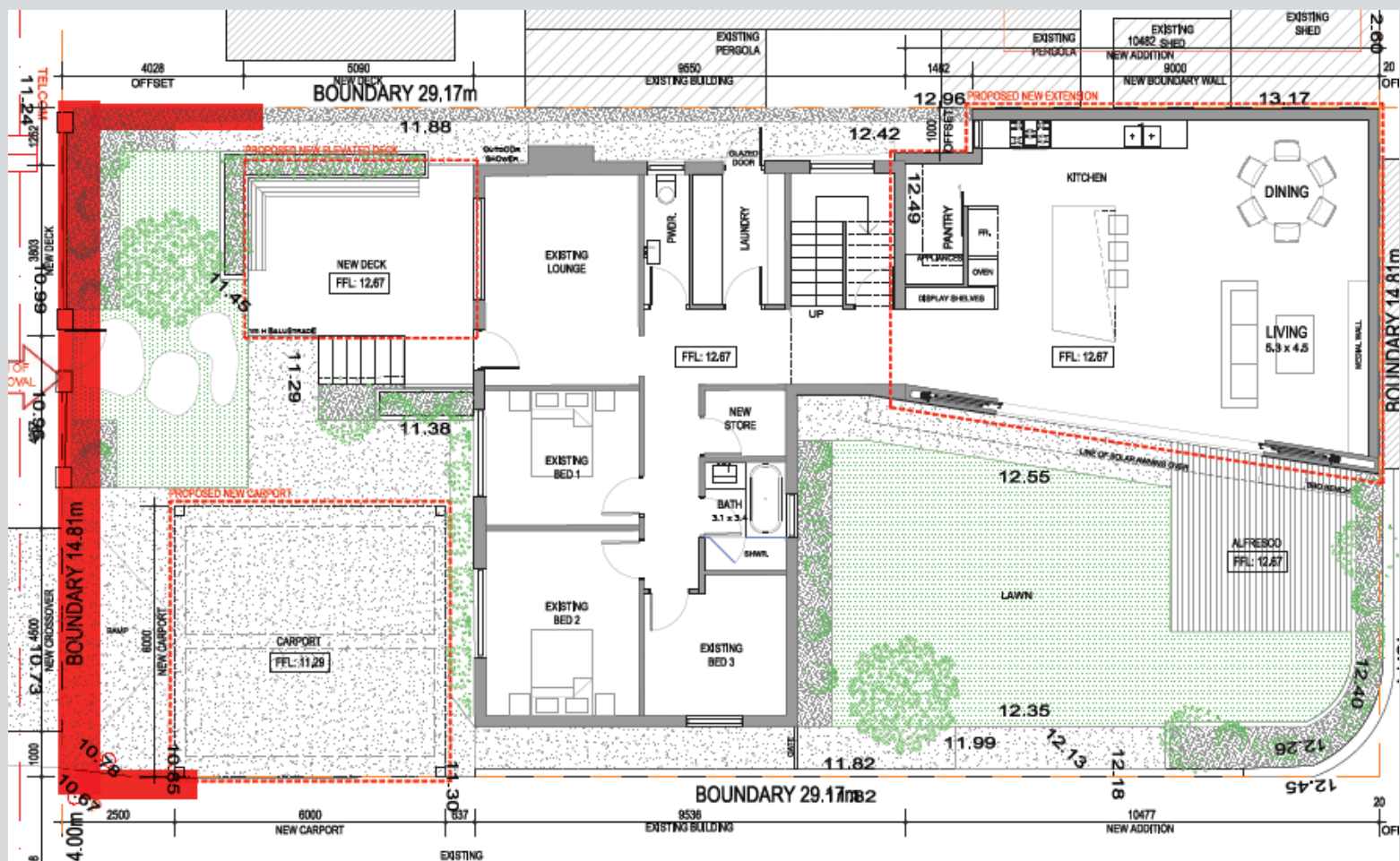
**Aerial image with contours**

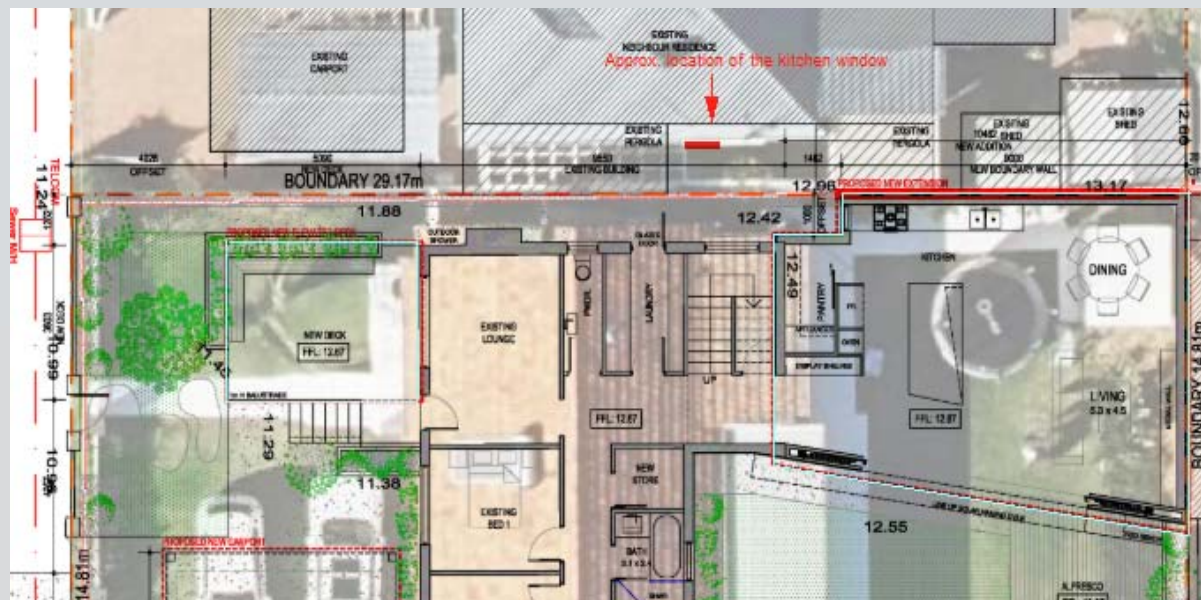






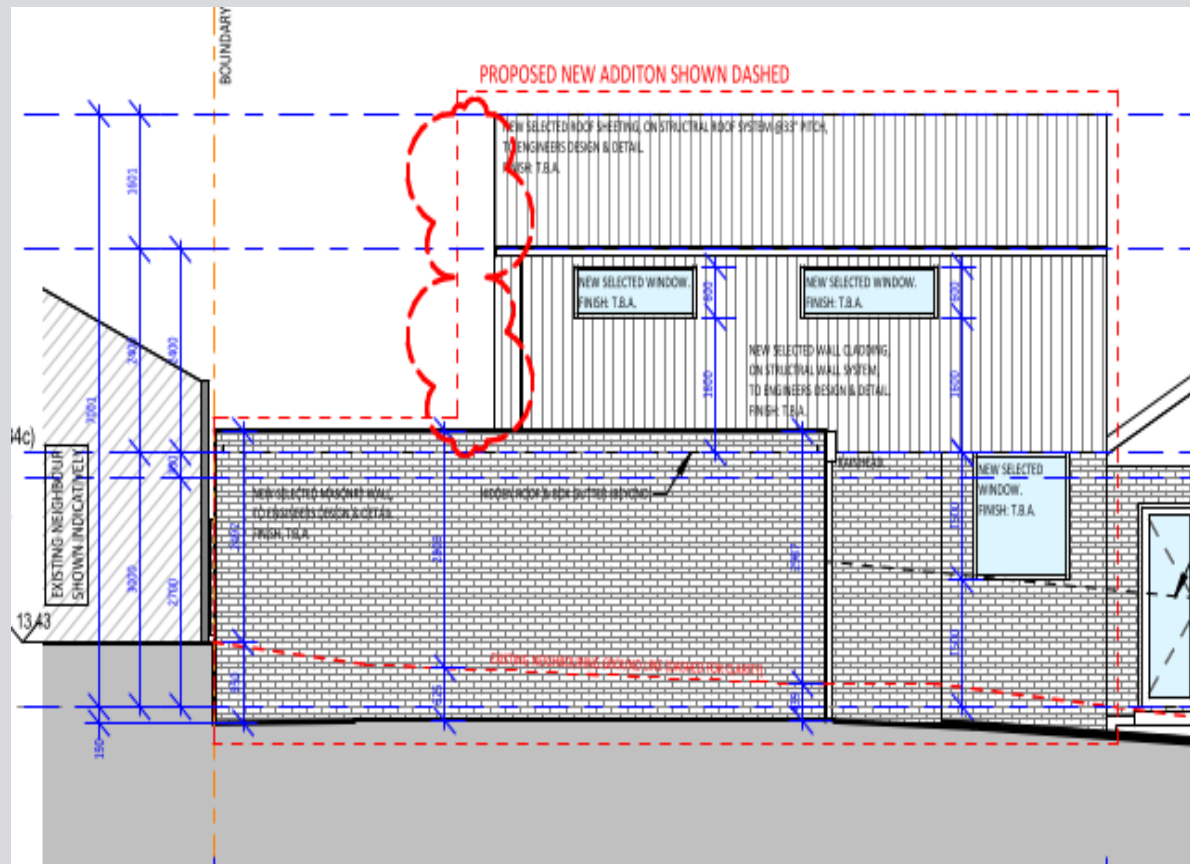
Proposed Boundary Wall





**Figure 3:** Ground Floor plans of the proposal in relation to the neighbouring property at 38 Zenobia Street. The additions are marked in blue and the approximate location of the adjoining property's kitchen window is denoted by the red line.





**Figure 2:** Eastern Elevation of the proposed rear extension. The higher level of the neighbouring property is denoted by the sloping red dashed line



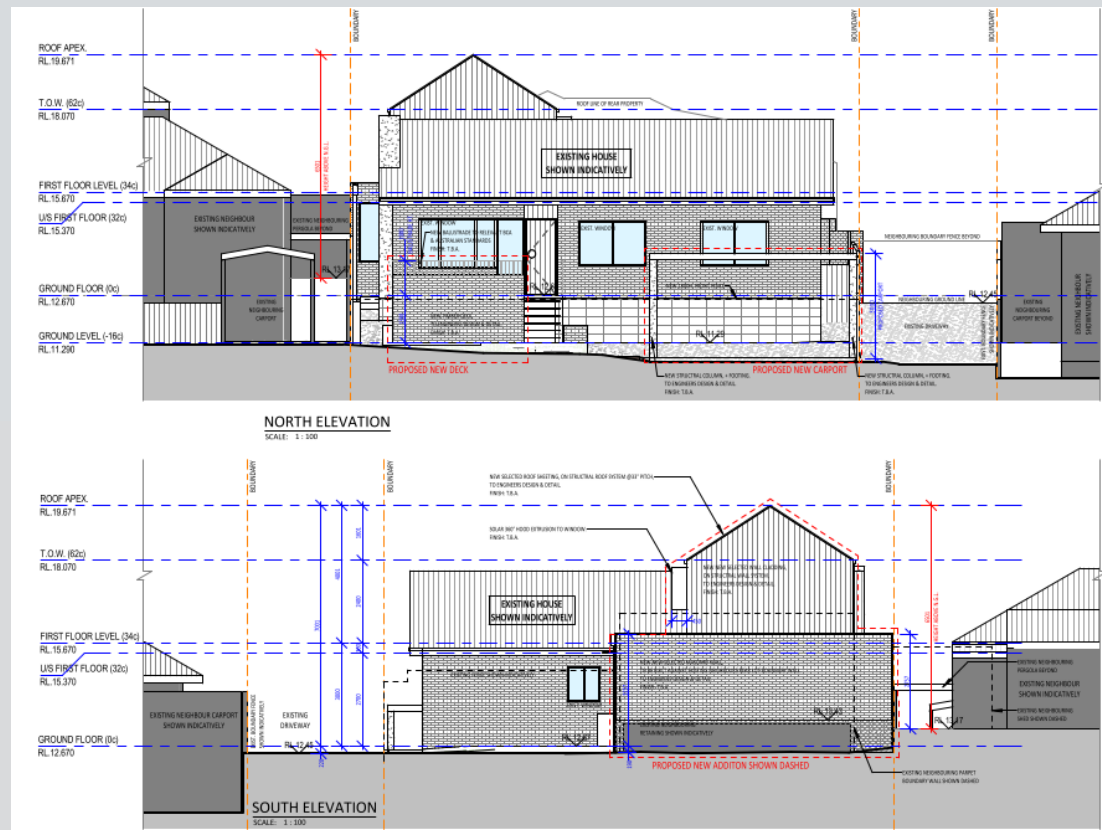
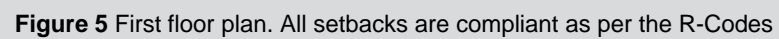


Figure 4: Front and Rear Elevations.



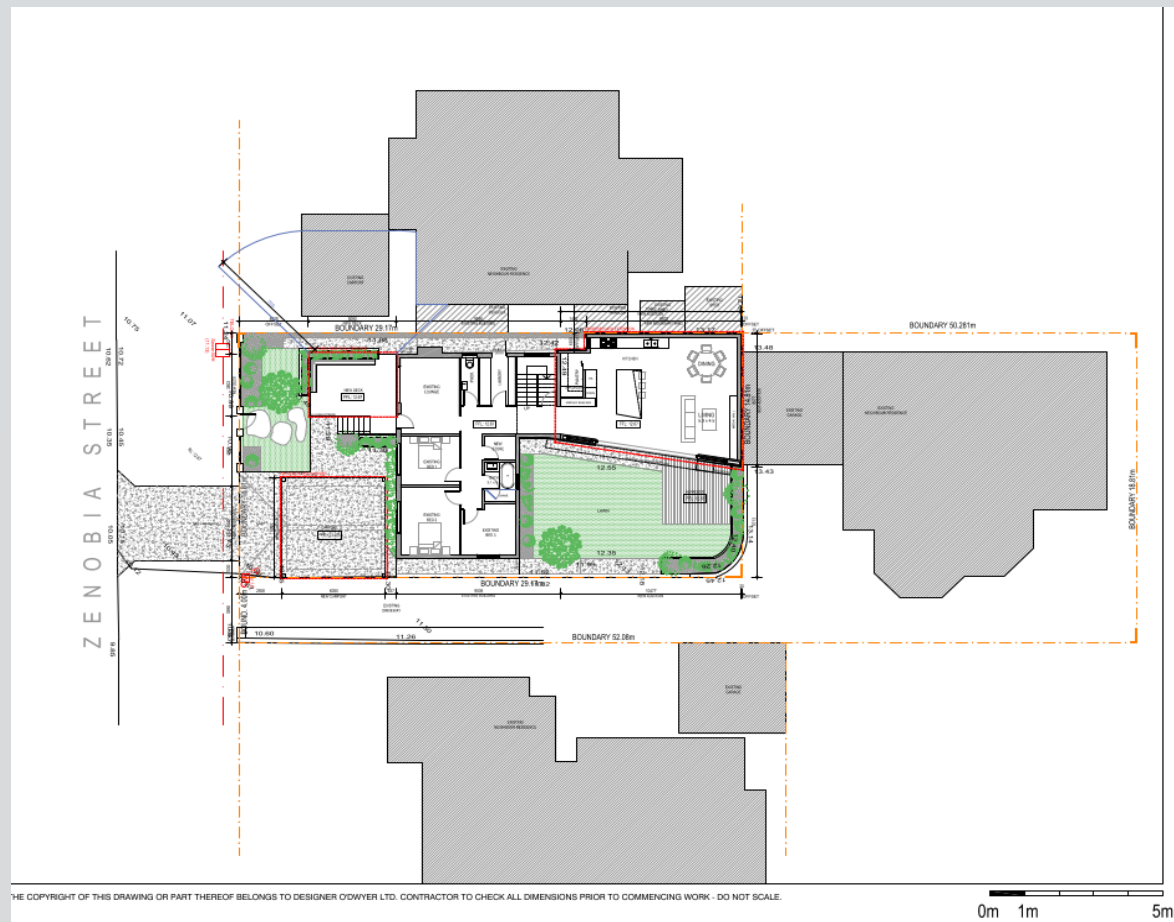


Figure 7: Site Plan