



24 June 2024



Dear ,

Re: Planning Permit Application for Land at 42 Douglas Lane, Illowa, PL24/049

I am writing regarding the above planning permit application for the proposed construction of a detached extension to the existing dwelling located at 42 Douglas Lane, Illowa. The land is zoned Rural Living Zone (Schedule 2) and is subject to Schedule 6 to the Significant Landscape Overlay.

The property is currently developed with a single dwelling and associated outbuildings. The proposed extension, which will be located to the west of the existing dwelling, has a floor area of approximately 58 square metres and will include two bedrooms, a living room, and a bathroom. It is important to note that the extension is not self-contained and will rely on the existing dwelling for food preparation facilities. Therefore, it does not constitute a small second dwelling as defined under Clause 73.03.

In accordance with Clause 35.03-4, a planning permit is required to construct a building or works associated with accommodation within 500 metres of a work authority. The subject land is within 500 metres of Work Authority WA250, located to the west. We note, a planning permit is not required under Schedule 6 to the Significant Landscape Overlay

The following responses are provided in relation to the decision guidelines contained under the Rural Living Zone (Clause 35.03-5):

1. **Capability of the Land to Accommodate the Proposed Development:** The site is capable of accommodating the proposed extension. The proposed extension will connect to the existing septic system which has been checked by a qualified plumber, and found to be in good working order.
2. **Suitability and Compatibility with Adjoining Land Uses:** The proposal is consistent with adjoining land uses, which are also developed for rural residential purposes. The extension is compatible with the existing development on the site and the surrounding area.
3. **Impact on the Natural Environment and Visual Amenity:** The proposed extension is low scale and well screened from Douglas Lane. The materials to be used are consistent with the character of the area and comply with relevant covenants.
4. **Impact on the Character and Appearance of the Area:** The extension is designed to be in keeping with the character of the area and will not detract from the architectural, historic, or scientific significance, or the natural scenic beauty of the locality.

5. **Impact from Nearby Extractive Industry Operations:** The subject land is within 500 metres of Work Authority WA250. There are several dwellings between the subject land and WA250, and in this context, the proposed extension has been sensitively sited and designed to avoid any potential impacts from vehicular traffic, noise, blasting, dust, and vibration associated with WA250.

I trust that the provided information will assist in the assessment of this application. Please feel free to contact me if you require any further information or clarification.

Should you have any queries please contact me on [REDACTED]

