

Dear Sally

Planning Permit Application: PP-1011-2025
Address: 358 Shannon Avenue, NEWTOWN
Proposal: Partial Demolition, and Alterations and Additions to a Dwelling in a Heritage Overlay

I refer to the email for additional information as required in accordance with Section 54 of the Planning and Environment Act, 1987.

Please see attached and response below

1. It is noted that the plans show the removal of vegetation on site. Please provide evidence that the removal of vegetation is either exempt from requiring a planning permit under Clause 52.37 or formally apply for the removal of these trees
Response – Drawings amended with appropriate note
2. A garden area plan demonstrating compliance with Clause 32.08-4
Response – amended plans demonstrating compliance with
3. Amend the planning application form to also include partial demolition-
Response – amended application form attached

Council's Heritage Adviser requests

The proposed materials for the baseboards of the addition are documented.
The proposed materials and finishes for the proposed rear garage are documented.
In summary it is recommended that the proposed two storey addition is reconsidered for the first floor component in the south-west corner to reduce its visibility and come closer to aligning with the Heritage Guidelines by setting in the southern portion (for the extent of the proposed Retreat) to the southern wall plane of the existing dwelling.


Response – amended plans as noted, second storey setback in line with the retreat lower storey as indicated

Plans and elevations amended

A demolition method statement on the demolition drawings stating: Retained fabric to be safeguarded during demolition and construction (structurally propped, weatherproofed and not damaged).

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The street tree must be protected during development. Note on plans highlighted

4. The site is within 500m of a former landfill. It is likely possible the following condition will be included on any permit issued:

Response – this application believe that this is not required as mention.
The site is uphill from the landfill and on the boarder of the 500mm and the likelihood of any gases would be either None or a low percentage.
The works for this new extension is located in the exact position where the demolition is to occur and therefore will be no risk to future residence
No condition nor report would be required

Should you require any further information please contact myself on the above.

