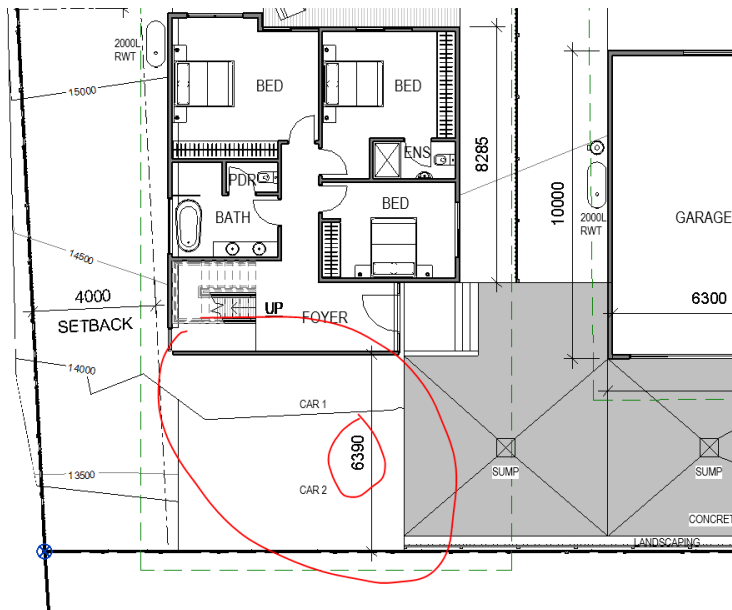


In regards to the rear unit and the boundary wall of the rear garage. We are happy to remove the garage and leaving the rear unit setback 6.3meter from the side boundary.



In regards to the front unit, it was designed to comply with the building envelope. Information of the shadow diagram provided in the planning application set has illustrated that the habitable rooms (other than bedrooms) and its private open space of the adjoining unit is located on the south east corner. Under the planning scheme, these are the areas that of concern and was not affected by the development. The shadow has implication to the bathroom and bedroom. See attached for clarification and I trust this is sufficient to demonstrate.

Note that, the geographic of the site has naturally overshadow all the lower lot because the nature ground has slope up from west to north. The adjoining future development up north will also overshadow to this development. this is unavoidable. Moreover, the front unit develop within the permitted height and building envelope.

I also would like to understand that standard planning procedure that Glamorgan based on? Does this required to be presented to the full council with 1 representation? Some council required min of 3. Also, is it normal to engage a external planning consultant and request for 3D shadow diagram with 1 representation for two units development?

Lastly, my client and I are prepared to assist you with the process. If required, we would engage a planner to communicate with council. We are happy to discuss about how to proceed, I would also make a call to discuss with you. Thanks and talk soon.

Cheers,
David
Architect
DWH Design