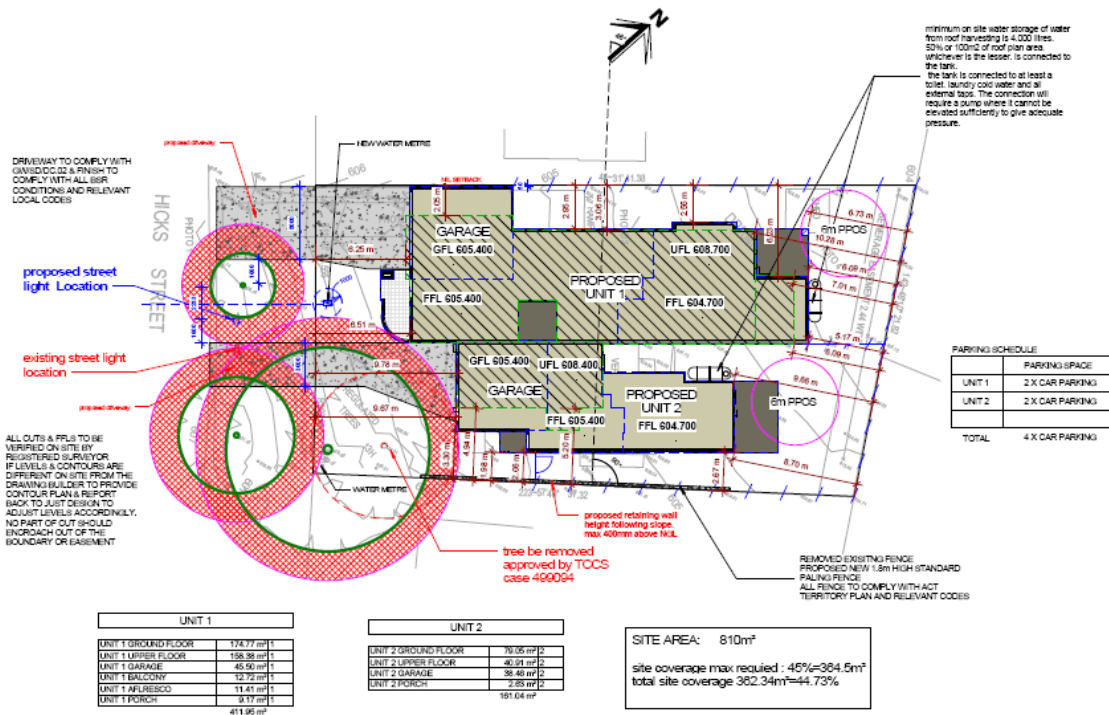


DEVELOPMENT APPLICATION NUMBER: 202544282**UNIT/S:****BLOCK/S: 54****SECTION/S: 10****SUBURB: RED HILL****DISTRICT: CANBERRA CENTRAL****REPRESENTOR 1:****COMMENT 1:**

Subject: Concern Regarding Non-Compliant Setbacks in Dual Occupancy Application – RZ1 Zone

Dear Sir/Madam, I am writing in reference to the dual occupancy development proposal submitted for a residential suburban (RZ1) zoned block. According to the updated Territory Plan rules, side setbacks for dual occupancy dwellings are now required to be a minimum of 3 metres. Upon reviewing the site plan included in this application, I noticed that the proposed southern side setbacks are less than 2 metres—specifically 1.98 m, 2.06 m, and 2.67 m—which do not meet the current minimum requirement. Under the new rules, these figures represent a clear non-compliance with the 3-metre side setback standard. I would appreciate it if you could review the proposal in light of these updated regulations. Please let me know how this matter will be addressed moving forward. Thank you for your attention, and I look forward to hearing from you.



PROJECT NAME: PROPOSED NEW RESIDENCE	BLOCK: 54 SECTION: 10 SUBURB: RED HILL	TITLE: SITE PLAN	CLIENT: JOHN	SCALE: 1: 200@A3 SHEET No: A 03	DATE: 23-08-25 JOB NO: 20002	DRAWN BY: JASON C CHECK BY: LEO H	THIS DRAWING IS PROTECTED BY COPYRIGHT JUST DESIGN TEL: 0411 180 005 WWW: www.justdesign.com.au
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COMMENT 2:

Subject: Solar Access / Overshadowing Concern – 14 Hicks Street, Red Hill

Dear Sir/Madam, I am writing to raise a concern regarding the proposed development at 14 Hicks Street, Red Hill. The development will significantly impact the solar access to my north-facing living areas, particularly the lounge room (see the attached floor plan), which no longer receives any sunlight that it previously enjoyed. This loss of direct sunlight has had a noticeable effect on the comfort, energy efficiency, and overall liveability of my home during the colder months. I believe this may be in breach of the solar access provisions outlined in the Territory Plan, particularly those relating to habitable rooms of adjoining properties. I respectfully request that the development be reviewed for compliance with applicable solar access regulations, and that appropriate steps be taken to minimise unreasonable overshadowing on my property. Thank you for your attention to this matter. I look forward to your response.

