

Dear Nicholas Cudicio,

I wish to express my support (anonymously) for the proposed subdivision into two residential lots.

Having considered the proposal, I believe the subdivision represents a reasonable and appropriate use of the site and remains consistent with the intended low-density residential character of the locality.

Although the proposed lots are approximately 361m², each provides approximately 10m frontage to Eleanor Street and can accommodate a 9m x 15m rectangle. In my view, this demonstrates that the lots are functional and capable of accommodating appropriately designed detached houses. The proposed configuration also allows for substantial front and rear setbacks, including a 6m front setback and 6m rear setback. This provides sufficient opportunity for private open space, landscaping, vehicle access and parking, while allowing future dwellings to maintain appropriate separation and privacy and avoid an overly dominant built form.

I also understand that appropriate stormwater and drainage infrastructure can be accommodated within the proposed lots. The proposal therefore does not appear to create an impractical subdivision pattern or constrain the future development of the lots.

Importantly, the development remains capable of delivering detached housing rather than a higher-density form of development. The creation of one additional residential lot is a relatively modest change to the existing neighbourhood and, in my opinion, will not unreasonably affect the streetscape or residential character.

I also support the provision of an additional housing opportunity in an established and well-serviced part of Carina, with convenient access to public transport, shops, services and open space.

For these reasons, I support the application and respectfully request that Council approve the proposed subdivision.

Yours sincerely,