

Dear Lily,

Thank you for taking the time to speak with me today and for your guidance regarding the proposed development at [33 Lindsay Street, Ashgrove](#).

For reference, I have attached several images highlighting the streetscape and the rear of my property at 31 Lindsay Street.

As an, I would like to raise a few comments for your consideration during the assessment of the proposal:

Rare Character Streetscape

This side of Lindsay Street is defined by a highly cohesive collection of 20+ pre-war Queenslander cottages on small lots, with only two 1950s-era but still period properties interrupting what is otherwise a consistent streetscape. Number 33 sits within the heart of this character-rich portion of the street.

In my view, the existing homes complement one another in both style and scale, creating a rare and distinctive heritage character. I believe there would be significant value in where possible preserving this character rather than introducing a contemporary styled design that may appear out of context with the surrounding homes.

Depth and Scale of the Dwelling

I am concerned that the proposed dwelling occupies a greater proportion of the site than neighboring properties and extends further into the lot than surrounding homes. The increased depth and scale may have the potential to dominate adjoining rear yards and reduce the outlooks currently enjoyed by neighboring residents. Could a more balanced outcome better integrate with the surrounding properties.

Boundary and Retaining Wall Concerns

I am seeking clarification from the owner regarding the proposed retaining wall arrangements. From my review of the available plans, it is unclear whether any part of the retaining wall or associated works is intended to be located on, or encroach beyond, the boundary line. I have advised the owner I do not intend to consent to any boundary relaxation or agreement that would permit retaining walls, footings, drainage infrastructure, or associated works to extend

.... (these should be wholly contained within the boundaries of 33 Lindsay Street).

If available, could you please provide any guidance regarding my rights as an owner if a request to is made?

Thank you for considering the above as part of your assessment of the application. I appreciate your time and assistance.

Kind regards,

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33 Lindsay Street Proposed Development – Reference Materials for Consideration

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Rare Streetscape - This side of Lindsay Street is characterized by pre-war Queenslander cottages (20+ side by side only separated by two 1950's period properties) which complement each other stylistically and block presence, making it a rare and cohesive heritage streetscape. 33 Lindsay Street is in the middle of this streetscape.

Depth of Dwelling – The proposed design extends deeper into the property than typical for the street. Tall marker stick leaning on the fence represents the rear of the proposed enclosed two-story structure (eave height, roof is on top of this) and the short marker the single story alfresco living area. Concern this may dominate the area / block in views.