

## Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Neither Support Nor Object:	Officer Technical Comment:
<p><u>Construction</u></p> <p>During construction the access to Sholl Lane will be blocked and therefore people along Sholl Lane will not be able to access their garages/dwellings.</p> <p>Noise during construction will impact on the residents in the area.</p>	<p>A condition is recommended requiring the submission of a construction management plan prior to the commended to development which will need to ensure that construction works are managed to minimise the impact on the surrounding area.</p> <p>The hours within which building works are permitted is governed through the <i>Building Act 2012</i> and will be considered as part of the construction management plan.</p>
<p><u>Traffic</u></p> <p>The increased in the number of cars for this development will impact on the traffic especially garage opposite the site.</p>	<p>Sholl Lane is a dedicated road (Street) and therefore it is not expected that there will be an impact in terms of traffic.</p>
Comments Received in Objection:	Officer Technical Comment:
<p><u>Density</u></p> <p>The increased in density on this site as result of this development is out of character with the area. The development suits a site which is zoned Residential R80 and not this site which is zoned Residential R40.</p>	<p>The proposed density of the development being a mix of grouped and multiple dwellings is consistent with the R40 density coding which applies to the subject site and surrounding residential properties along Woodville Street.</p>
<p><u>Plot Ratio</u></p> <p>The plot ratio is inconsistent with the existing dwellings in the area.</p>	<p>The applicant has amended the plans which results in a plot ration 0.58 which complies with the deemed-to-comply standards of the R-Codes. The proposed development is two storeys in height which is consistent with the existing height of more recent developments within the area.</p>
<p><u>Boundary Wall</u></p> <p>The proposed boundary wall which includes the balcony along the northern boundary will impact on the adjoining property in terms of bulk and privacy.</p>	<p>The applicant has amended the plans to comply with the permitted height as per the R-Codes. The balcony has been re-oriented to the western side and as such the upper floor is now setback 1.79 metres from the northern boundary.</p>
<p><u>Traffic</u></p> <p>The additional cars proposed for the development will impact on the traffic in the area especially along Sholl Lane</p>	<p>Sholl Lane is a dedicated road (street) and is therefore it is not expected that there will be an impact in terms of traffic.</p>

**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<p><u>Car Parking</u></p> <p>There are already car parking issues in the area and the lack of visitor car parking will exacerbate the situation.</p>	<p>The applicant has amended the plans to provide a visitor car parking.</p>
<p><u>Retaining walls</u></p> <p>The proposed retaining walls are not supported.</p>	<p>The applicant has amended the plans to propose retaining walls less than 0.5 metre which complies with the deemed-to-comply standards of the R-Codes</p>
<p><u>Stores</u></p> <p>Stores for these units are to be provided</p>	<p>The applicant has amended the plans to comply with the numbers and dimensions of the stores which complies with the deemed-to-comply standards of the R-Codes</p>
<p><u>Landscaping</u></p> <p>There is a lack of landscaping to this development</p>	<p>The applicant has amended the plans to comply with the required landscaping as per the City's Built Form Policy No. 7.1.1. With regard to the landscaping within the front setback of Woodville Street it is considered that the proposed landscaping will contribute to the existing streetscape.</p>
<p><u>Height</u></p> <p>The variation to the height will have a visual impact on the adjoining properties</p>	<p>The applicant has amended the application to comply with the required height which complies with the deemed-to-comply standards of the R-Codes.</p>
<p><u>R-Codes and Built Form Policy No.7.1.1</u></p> <p>The development should comply with the requirements of the R-Codes and the Built Form Policy No. 7.1.1</p>	<p>The R-Codes and the City's Built Form Policy No. 7.1.1 allows for variations subject to the proposal satisfies the Design Principles.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.