

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 Support:	Officer Technical Comment:
<u>Main Roads</u> No objection to the proposed development subject to the applicant undertaking a screening assessment in accordance with Appendix A of the Implementation Guidelines for State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.	Noted. A condition to this effect has been recommended on the approval.
<u>Public Transport Authority</u> No objection subject to the proposed development complying with the Public Transport Authority's <i>Working In and Around Rail Reserves</i> document as the development is in close proximity to the rail reserve.	Noted. This requirement has been included in the Construction Management Plan condition recommended on the approval.
Comments Received in Objection:	Officer Technical Comment:
<u>Plot Ratio and Open Space</u> The proposal does not comply with the required plot ratio and open space. The development should be reduced to two storeys.	<p>The subject lot is within a three storey building height area with the adjoining land zoned Commercial. The plot ratio proposed is less than 10 square metres greater than the deemed-to-comply standard set by the R-Codes for this site and is not considered to add obvious bulk to the development. The development has been designed to comply with the height requirements and the building elevation is well articulated with contrasting materials and colours. These factors, combined with the proposed landscaping, will soften the bulk and scale of the development to adjoining properties, the right of way and the streetscape.</p> <p>The surrounding area is intended to be rezoned under LPS2 with the land on the western side of the right of way proposed to be up coded to R100 providing for development up to six storeys. It is considered that the proposed design and density of the development is consistent with the changing character of the area.</p>
<u>Boundary Setback</u> The variations to the boundary setbacks and the height of the boundary wall will have a visual impact on the adjoining properties in terms of bulk and scale.	The adjoining property to the north, at No.139 West Parade is zoned Commercial and has an existing boundary wall at a height of 6.17m for the length of the boundary adjoining the proposed units. The existing boundary wall on this site is longer than the proposed boundary wall and as a result the 9.1 metre high boundary wall proposed will not be visible from the adjoining property, West Parade or the right of way and is considered to meet the relevant design principles of the R-Codes and be appropriate in this instance.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	<p>Whilst the proposal does not comply with the lot boundary setbacks to the south, the dwelling is setback to comply with the Visual Privacy standards of the R-Codes and will not result in any overlooking. In addition the wall to the southern boundary is well articulated with staggered sections of wall, a variety of materials and finished and the inclusion of openings to reduce the bulk of the development. The proposal complies with the overshadowing requirements and will not impact on the outdoor living areas of the adjoining property. Given the above, the proposed setback to the southern boundary is also considered to meet the relevant design principles of the R-Codes.</p>
<p><u>Height</u> The height of the proposed development should be restricted to two storeys.</p>	<p>The subject lot is within a three storey building height area and the three storey height proposed fully accords with this deemed-to-comply standard.</p>
<p><u>Landscaping</u> The proposed development does not comply with the required landscaping.</p>	<p>The redevelopment of the land to the rear of the existing dwelling and the need for visitor car parking and a store for the existing dwelling results in a limited area for additional canopy coverage to be provided on site. The development proposes to retain the existing mature tree at the front of the site and has designed the pedestrian access and letterbox in order to protect this important contributor to canopy coverage. The application also proposes a creeper over the pergola in the new ground floor outdoor living area, which will further contribute to the landscaping of the site. Given the retention of the existing tree fronting West Parade and the proposed arbour above the pergola, it is considered that the development responds to the intent of the City's policy and provides an appropriate landscaping outcome.</p>
<p><u>Windows</u> The windows on the upper floors on the southern elevation are to be obscured up to 1.6 metres.</p>	<p>The windows on the first floor on the first floor are obscured and fixed up to 1.6 metres above the floor level. The windows on the second floor comply with the deemed-to-comply privacy setback standards set in the State Government's R-Codes.</p>
<p><u>Non-Compliant Plans</u> The plans are to be amended to comply with the requirements of the R-Codes.</p>	<p>The State Government's R-Codes do not require that developments meet all of the deemed-to-comply standards set by the R-Codes. Rather they require applications that do not meet these deemed-to-comply standards to be assessed against the relevant Design Principles of the R-Codes. Each element of the application that does not meet these deemed-to-comply standards has been assessed against the relevant Design Principles and has been found to meet these principles in each instance. As a result the application is recommended for approval.</p>

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