

## 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.

<b>Comments Received in Support:</b>	<b>Officer Technical Comment:</b>
<p><u>Front Setback</u></p> <p>The front setback should comply with the deemed-to-comply requirements. The reduced setback impinges on the neighbours and the streetscape of Anzac Road. This leads to a congested development.</p>	<p>Although the proposal incorporates a departure to the deemed-to-comply standards of the Built Form Policy relating to street setbacks, it is considered that the proposal addresses the Local Housing Objectives and the Design Principles of the Built Form Policy and the Residential Design Codes (R-Codes) respectively.</p>
<p><u>Traffic</u></p> <p>The inclusion of four double garages on the right of way will result in an increased use of the right of way. The right of way is not designed to accommodate this level of traffic and in particular given the increased demand as a result of the development at 359 Oxford Street.</p>	<p>In accordance with the Western Australian Planning Commission's Liveable Neighbourhoods Policy (LN Policy) states that a right of way (classified as a laneway in LN Policy) is capable of accommodating 300 vehicle trips per day. It is noted that this is an indicative number only. Notwithstanding, given the number of development currently obtaining access from the right of way, it is considered that the right of way is capable of carrying the additional traffic.</p>
<p><u>Development</u></p> <p>Large domineering new development of multi-storey units have no place in the character of Mount Hawthorn.</p>	<p>The proposed development is for six, two storey grouped dwellings. The proposal complies with the required site area under the R-Codes and complies with the number of storeys. It is considered that the intensity of this development is consistent with the density code of R30.</p>
<p><u>Privacy</u></p> <p>Units 3 – 6 including south facing balconies which will overlook the backyards of adjacent properties and therefore, resulting in a loss of privacy.</p>	<p>In order to ensure that there is no loss in privacy a condition has been recommended requiring privacy screening for the eastern and western elevations of units 3 and 6 respectively, in accordance with the Visual Privacy requirements of Clause 5.4.1 of the R-Codes.</p>

<b>Comments Received in Objection:</b>	<b>Officer Technical Comment:</b>
<p><u>Traffic</u></p> <p>Concerns raised regarding the volume of traffic using the right of way during construction and upon occupation of the dwellings. Questions if there are plans to require one way traffic along the right of way.</p> <p>While the development is being constructed, it is assumed that the right of way will be utilised. Submitter requests that the access to adjacent properties to not be obstructed.</p>	<p>Refer to above comment regarding traffic.</p> <p>Should the application be approved, a condition requiring a construction management plan has been recommended. The construction management plan will detail how construction vehicle will access the site. This will ensure minimal disturbance to the surrounding properties.</p>

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