

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 Objection:	Officer Technical Comment:
<p><u>Lot Boundary Setback</u></p> <p>Northern lot boundary - A reduction in the deemed-to-comply requirements to the northern setback provides building bulk which results in significant loss of amenity to No. 6 Florence Street.</p> <p>Southern lot boundary – A reduction in the deemed to comply requirements for the southern setback results in building bulk and overshadowing to the adjoining property.</p>	<p>Given the irregular shape of the lot, the setback to the northern boundary increases from west to east with the eastern end in excess of the required setback, reducing the bulk of the development when viewed from the adjoining lot. The design of the development does not present excessive bulk to the northern property with various materials, finishes and setbacks proposed on the northern elevation. The setbacks proposed are considered appropriate to maintain adequate ventilation and sunlight to the proposed development and the existing dwelling on the adjoining northern boundary. The applicant updated the landscaping plan to provide an additional tree along the northern boundary. The proposed landscaping at the ground level, including four large trees, is now considered to assist in further reducing the impact of the development from the neighbouring property and will provide a sense of open space between buildings. Given the above, it is considered that the setbacks to the northern boundary meet the design principles of the R-Codes and are therefore acceptable.</p> <p>The dwelling has been designed to make more effective use of space and enhance privacy for the occupants of the subject site and the neighbouring properties. The design of the development does not present excessive bulk to the southern adjoining property, with various materials, finishes and setbacks proposed on the southern elevation. The development meets the deemed-to-comply overshadowing requirements of the R-Codes and the setbacks proposed are considered appropriate to maintain adequate ventilation to the proposed development and the proposed dwelling on the adjoining southern lot. The proposed landscaping at the ground level, including two large trees, is considered to assist in further reducing the impact of the development from the neighbouring property and will provide a sense of open space between buildings. Given the above, it is considered that the setbacks to the southern boundary meets the design principles of the R-Codes and are therefore acceptable.</p>
<p><u>Building on the Boundary</u></p> <p>No concern regarding the departure to deemed to comply for building on the boundary however it is noted that the new boundary wall will obscure the existing glass block wall on the adjoining property.</p>	<p>The proposed boundary wall will abut an existing boundary wall of No. 76C Carr Street. The glass blocks are incorporated into the wall of the garage. The proposed boundary wall will not pose an undue impact on the neighbouring properties habitable spaces.</p>

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Comments Received in Objection:	Officer Technical Comment:
<p><u>Building Height</u></p> <p>The proposal is not in accordance with the maximum number of storeys of the City's Built Form Policy.</p> <p>The proposed height of nearly 9.0 metres together with the design of the dwelling creates building bulk and negatively impacts on the amenity of the adjoining properties.</p> <p>The roof height could be reduced with better design.</p>	<p>The design of the proposal, at three storeys, has allowed the footprint of the building to be minimised and significant setbacks and landscaping to be provided surrounding the proposed dwelling. The proposed development has been designed to consider the immediate locality and respond to the neighbouring context, with the applicant proposing contrasting materials and finishes and numerous openings to the external walls of the dwelling which assist in mitigating the impact of building bulk on the adjoining properties. The immediate adjoining properties to the west east of the subject lot are considered to align with the scale and character of these adjoining developments. The subject development immediately adjoins the extensive rear yard of this property and proposes landscaping at the ground level, including four large trees, to reduce the impact of the development from the neighbouring property and provide a sense of open space between buildings. The elevation fronting this northern boundary includes various materials, finishes and setbacks, including white painted brickwork, white painted breeze wall, an obscured window and black colourbond wall cladding above, to reduce the impact of bulk on the adjoining property. The three storey design of the proposal has allowed extensive landscaping to be provided to screen the development from the property to the north and it is considered that in this context the three storey height will not have any further impact on the property to the north when completed. The subject lot is setback approximately 32 metres from the primary street and will largely be screened from the street from the adjoining property at No. 78A Carr Street. As a result, it is considered that the proposed dwelling and third storey will not be readily visible from the primary street and will cause minimal visual impacts with regard to building bulk to the streetscape.</p>
<p><u>Visual Privacy</u></p> <p>Major openings to second floor bedrooms is non-compliant and will provide overlooking issues to the outdoor living area and rear verandah area of No. 6 Florence Street and No. 78A Carr Street.</p> <p>Major openings to the third floor bedroom terrace, the proposed breeze wall screening appears to indicate openings in the screen. This allows overlooking into neighbouring properties.</p> <p>Major opening to second floor play area, the proposed breeze wall screening appears to indicate openings in the screen. This allows overlooking into neighbouring properties.</p>	<p>The applicant submitted amended plans to screen Bed 2 in accordance with the deemed-to-comply requirements of the Residential Design Codes. Screening is also to be provided to the window on the southern elevation, facing the outdoor living area of No. 78A Carr Street. The proposed breeze walls depicted on the first and second floors to all elevations are to comply with the definition of screening in accordance with the Residential Design Codes. A condition has been imposed requiring screening to all relevant upper floor windows and the breeze wall.</p>