

**Nos. 77-79 Anzac Road, Mount Hawthorn
Schedule of Submissions Following Advertising
(Advertising period: 16.11.2017 – 29.11.2017)**

| Comments Received in Objection: | Applicant's Comment |
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| <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><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><u>Development</u></p> <p>Large domineering new development of multi-storey units have no place in the character of Mount Hawthorn.</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>The R-Codes note a minimum primary street front setback of 4.0m. The proposed development application requests an increased primary street setback to 4.5m, therefore is more than compliant.</p> <p>The additional 4 terrace homes will have a negligible impact on the current ROW traffic. The additional council rates collected from the new dwellings will assist with ongoing maintenance of the ROW.</p> <p>The development is not multi storey. This is a medium density 2 storey 6 terrace home grouped dwelling development, which is not large and domineering</p> <p>The southern facing balcony is setback 5.43m from the rear boundary, plus the width of the ROW equates to a circa. 10m distance between the rear balcony and backyards of the properties across the lane. This more than the minimum 7.5m dimension</p> |
| General Comments and Concerns Received: | Builtform Projects Comment |
| <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.</p> | <p>The additional 4 terrace homes will have a negligible impact on the current ROW traffic. The additional council rates collected from the new dwellings will assist with ongoing maintenance of the ROW.</p> |

Questions if there are plans to require one way traffic along the right of way.

This will require Local Govt. investigations and process.

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.

ROW access and traffic flow will be maintained during construction of the development. This will also form a condition of the building permit