

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:
<p><u>Density</u></p> <p>Supports the development of Summers Street into a high density precinct.</p> <p>More residents will also bring an increased level of vibrancy to the area.</p>	<p>Support noted.</p>
Comments Received in Objection:	Officer Technical Comment:
<p><u>Building Height</u></p> <p>Excessive height, scale and bulk of this development will have an adverse effect on the amenity of the habitable space (Courtyard B).</p> <p>A three storey high development will result in loss of natural light into habitable spaces of the adjoining properties.</p> <p>The size and scale is not in keeping with the existing streetscape and will detract from the character of the street.</p>	<p>The City's Policy No. 7.1.1 – Built Form designates the area as Residential with a four storey deemed-to-comply building height. The proposal incorporates a three storey development which is compliant with the requirements of the Built Form Policy and is therefore, acceptable.</p>
<p><u>Visual Privacy</u></p> <p>The proposal will result in a loss of privacy for the adjoining properties.</p>	<p>Noted. The proposed major openings to the western boundary will result in overlooking into the adjoining property. In this regard, it has been recommended to impose a condition on the approval to require these openings to meet the deemed-to-comply standards of Clause 5.4.1 of the Residential Design Codes (R-Codes) by providing screening or changing these openings to be highlight windows so as to restrict the extent of overlooking.</p>
Comments Received in Concern:	Officer Technical Comment:
<p><u>Trees and Vegetation</u></p> <p>Concerned about the removal of the mature tree on the north western corner of the subject site. The removal of this tree will result in direct overlooking and a greater impact from noise.</p>	<p>The proposal will result in the removal of the existing trees on the subject site. Notwithstanding, the applicant is proposing to incorporate 16.3 per cent deep soil zones to facilitate for additional landscaping on the subject site. A condition of approval has been recommended which requires a detailed landscaping plan to be submitted to the City for approval which includes 30 per cent canopy cover. This is considered to adequately compensate for the loss of vegetation on the subject site.</p>

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