

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:
Support of the increase in height and the developments potential to increase numbers into the area.	Noted.
Comments Received in Objection:	Officer Technical Comment:
<u>Setbacks</u> The reduced setbacks to the upper floor will block access to light.	The orientation of the lot ensures the overshadowing cast from the proposed development will fall within the subject site and to the right of way. The overshadowing proposed is as per the Residential Design Codes (R-Codes) requirements for an R80 site.
<u>Privacy</u> Ensure no loss of privacy from the eastern windows into adjoining properties.	The openings at ground level are less than 0.5 metres above natural ground level and as such do not create any overlooking concerns. The openings to the upper floor are minor openings or to non habitable rooms of the dwelling and as such will ensure there is no loss of privacy in accordance with the R-Codes requirements.
<u>Vehicular Access</u> <ul style="list-style-type: none">Proximity of access to intersection of Charles and Vincent Streets.Unsafe access and egress onto Florence Place and impact on sight lines.Access should not be permitted from Vincent Street.	<p>The subject site is setback 45 metres from the Vincent Street and Charles Street intersection, and is adjacent to a median island which will restrict vehicles entering and exiting Vincent Street to left in left out. The restriction of a left in and left out to the subject site will ensure safety for vehicles travelling west along Vincent Street and the vehicles entering the street. The signal controlled intersection of Vincent Street and Charles Street will assist in providing clear visibility and will allow for vehicles to enter the street safely and have minimal impact on the oncoming traffic. The subject site contains two on site car bays, with adequate room for stopping and manoeuvring for vehicles to exit in forward gear. The number of cars proposed is not considered to be detrimental to the traffic flow of Vincent Street, nor significantly increase the volume of traffic.</p> <p>The access to Florence Place has been considered by the City's Engineers to be sufficient. The amended plans increased the visual sight lines from the site to the laneway.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Landscaping</u></p> <p>Landscaping proposed within the front setback is less than required.</p>	<p>The reduced landscaped area in the front setback is due to the significant portion of the front setback area that is required to be paved for vehicle manoeuvring purposes so that vehicles can exit the site in forward gear.</p> <p>The application has also been assessed against the proposed landscaping deemed-to-comply standards in the City's Built Form Policy. The development proposes eight percent of the site as deep soil zone in lieu of the 15 percent set as a deemed-to-comply standard in the Built Form Policy. The applicant has not provided a landscaping plan designed by a landscape architect and so has not proposed a canopy coverage percentage. However, the deep soil zones proposed are strategically located to maximise the potential for mature trees and canopy coverage on site, including four separate deep soil zones in the front setback area, one deep soil zone in each of the central courtyards and two deep soil zones at the rear fronting the laneway. The applicant has advised that they are proposing two Jacaranda trees and four Chinese Tallow trees in the front setback area, six Chinese Tallows in the central courtyards, and two more Chinese Tallows at the rear fronting the ROW. The City has assessed the canopy coverage of this landscaping configuration and considers that the canopy coverage created would be well over 40 percent.</p> <p>The proposed landscaping is considered to be appropriate as the areas have been located to allow for greater coverage within the subject site which is reflected in the canopy coverage.</p>

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