

**Applicant's Response to Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<p><u>Setbacks</u></p> <p>The reduced setbacks to the upper floor will block access to light.</p>	<p>I don't see any issue with blocking light as the front of our site faces north and the shadow will be cast to the rear boundary/laneway, so there is no real impact with regards to natural light to adjoining properties. Please note that the new adjoining development has 4 units running down along the boundary where we only have two running along the adjoining boundary.</p>
<p><u>Privacy</u></p> <p>Ensure no loss of privacy from the eastern windows into adjoining properties.</p>	<p>No overlooking issues as the bathroom and ensuite windows are obscure and the Bed 2 &amp; computer nook windows to the side boundary are highlight windows. Therefore there is no overlooking issues.</p>
<p><u>Vehicular Access</u></p> <ul style="list-style-type: none"> <li>• Proximity of access to intersection of Charles and Vincent Streets.</li> <li>• Unsafe access and egress onto Florence Place and impact on sight lines.</li> <li>• Access should not be permitted from Vincent Street.</li> </ul>	<p>This is a contradicting comment as there are concerns for access onto Vincent Street and Florence Place.</p> <p>As you can see we have addressed the planning policy of having the homes address the Vincent Street and Florence Place. Having all four homes accessing Florence Place will contravene the council Planning policy as well as increase the congestion to Florence Place. The homes facing Vincent street will have safe release and enter in a forward gear.</p>
<p><u>Landscaping</u></p> <p>Landscaping proposed within the front setback is less than required.</p>	<p>Landscape areas will be increased as per the amended plans.</p>
<p><u>Materials</u></p> <p>Materials should consider the surrounding buildings.</p>	<p>We believe that we have provided various colours/materials (Face brick to parapet walls and garage facing street/laneway. Contrasting texture to ground floor wall running down side of entry/stairs including feature pier and canopy to front elevation. We have also provided a contrast panel between the upper floor walls between the front windows. If you refer to the adjoining homes, there is not as many colour variations or materials selected. Therefore we believe we have provided enough variation.</p>