

Summary of Submissions and Applicant's Comments:

The tables below summarise the comments received during the advertising period of the proposal, together with the applicant's response to each comment.

Comments Received in Objection:	Applicant's Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> • The proposed height is considered excessive. • The proposal does not consider the streetscape of Ethel Street. The proposed dwelling dominates and overwhelms existing developments in the Ethel Street rear laneway. • The proposed dwelling is on high ground due to natural slope of the land. • The materials such as sheet steel contribute to the impact of the height. • The proposal is three storeys in lieu of the permitted two storeys. • Height of the proposed building will impact sunlight to the houses with rear access to the laneway. • The proposed height is not in keeping with the design of similar houses in the area. • Additional building height to Alma Road will cause significant visual impairment and overshadowing into houses. • Main access to the proposed dwelling is via rear (shared) laneway with effect of bulk of proposed house to be significant. 	<p>Although we allowed for a 3rd Storey in the design, we have taken into consideration the built form of a 2 Storey and accommodated the 3rd storey within the pitched roof space. This also contributed to our decision of having the openings on the 3rd floor to be looking inwards into the green open space and crossed ventilated ones to be recessed behind a 1200mm high parapet wall.</p> <p>Please also note that the laser scan registered the rear dwelling on 21 Ethel Street to be at 14.1m high and 3 Storeys.</p> <p>We have chosen dark coloured Maxline steel roofing which is not reflective, which should not create any visual impairment or discomfort to any of the neighbouring properties.</p> <p>The rear dwellings on 19, 21 Ethel Street & 130b Raglan Rd are all accessible via the Laneway. We are providing a 1m pedestrian access from Alma Road to the proposed dwelling.</p> <p>We also had a look at the Strategic Development for site No.103 Alma Road, which the council is expecting a 3 to 4 Storey mixed-use development (which would stand around (4 x 3.2m) 12.8m minimum Height) to activate this part of Fitzgerald Street. We believe we are in line with the City's vision and the Bulk & scale for the area.</p>
<p><u>Bulk and Scale</u></p> <ul style="list-style-type: none"> • The proposal will result in excessive bulk and scale. • The proposed dwelling overwhelms the jacaranda tree that is located on the North West corner of 19A Ethel Street. • Building bulk will contribute negatively to view from other properties, including direct line of sight from rear gardens and windows. 	<p>As shown in our overshadowing diagram, the overshadowing is within acceptable. There is no overshadowing occurring onto 19A Ethel Street and the Jacaranda tree unless early mornings are taken into consideration.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant's Comment:
<p><u>Privacy</u></p> <ul style="list-style-type: none">• Screening of the bedroom windows on the east side of the proposed dwelling only provides privacy to the proposed dwelling itself.• The living areas on the east side overlook directly into the living area and bedroom of 19A Ethel Street.	<p>The windows on First Floor are within the R-codes and approximately 8m wall to wall from 19A Ethel Street. See "Screenshot 2" attached which was taken from our laser scan. We are also including a perforated laser-cut screen (75% opacity) which should provide privacy for both parties.</p> <p>The windows located on the Second Floor are recessed and overlook the internal courtyard.</p> <p>We have chosen reclaimed brickwork on Ground floor to keep in line with surroundings with a contemporary touch. The design combines elevated green areas and recycled materials which contribute to City of Vincent's Local Planning Strategy & Scheme environmental goals and reducing the City's carbon footprint.</p> <p>We believe this design aligns extremely well with the Perth ongoing sprawling issue. We are adapting the concept of infill development to achieve the same environmental goals of a bigger lot by elevating our green plot ratio.</p>

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