

Summary of Submissions:

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

Comments Received in Support:	Applicant Comments
<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>Noted.</p>
Comments Received in Objection:	Applicant Comments
<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 property is located within the East Perth Station precinct as identified in Perth and Peel@3.5million. This document stated that station precincts should be examined for opportunities to increase residential and mixed-use densities, where appropriate. The proposed development is therefore considered to be appropriate in terms of height.</p> <p>Due to the north south orientation of the lot the majority of the overshadowing will only affect the existing retained dwellings on the lot. There will be some minor impact on the habitable spaces of adjoining properties in the early morning and late evening although this impact is considered minor.</p> <p>The proposed dwellings are located behind existing dwellings which are being retained. The impact on the streetscape is therefore very minimal as the properties will be heavily screened when viewed from a pedestrian level. In addition it is expected that the prevailing and future streetscape will be that of more dense and taller buildings given its proximity to East Perth train station.</p>
<p><u>Visual Privacy</u></p> <p>The proposal will result in a loss of privacy for the adjoining properties.</p>	<p>Adjoining properties are not considered to be impacted by the development in relation to overlooking. The only areas that will be affected are common access legs. Visual privacy to all adjoining properties outdoor living area and habitable room windows is maintained.</p>
<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 applicant will look at the possibly of retaining this tree if possible.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comments
<p>Lot Boundary Setbacks</p> <p>The reduced lot boundary setbacks may have an impact on surrounding landowners</p>	<p>The proposed design is sympathetic to the surrounding buildings and the minor variations proposed will not have an adverse impact on the adjoining residents. Due to the orientation of the lots there will be no impact on overshadowing or access to direct sunlight, nor will ventilation be compromised. The reduced setbacks also have no impact on visual privacy no overlooking from any openings on walls with setback variations proposed.</p>

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