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 Neither Support or Object:	Officer Technical Comment:
Construction Management of Development Numerous building projects have occurred on Milton Street and close by on Jugan Street within a short period of time. Builders and contractors are not particularly considerate of local residents with regard to car parking. Given No. 48 Milton Street is in close proximity to Brady Street, we are concerned with how local traffic will cope and be impacted.	The proposed Five Grouped Dwellings is recommended for refusal. Should the Council approve the proposal, a Construction Management Plan will be required to be prepared, submitted and approved by the City detailing how the construction of the development will be managed to minimise impact on vehicle movement and car parking on the surrounding residential area.

Comments Received in Objection:	Officer Technical Comment:
Street Setback The proposed development represents an unacceptable encroachment into the average setback area which will be used to determine future developments. The street setback will cause a detrimental precedent and will impact the character and amenity of the street.	The development does not meet the average street setback requirement as per Clause 5.2 of the City's Built Form Policy. As such, the proposed development is considered to add to the visual perception of building bulk to the streetscape. The development is considered to not preserve and enhance the visual character of the existing streetscape by considering building setbacks. The reduction of the street setback area is also considered to reduce the ability to accommodate additional landscaping in the front setback area which would assist to reduce the perception of a single continuous dwelling given the lack of separation between Unit A and B.
Landscaping A reduction in the landscaping requirement will have pose a visual impact on the streetscape and surrounding development.	The applicant proposed an amended landscaping plan which proposes a deep soil zone of approximately 12 per cent of the site and a tree canopy coverage of approximately 36 per cent of the site at full maturity. The deep soil zone does not meet the deemed-to-comply criteria of the City's Built Form Policy and the proposal does not provide added opportunity for landscaping to be designed to reduce the impact of development on adjoining properties.
Building on the Boundary The building on the boundary of Unit E to the west lot boundary will impact the adjoining properties outdoor living area with regard to direct sun and overshadowing. The proposed white walls will reflect into the outdoor living area and be unusable.	The proposed building on the boundary of Unit E to the west lot boundary will abut the neighbouring properties dwelling which is approximately one metre from the lot boundary. The neighbouring properties outdoor living area will be adjacent the common property driveway of the subject development.
Outdoor Living Areas The reduction of the outdoor living area space will impact ventilation, sunlight and liveability. This is due to an overdevelopment of the site.	Unit B, C and D propose outdoor living areas that do not meet the minimum dimension of 4 metres by 4 metres in accordance with the deemed-to-comply criteria of the Residential Design Codes. Although the outdoor living areas are capable of use in conjunction from a habitable room, the total area provided is considered to limit the enjoyment and potential of outdoor living pursuits for the residents. It is further noted that the outdoor living areas exceed the permanent roof cover requirement which limits access to natural light into the outdoor living area.

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