

Summary of Submissions

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 Response:
Submission One	
<p><u>Street Setback</u> A 6m setback from the street is a ridiculous impediment to urban infill. Let them build up to the boundary and use the most of our scarce land. Changes needed – propose a setback of less than 1m from boundary (the same setback as 67 Bourke Street's setback on Scott Street) or if the setback is kept greater than 1m then the removal of the balcony from the Western face.</p>	<p>Objection is in favour of the setback variation, wanting the home to come even closer to the front boundary rather than complying with the 7.9m. As we cannot do this due to Council requirements, the neighbour has suggested we remove the balcony from the western face. As the overlooking from the balcony is indirect and onto the neighbours garage, believe that this is not an issue.</p>
<p><u>Lot Boundary Setback</u> <i>Northern Wall</i> We want space between our house and theirs to promote good neighbourly distance and privacy Changes needed – retain setback on northern boundary of 2.8m. Compensate by reducing setback to Scott street to less than 1m.</p>	<p>The northern GF and UF setbacks comply with the Rcodes. Privacy has been maintained by providing minor openings being provided to the UF and a fence with lattice privacy screening on top to prevent any overlooking from the GF.</p>
<p><u>Lot Boundary Wall</u> Build the garage all the way up to the street. There is so much wasted space in the front yard, why not use it for a garage. Changes needed – reduce setback on Scott Street to less than 1m.</p>	<p>Objection is in favour of moving boundary wall forward rather than back to comply. A 1.0m setback to a boundary wall will not be supported by Council.</p>
<p><u>Visual Privacy</u> There are at least 4 places on the first floor of this development that look directly into the northern lot. Even though the balcony has a wall on the northern side, with a setback of 6m from the street, the wall offers little protection into the northern adjoining lot. With this setback there is a clear line of sight from anyone sitting on the balcony to the backyards of the northern adjoining lots.</p>	<p>Please refer to responses 1 and 2. In addition, the area in which the balcony overlooks the northern neighbour can also be seen from the street (neighbours garage).</p>
<p>There are 19 courses from the floor level (31 courses) to the 3 windows which overlook our backyard (55 courses). According to Midland Brick coursing table 19 courses is 1.62m. According the Australian Bureau of Statistics the average man is 1.75m and the average woman is 1.61m. The average person will be able to see out this window. Yes there are shorter people in the world, they will see out this window when changing a light globe, cleaning blinds or just standing on their toes or on a chair to enjoy a sunset. It is worth noting that this is a family house with a young child who in a few short years will be very curious as children are.</p>	<p>The windows provided are highlight windows and are compliant with privacy requirements of the Rcodes. The minor openings will also reduce the amount of sun entering the property along with eaves being provided to the entire upper floor for shading of the summer sun.</p>

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<p>Changes needed – Frosted windows (as are in 63 Bourke overlooking 65 Bourke). A great benefit of this is energy reduction; this house is currently designed without any consideration for shading the western and northern summer sun. It'll be baking hot in there and will need air conditioning spring to autumn. All windows on the northern face will soak up the summer sun completely.</p>	
<p><u>Location of Balcony</u> Sitting on the balcony will provide a view into 40% of our backyard. Changes needed – I support the smallest setback possible from the street.</p>	Please refer to point 4
<p><u>Landscaping</u> 3% canopy coverage is an example of poor design. Vincent and the local birdlife need the continued existence of established tree canopy. Changes needed – Enforce 30% canopy rule. There are numerous established trees in the back yard and front yard that do not need to be knocked down for this development to happen.</p>	Landscaping has been amended with 13.7% of canopy coverage now provided, which is 0.7% more than the existing site.
Submission Two	
<p><u>Street Setback</u> Strongly object. With the setback on the western wall will look onto property. <u>Lot Boundary Setback</u> Strongly object. <u>Lot Boundary Wall</u> Strongly object. <u>Landscaping</u> Strongly object.</p>	Assuming submissions 2-6 are from landowners across the street and not to the north or west, the balcony and window from the master suite complies with privacy requirements with the 4.5m and 7.5m cone of visions ending before the road even begins. Moving the home further back will not make any difference to the view which is also screened by street trees and landscaping within neighbours' properties It is to be noted that the balcony is setback much further than the one at 6A. No reasons for objections have been provided for the remaining points (lot boundary setback, lot boundary wall and landscaping), therefore we cannot respond.
Submission Three	
<p><u>Street Setback</u> Strongly object. With the setback on the western wall will look onto property. <u>Lot Boundary Setback</u> Strongly object. <u>Lot Boundary Wall</u> Strongly object. <u>Landscaping</u> Strongly object.</p>	As above
Submission Four	
<p><u>Street Setback</u> Strongly object. With the setback on the western wall will look onto property.</p>	As above

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Comments Received in Objection:	Applicant Response:
<u>Lot Boundary Setback</u> Strongly object. <u>Lot Boundary Wall</u> Strongly object. <u>Landscaping</u> Strongly object.	
Submission Five	
<u>Street Setback</u> Strongly object. With the setback on the western wall will look onto property. <u>Lot Boundary Setback</u> Strongly object. <u>Lot Boundary Wall</u> Strongly object. <u>Landscaping</u> Strongly object.	As above
Submission Six	
<u>Street Setback</u> Strongly object. With the setback on the western wall will look onto property. <u>Lot Boundary Setback</u> Strongly object. <u>Lot Boundary Wall</u> Strongly object. <u>Landscaping</u> Strongly object.	As above

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