

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 in Objection:	Officer Comments:
<p><u>Parking</u></p> <ul style="list-style-type: none">Concerns that workmen at the site and visitors to the completed development will park in the Church's parking bays due to a lack of visitor bays on site. The Church has an Adoration Chapel that is open 24 hours a day, 7 days a week, therefore there are often parishioners coming and going at various times of day and night.Signage noting 'Church Parking Only' could be installed by the City.	<p>Parking on private property is a civil matter, and would need to be managed by the property owners and the relevant authorities. The installation of signs on private property to advise of 'no parking' requirements is not a planning matter, and would need to be installed by the land owner.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none">Concerns regarding the lack of landscaping proposed on site, particularly as the City of Vincent is encouraging development with more green spaces.Request for the provision of trees along the Northern border of 47 Jugan Street.Request for a brick fence rather than a Colorbond fence to be dividing Nos. 45 and 47 Jugan Street.	<ul style="list-style-type: none">The applicant's amended plans meet the 30 percent canopy requirement, with a large portion of this canopy cover provisioned for the northern border of No. 47 Jugan Street.Dividing fences are a civil matter and will be required to be discussed between the land owners at Nos. 45 and 47 Jugan Street.
<p><u>Visual Privacy</u></p> <p>Concerns regarding visual privacy from the rear balconies, as the cone of vision provided is 6m, not 7.5m and no screening has been provided.</p>	<p>The subject site is zoned R100. As per the requirements of Part 5.4.1 Visual Privacy of the R-Codes, unenclosed outdoor active habitable spaces with a floor level more than 0.5m above natural ground level in a density coded area higher than R50 require a lot boundary setback of 6m. The cone of visions provided from the balcony are 6m, and as they are able to be fully retained within the lot boundaries, are compliant with the requirements of the R-Codes.</p>

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