

## 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.

<b>Comments Received in Objection and with Concerns:</b>	<b>Officer Technical Comment:</b>
<p><u>Building Height and Overshadowing</u></p> <p>The development will impact solar access to adjoining properties to south.</p> <p>The increase in height and overshadow will restrict access to sun and ventilation of open space areas and habitable spaces of adjoining properties.</p>	<p>The shadow cast by the proposed development is in accordance with the requirements of the Residential Design Codes (R Codes). The R Codes permit a shadow of 35 percent for properties with a zoning of R40. The overshadowing is determined by the shadow cast on midday 21 June, and the proposed development results in 30 percent overshadow.</p>
<p><u>Privacy</u></p> <p>The proposed openings to the middle storey of the development will result in overlooking to the adjoining properties.</p>	<p>The proposal indicates obscure glazing to 1.6 metres above finished floor level for those windows within the middle storey. The City have also imposed a condition requiring all major openings to be screened in accordance with the requirements of Clause 5.4.1 – Visual Privacy of the R Codes.</p>
<p><u>Impact on Streetscape</u></p> <p>The proposed development is not in line with the character of the streetscape and heritage homes of the area.</p>	<p>The proposed development incorporates various materials and finishes such as render, facebrick and weatherboard which is consistent with the locality. The additions are to the rear of the site, with the development appearing as two storey as viewed from the street.</p>

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