

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 Technical Comment:
<p><u>Overshadowing</u></p> <p>Concern overshadowing will impact the use and amenity of adjoining outdoor living areas.</p>	<p>The overshadowing occurring at midday on 21 June of each year will result in some overshadowing onto the back yard of the two southern lots. The proposed multiple dwelling results in 29 percent and 10 percent overshadowing on the two southern adjoining lots, which satisfies the deemed-to-comply maximum 50 percent overshadowing. As such, the overshadowing of the proposed development is not subject to the discretion of Council.</p>
<p><u>Damage to adjacent lots</u></p> <p>Concern over potential damage to dividing fences given the setbacks are extremely close to the lot boundaries.</p>	<p>The applicant has indicated that the three dividing fences contain asbestos. As a result, they are nominated to be replaced on the submitted development plans.</p>
<p><u>Dividing fences</u></p> <p>Concern over the loss of privacy should the dividing fences be removed.</p>	<p>Dividing fences, and the removal and/or replacement of dividing fences, are subject to the provisions of the <i>Dividing Fences Act 1961</i> and are a civil matter, to which the City has no authority. The Building Commission are the responsible authority that administers the <i>Dividing Fences Act 1961</i>. If there are any concern with the dividing fences, it is recommended that the landowner contact the Building Commission for advice.</p>

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