

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> <ul style="list-style-type: none"> Only natural light for ground floor of neighbouring dwelling is from the northern facing major openings and an outdoor living area, which will be blocked out due to the development. The functionality and liveability of the houses on No. 3 Scott Street will be impacted. The proposed dwelling is too large which will result in shadow which is too large. The proposal will restrict the ability to install solar panels on the southern houses. 	<p>Following community consultation period, the applicant submitted amended plans. As these plans do propose a departure from the deemed-to-comply overshadowing requirements of the Residential Design Codes (R Codes), the development has been assessed against the design principles relating to Clause 5.4.2 Solar Access to Adjoining Sites. The proposed development allows for direct winter sun into the openings of the southern adjoining living area, all windows on the first floor and over the existing solar panels on the southern adjoining lot. However, the proposal will result in overshadowing of major openings to the adjoining property to the south at No. 3 Scott Street and does not satisfy the design principles of the R Codes.</p>
<p><u>Landscaping</u></p> <p>There is only half of what is required.</p>	<p>Following community consultation period, the applicant submitted amended plans. These plans present a total canopy cover at maturity of 516m², which exceeds the amount required to achieve 30% canopy cover on site. As such, it is considered that the proposed canopy is adequate without compromising the outdoor living area of residents. It is considered that the proposed sustainable landscape design will contribute to reducing the impact of building bulk and provide a sense of open space between the development and surrounding neighbours, make use of the retained deep soil zones and positively contribute to the reduction of the urban heat island effect and the greater landscaping amenity of the City. Therefore, the proposal is considered to satisfy the local housing objectives of the Built Form Policy and was presented to Council with the recommendation of approval.</p>
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> It does not indicate whether the applicant proposes obscure glass on the bathroom, laundry and toilet, concerns relating to visual privacy from these rooms Would like to see all windows on the southern façade frosted The front balcony within the street setback will result in direct overlooking onto 3 Scott Street and 4 Scott Street The bedroom windows overlooking the back yard of the neighbouring property, would like to see highlight windows instead 	<p>The proposed grouped dwellings are fully compliant with the deemed-to-comply provisions relating to Visual Privacy of the R Codes. Therefore, the windows of the rear bedrooms and the front balcony are not subject to the discretion of Council.</p>
<p><u>Design</u></p> <ul style="list-style-type: none"> The homes are large and not sustainable in design 	<p>Following community consultation period, the applicant submitted amended</p>

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Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none">The size of the property and style does not suit the character of the street and properties will be overwhelmed and dominated.	plans. The proposed dwellings have decreased significantly in size, in order to address the concerns of surrounding residents. The proposed dwellings meet the requirements of open space, lot boundary setbacks and building height. In addition, there is significant landscaping proposed in locations that will assist in mitigating the impact of the dwelling on surrounding residents. The development incorporates articulated design with materials and colours that reflect existing development along Scott Street. In addition, the proposed landscaping will reduce the perception of building bulk on surrounding properties and when viewed from the street. As such, the design is considered acceptable and was presented to Council with the recommendation of approval.
<p><u>Parapet Walls</u></p> <p>Three walls will contribute to the overshadowing.</p>	The proposed grouped dwellings are fully compliant with the deemed-to-comply provisions relating to Lot Boundary Walls of the Built Form Policy and R Codes. Therefore, the lot boundary walls are not subject to the discretion of Council.

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