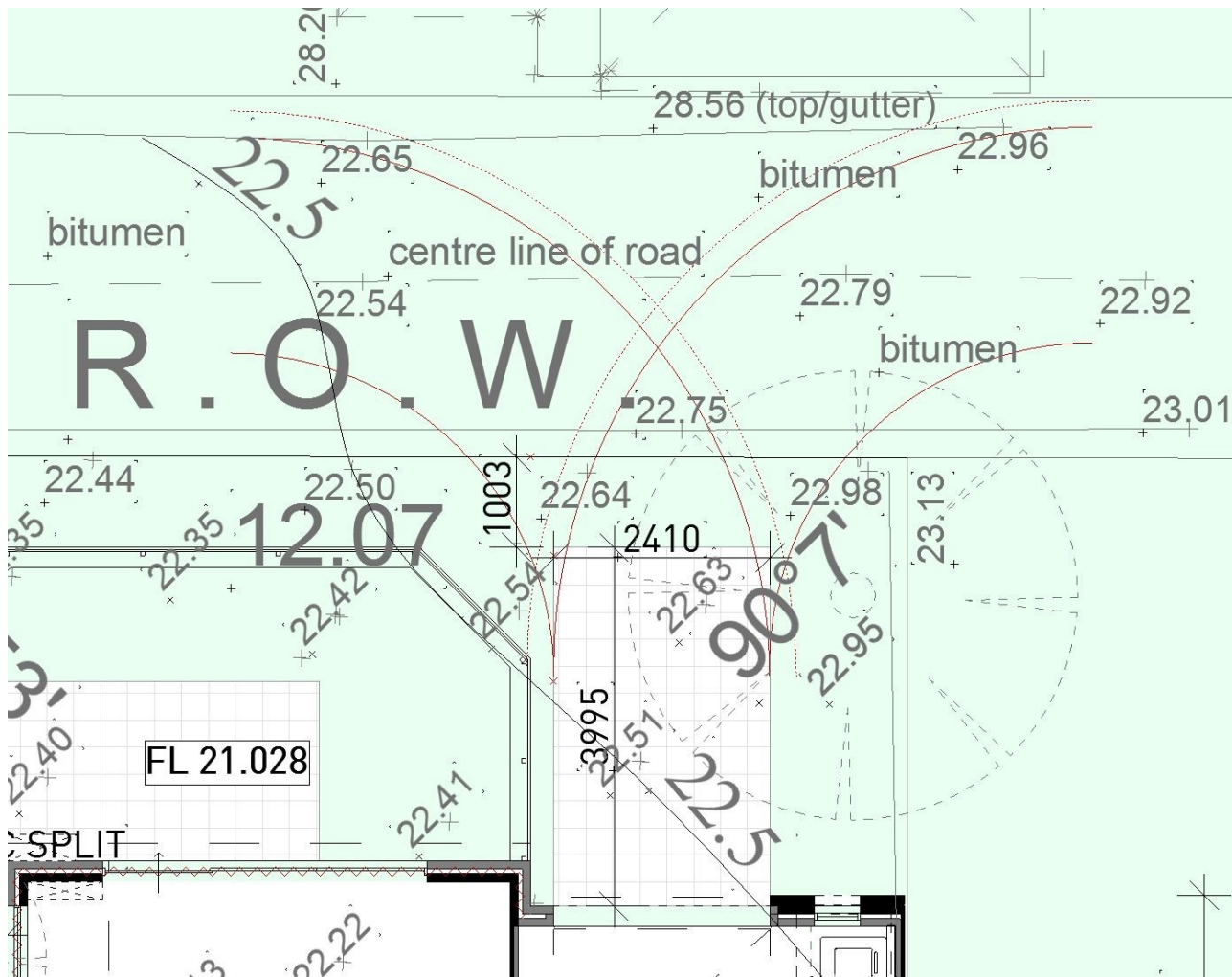


Comments Received in Objection:	Applicant Comment:
<p><u>Building Size</u></p> <p>Concerns raised in regards to the building size impacting on lot boundary setbacks, street setbacks, open space and landscaping.</p>	<ul style="list-style-type: none"> • There is a minor wall setback variation proposed to Unit 3 ensuite. This will allow for improved functionality of bedroom 3. • There are no variations proposed to street setbacks. • The design choice to limit building height to a contextually sympathetic two story development has contributed to a short fall in open space, whilst better reflecting the existing neighbourhood character. • Landscaping plans have been updated to meet the requirements of LPP 7.1.1 Built Form
<p><u>Street Setback</u></p> <p>Concerns raised in regards to the impact of the street setback to Austen Lane which will create a tunnelling effect and have a negative impact on the current and evolving streetscape. The street setback provide adequate depth for vehicle parking of residents and visitors.</p>	<ul style="list-style-type: none"> • The building has been designed with articulation to achieve a reduction in building bulk as viewed from the street. All street setbacks are in compliance with the R-Codes and LPP 7.1.1 Built Form. • The increased setbacks proposed allow for areas of landscaping as well as parking for residents and visitors.
<p><u>Lot Boundary Setback</u></p> <p>Concerns raised in regards to providing greater visual truncations at the corner of Loftus Street and the ROW.</p>	<ul style="list-style-type: none"> • Plans have been updated to increase the visual truncation.
<p><u>Open Space</u></p> <p>Concerns raised in regards to the lack of open space provided by the development which has impacted on meaningful deep soil zones and landscaping and providing an overdevelopment of the site.</p>	<ul style="list-style-type: none"> • Plans have been updated to reduce the amount of paving and increase areas of landscaping. This has resulted in the landscaping being compliant with LPP 7.1.1 Built Form.
<p><u>Landscaping</u></p> <p>Concerns raised regarding a lack of canopy coverage proposed for the site which contributes to heat island effect.</p>	<ul style="list-style-type: none"> • Plans have been updated to reduce the amount of paving and increase areas of landscaping. Deep soil zones and canopy cover have been increased to be in compliance with LPP 7.1.1 Built Form

Comments Received in Objection:	Applicant Comment:
<p><u>Car Parking</u></p> <p>Concerns raised in regards to the impact of car parking on Austen Lane.</p>	<ul style="list-style-type: none"> • The R-Codes require 6 bays for residents and 1 bay for visitors. The current plans propose 7 car bays in total. We have also allowed for four bicycle bays in lieu of the three required by the R-Codes. • The lot is approx. 1000m from the Leederville train station. It is also in close proximity to high frequency bus routes, approximately 600m from Charles Street and 750m from Scarborough Beach Road.
<p><u>General Comments</u></p> <p>Concerns raised in regards to the rear laneway being narrow for vehicle access of Unit 4 and the potential to damage the adjoining property of No. 3 Austen Lane. Vehicle access can be proposed to Austen Lane;</p> <p>Will a dilapidation report be provided; and</p> <p>What type of fence/wall will be erected around the perimeter of the property?</p>	<ul style="list-style-type: none"> • I have included a diagram of a single sweep path for B85 and B99 vehicles. This is with the bitumen in its current location. There will be enough room to manoeuvre any vehicle using a three point turn if necessary, which is in compliance with AS2890.1 • If a dilapidation report is a requirement of planning approval it can be provided, otherwise there is no intention to provide one as vehicle manoeuvring is in compliance with AS2890.1 • There is a brick fence with aluminium slats proposed to street elevations, and colorbond fencing proposed between the lot boundaries where there is no boundary wall.



B99 VEHICLE – SINGLE SWEEP PATH