

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant Response
<p><u>Building Height</u></p> <ul style="list-style-type: none"> The structure appears very dominating within the traditional house lined narrow street. The building height will detract from the streetscape character and local community. The building height will change the streetscape of the street. The proposal is excessive compared to the adjoining single and double storey houses and is two storeys higher than the adjoining apartment building. The heritage dwelling and the adjoining house will be significantly impacted by the height of the development. 	<p>Detailed justification for the proposed building height has been provided in the supporting cover letter that was submitted with the application and the City has previously determined that the proposal sits comfortably in its surrounding context, as per the below extract from the City's original Responsible Authority Report (RAR).</p> <ul style="list-style-type: none"> <i>Cowle Street is currently experiencing a change to the existing streetscape appearance from single storey developments to multiple dwelling, multi storey developments;</i> <i>The development has achieved design excellence;</i> <i>The design of four separate buildings significantly articulates the proposed built form to reduce the overall bulk and ensures natural light and ventilation is available both on site and to the adjoining properties;</i> <i>The contemporary appearance of the dwellings will contribute positively to the future streetscape and redevelopment of the area;</i> <p>This is also reflected in the minutes of the Design Review Panel (DRP) meeting held on 14 August 2019, which note that "<i>The development is designed sensitively to the context even though it is over plot ratio and height</i>".</p> <p>Accordingly, these concerns are considered to be unfounded.</p>
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The five storeys will overshadow the southern adjoining lot. 	<p>The proposed development results in only minor overshadowing of the adjoining Dorrien Apartments development, with only 6% overshadowing on 21 June at 12pm and the majority of the shadow impact being contained within the site and the adjoining Cowle Street road reserve. Accordingly, the form and massing of the development meets Element Objective 3.2.2 of the R-Codes, with minimal overshadowing of habitable rooms and open spaces on the adjoining site, noting that the Dorrien Apartments development primarily presents a blank boundary wall interface with the subject site.</p>
<p><u>Character</u></p> <ul style="list-style-type: none"> The original approval required that the house that burnt down be rebuilt. The proposal should utilise materials and design characteristics to enhance the heritage and historical character of the street. 	<p>The original approval did not require that the former residence at 68-70 Cowle Street be rebuilt.</p> <p>The materiality of the proposal is also appropriate to the predominantly residential context and draws on the characteristics of the retained heritage dwelling. This includes the use of traditional building materials including red face brick, rendered wall finishes and metal sheeting.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Response
	<p>The proposal also incorporates traditional roof forms at the Cowle Street frontage, to reflect those of surrounding buildings.</p>
<p><u>Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> • Greater setbacks will allow for more canopy cover to maintain a cooler environment, enhance wildlife and protect against sun damage. 	<p>The landscaping proposal includes the planting of 16 new 500 litre trees, as indicated on the approved landscaping plan, along with additional small (100 litre) and medium (200 litre) sized trees. This is considered to provide for more than sufficient canopy cover to meet Element Objective 3.3.2 of the R-Codes.</p> <p>The built form of the proposal (including setbacks) has also been assessed as responding appropriately to its surrounding context, as detailed above in response to the comments in relation to the proposed building height.</p>
<p><u>Parking</u></p> <ul style="list-style-type: none"> • The amount of apartments will increase the number of cars and impact on parking facilities. • The increase in traffic will impact the wellbeing of people who use active transport and impact on the safety of pedestrians and cyclists. • There should be more parking for bicycles. 	<p>The amount of car and bicycle parking provided on-site has previously been assessed as adequate by the City.</p> <p>The traffic impacts of the proposal have also been previously assessed as acceptable by the City and are considered minimal in the context of the surrounding road network. An increase in traffic is an inevitable consequence of the Residential R80 zoning that applies to the subject site and surrounds.</p>

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