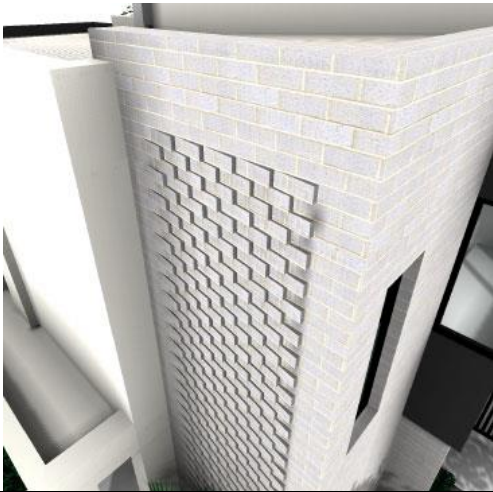



Summary of Submissions:

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 Support:	Applicants Comment:
No comments provided in the two submissions of support.	No comment required.

Comments Received in Objection:	Applicants Comment:
<p>Issue: Context and Character</p> <ul style="list-style-type: none">The proposed development does not fit within the established character context of the streetscape. Some suggestions were made to retain the existing federation character home or at least be reflective of this in built form.	<p>Substantive changes have been made to the streetside elevation, in consultation with CoV and input from the CoV’s nominated architect.</p> <p>These changes are now reflected in the updated drawings and draw in the suggested details from existing federation character homes and reflect these details in several key areas.</p> 


Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 211 1638 766"></div> <div data-bbox="1089 812 1593 880"><p>MODERN TAKE ON TRADITIONAL AWNING / WINDOW CANOPY</p></div>


Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	
<p>Issue: Building Height</p> <ul style="list-style-type: none"> The three storey building height is excessive for the site and area context, and is non-compliant. 	<p>The height follows extensive consultation with CoV as well as pre-design commencement meetings to discuss the nature, orientation and built form of the townhouses.</p> <p>The orientation, driveway location and number of levels is reflective of a considered and consultative approach incorporating CoV architectural review. The third storey is in the form of loft style elevations which is in character with the area and readily found in the immediate surrounds.</p> <p>The loft elements are set back from the front of the street with substantial articulation. The high elements will not be dominant from the perspective of the public realm. The roof line steps down to a height that is well below deemed to comply height limits to differentiate the townhouses as well as reduce overshadowing.</p> <p>Please also refer to the “SUPPLEMENTARY NEIGHBOURING DWELLING HEIGHT STUDY” attached and further examples of 3 storey dwellings on Florence and immediately adjacent streets.</p> <p>View from rear of 12 Florence – 3 storey blank wall</p>


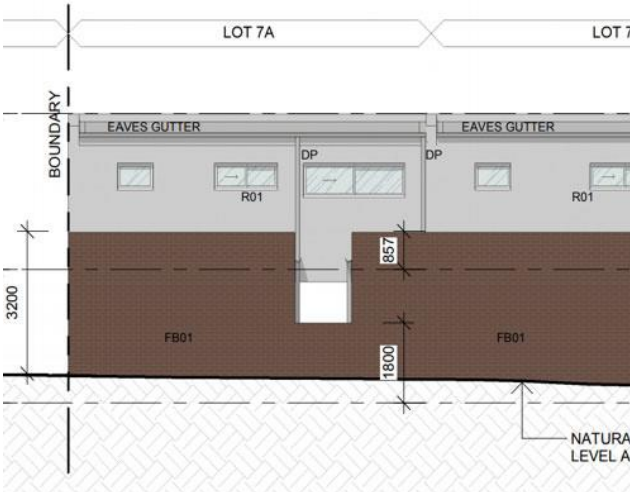
Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	

Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 207 1675 1156"></div> <p data-bbox="1045 1156 1940 1216">14 Florence St – new neighbouring buildings approved with continuous zero setback wall to rear half and north boundary of 12 Florence Street.</p>

Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 203 1671 558"></div> <div data-bbox="1045 574 1671 1062"></div> <p data-bbox="1045 1062 1369 1094">34 Cleaver St – New build</p>

Summary of Submissions:

Comments Received in Objection:

Applicants Comment:





Cleaver St – Multi storey apartments under construction




4 Florence St: 4 storey build including garage


Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 203 1430 820"></div> <div data-bbox="1045 828 1944 889"><p>78B Carr St: 3 storeys build two rear lots away from rear of 12 Florence St</p></div> <div data-bbox="1045 889 1505 1373"></div>


Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 203 1575 727"></div> <p data-bbox="1045 755 1942 786">78 Carr St: Newly constructed with full 3 storey elevation to front street</p>

Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 203 1572 932"></div> <div data-bbox="1045 963 1808 995">76 Carr St: In line with rear of 12 Florence St – two lots away</div>


Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	
<p>Issue: Overdevelopment</p> <ul style="list-style-type: none"> • The proposal is an overdevelopment of the site. • Reduced setbacks and greater building height result in detrimental bulk impacts on adjoining properties. 	<p>There are several constraints on any built form or design that can be considered for this property. The width and length of the property has a natural geometry for 4 townhouses in a row. Any townhouses installed along the length of the property will have sight line screening or obscured glazing requirements due to the proximity to the boundary.</p> <p>The open space departs from the specified requirements by 2%. The landscaping design and open space exceeds many similar developments. There is significant demand and interest for inner city style developments and it is the opinion of the applicant that this proposal represents a generous and spacious design that does not seek to constrain the enjoyment and use of the dwellings by the occupants. Furthermore, it is not the applicants opinion that this design introduces more dwellings than that which is a reasonable and natural fit for this size of the lot, nor that the construction of this dwelling imposes itself on the neighbouring property. The proposed design has a high construction standard that will further differentiate this development and provide a high merit and pleasing addition to the locality. Visual privacy has been addressed by way of internal courtyards and terraces that significantly promote a sense of views without overlooking. Sight lines form the internal</p>


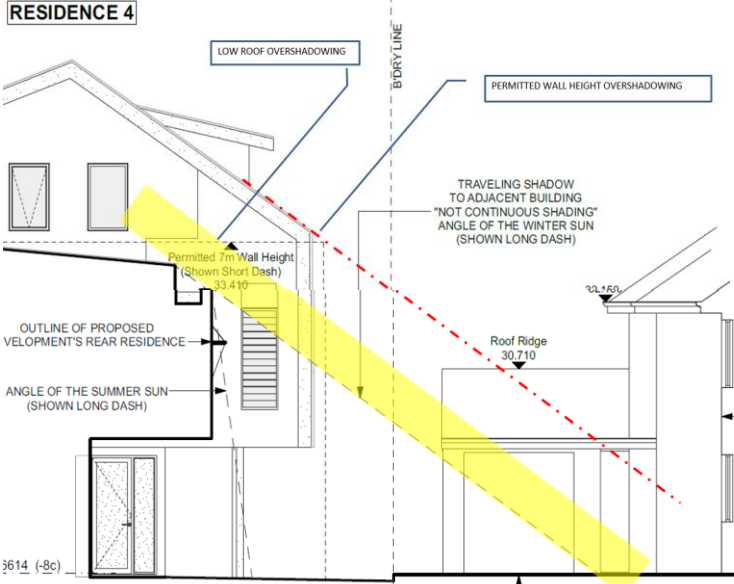
Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<p data-bbox="1045 207 1978 326">terraces that can intrude on neighbours have further screening to comply for overlooking. In researching other existing neighbouring buildings in the precinct we have not identified many examples where the design of dwellings seeks to integrate visual privacy as structurally as this proposal.</p> 

Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	 <p>Internal courtyard and terrace aspects with natural light and ventilation, with design elements that address overlooking from a concept stage onwards. The central open stairwell, the introduction of passive heating and cooling elements as well as avoiding viewing angles on adjacent neighbouring properties has been a key design brief for this project.</p>
<p>Issue: Overshadowing</p> <ul style="list-style-type: none">• Detrimental overshadowing impact, particularly on the dwellings to the south.	<p>The design and layouts have been amended and resubmitted following consultation with CoV. This includes both amended roof heights and further studies for overshadowing. This includes overshadowing of the driveway immediately adjacent to the south property boundary as well as selected windows that show vertical elevations. A further study has been requested and provided to show the extent of overshadowing from a deemed to comply wall height at the boundary (depending on the permitted length). These details are now included in the drawing set.</p>

Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
	<div data-bbox="1045 224 1648 735"></div> <div data-bbox="1045 743 1774 1323"><p>RESIDENCE 4</p><p>LOW ROOF OVERSHADOWING</p><p>PERMITTED WALL HEIGHT OVERSHADOWING</p><p>TRAVELING SHADOW TO ADJACENT BUILDING "NOT CONTINUOUS SHADING" ANGLE OF THE WINTER SUN (SHOWN LONG DASH)</p><p>Roof Ridge 30.710</p><p>Permitted 7m Wall Height (Shown Short Dash) 33.410</p><p>OUTLINE OF PROPOSED VELOPMENT'S REAR RESIDENCE</p><p>ANGLE OF THE SUMMER SUN (SHOWN LONG DASH)</p><p>B'DRY LINE</p><p>614 (-8c)</p></div> <p>Overshadowing for rear unit. Other examples on drawings provided.</p>
<p>Issue: Visual Privacy</p> <ul style="list-style-type: none">Reduced visual privacy from overlooking, particularly from Residence 4 to the north into future dwelling kitchen and outdoor living area approved	<p>Due to the context and layout of established and approved development adjoining the site, visual privacy is not detrimentally impacted.</p>

Summary of Submissions:

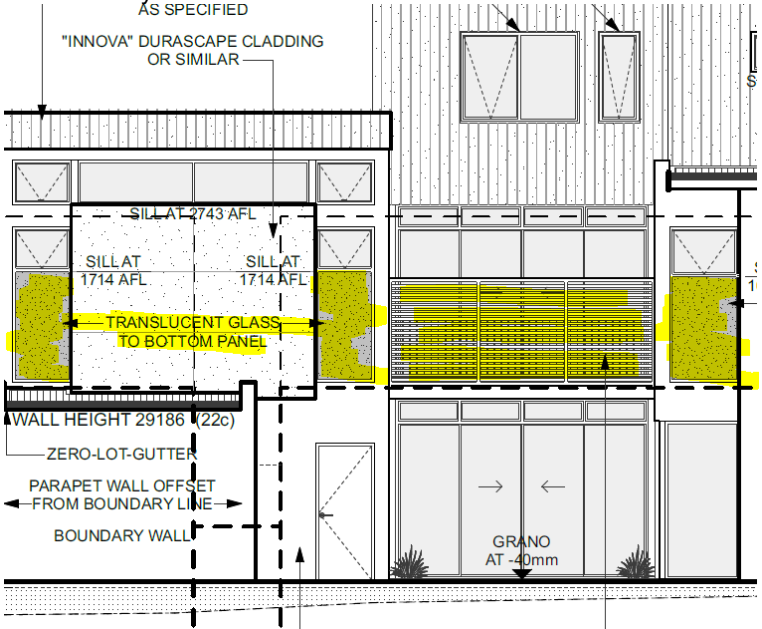
Comments Received in Objection:

- at 14 Florence Street and overlooking south towards 10 Florence Street dwellings.
- Reduced privacy of 16 Florence Street and dwellings fronting Janet Street.

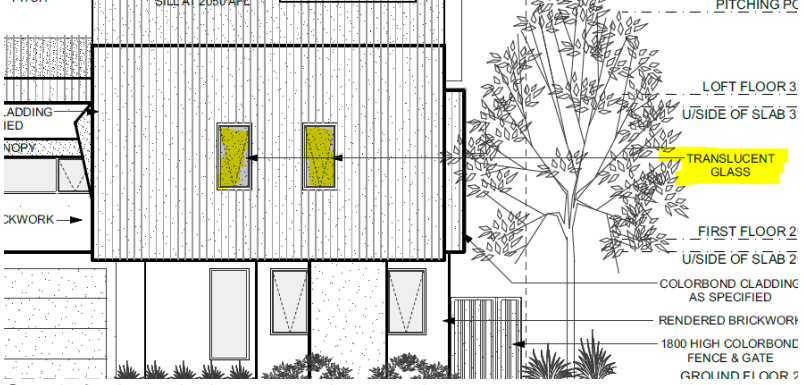
Applicants Comment:

North aspect windows and terraces include screening. We understand that this includes future lot 7C kitchen and lot 271A outdoor living area.

There are limited windows looking south and these are set back by the width of the driveway.



North facing windows screened or translucent glass to address overlooking.



South facing windows translucent glass

Summary of Submissions:

Comments Received in Objection:	Applicants Comment:
<p>Issue: Traffic</p> <ul style="list-style-type: none">Increased traffic and parking congestion in the street.	<p>There is significant parking provision with a double garage and visitor parking provided. In consultation with CoV it was questioned by council if we would consider reducing the parking allowance to 1 garage space for each townhouse. We therefore understood that reducing the onsite parking may be an option however have sought to remain with 2 parking bays per garage to avoid any issues with respect to sufficient parking. Florence St is generally a low traffic street and it would be surprising and unusual that 4 townhouses in this area would impact the amenity of the existing apartments, townhouses and dwellings.</p>
<p>Issue: Visitor Parking</p> <ul style="list-style-type: none">Visitor parking in the front setback does not reflect predominate features of the streetscape character.	<p>It is unclear what this concern seeks to address, and we would welcome further discussion with CoV if there is a visitor parking preference that has not already been discussed during DRP/consultations.</p>
<p>Issue: Non-compliant development</p> <ul style="list-style-type: none">Proposed development doesn't comply and therefore should not be supported	<p>No comment provided. This is addressed in Administration response to submissions.</p>
<p>Issue: Sewer easement conflict</p> <ul style="list-style-type: none">The development appears to be directly built over a sewer easement	<p>No comment provided. This is addressed in Administration response to submissions.</p>
<p>Issue: Tree canopy overshadowing</p> <ul style="list-style-type: none">The proposed 'pyrus calleryana' trees along the southern boundary will contribute to loss of direct sunlight and create overshadowing	<p>No comment provided. This is addressed in Administration response to submissions.</p>

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