

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:	Applicant Comment:
<p><u>Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> Comments that the lot boundary setback variations are not an issue and are a by-product of how thin the lot is including the additional boundary wall of the store room on the rear boundary. 	<p>Agreed.</p>
Comments Received in Objection:	Applicant Comment:
<p><u>Street Setbacks</u></p> <ul style="list-style-type: none"> Concerns regarding the proposed street setback of the development and that the character of this portion of Smith Street is in part defined by the significant setbacks and planting areas on lots that allow for substantial vegetation to establish in these set back areas and other parts of the lots. This vegetation contributes significantly to the amenity of the street and neighbourhood by providing a visual buffer between the street and dwellings, habitat for local bird and insect life, shade to foot paths, and an overall contribution to a reduction in any heat island effect for the area. 	<p>The street setback has been increased to 3.5m (at ground level) with the upper level further setback. The 3.5m width is sufficient for growth of trees and for a landscaped courtyard.</p> <p>Whilst there is a variation, the setbacks exceeds the R-Codes requirements for an R80 coding. Given the highly variable and eclectic context of this portion of Smith Street, it is not necessary to replicate the setbacks of the adjoining properties.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> Concerns that the provision of site vegetation is not sufficient to maintain and enhance the tree canopy and local sense of place. Concerns regarding inconsistencies between the landscape concept plan and the site plan in relation to depiction of the existing verge trees. Concerns regarding the retention of the existing verge trees. Concerns that the proposed development will not provide sufficiently similar tree canopy to what present on the site prior to demolition of the dwelling on the property. Concerns regarding the trees indicated in the areas adjacent to the car parking and the likelihood of any real tree canopy establishing in these areas. Concerns that the lack of deep soil zones to Unit 2 would impact the establishment of any significant trees in the front setback area of the Unit. Concerns that only 3 medium trees are proposed for the entire site thus 	<p>Across the site, the proposal incorporates 13.6% deep soil landscaping and 34% canopy coverage. This is consistent with the measures set out in the City's Built Form Policy.</p> <p>Refer also to street setback comments above.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>reducing the overall tree canopy provided on the site.</p> <ul style="list-style-type: none">Concerns that the proposed development would set a precedent in the area for reduced planting zones, reduced tree canopy, and reduced setbacks, which will impact negatively on the current vegetation in the area and any opportunities for the future establishment of new vegetation. Further concerns that this precedent would result in reduced shade to footpaths in the area, reduced tree canopy for local fauna (birds and insects), increased potential for heat island effect in the neighbourhood, and a reduction of visual buffer between the street and dwellings.	

Comments Received Expressing Concern:	Applicant Comment
<p><u>Environmentally Sustainable Design</u></p> <ul style="list-style-type: none">Comments that the proposed black metal cladding for the upper floors and roof should be replaced with a material with reduced solar absorbance in order to reduce the urban heat island effect of the development.	<p>A sustainability report (Lifecycle Assessment) has been submitted to the City which demonstrates a potential life cycle saving of 65% (CO2 emissions). This exceeds the 50% target under the City's policy.</p> <p>Dark roofs can be overcome by appropriate materials and insulation and these are important for the architectural character.</p>

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