

**Summary of Submissions: DA5.2023.140.1 No. 54 Lincoln Street, Highgate – Alterations and Additions to Single House**

The tables below summarise the comments received during the advertising period of the proposal. Please provide your comment against each item in the ‘Applicant Comment’ section.

Overall, the City received five submission during the consultation period. The City received four comments of objection and one comment of support.

Comments Received in Support:	Applicant Comment:
<p><u>General</u></p> <ul style="list-style-type: none"> <li>The proposal is a fair and balanced approach to improving the liveability of the property while preserving heritage.</li> <li>The visual impact from the front and sides appears to be limited and acceptable.</li> </ul>	<p>Improving the liveability of the property will increase the building lifespan hence allowing for the retention of the heritage structure for many more years. This is an environmentally sustainable response that reduces embodied carbon by the reuse of as much of the existing structure as possible while offering better oriented and constructed (and therefore more comfortable) spaces to be used as the primary living areas of the house.</p>

Comments Received in Objection:	Applicant Comment:
<p><u>Building Height</u></p> <ul style="list-style-type: none"> <li>The additions should be designed to not be visible from the street in order to preserve the heritage streetscape.</li> </ul>	<p>The development to the rear of the property leaves the original house intact, maintaining the appearance of the cottage and the integrity of the streetscape. We have ensured that the new addition remain as low as possible so as not to impose on the cottage, the minimum ground floor height is set by the existing cottage meaning that the building is visible slightly above the house from the street view. The cladding on the upper storey of the cottage is a dark colour to reduce the visual dominance of the new structure.</p>  <p>VIEW FROM THE SOUTH AT EYE LEVEL (LINCOLN STREET)</p>

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**Lot Boundary Setbacks**

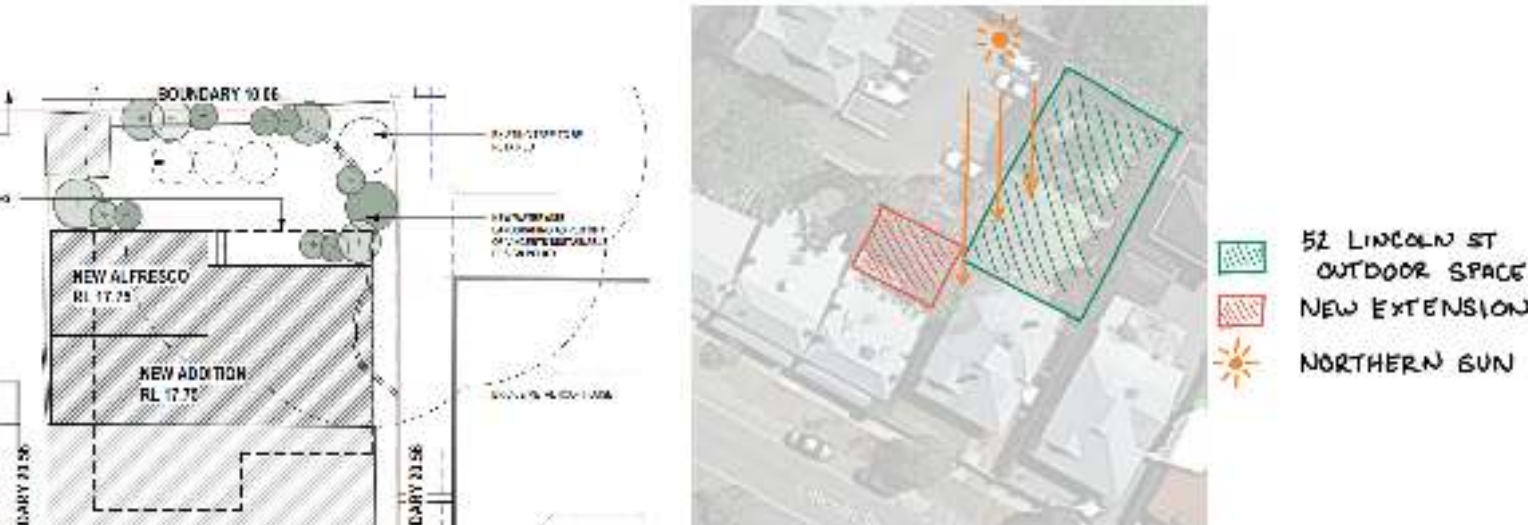
- The western boundary wall height will reduce the amenity of adjoining properties, block sunlight and introduce obtrusively bulky and overbearing mass.
- Reduction to setbacks will impact existing openness and amenity.

The western wall of the extension is stepped in the vertical plane. The lower floor wall follows the line of the existing house which has no material setback as currently built. The upper floor, however, is set back by 1500mm. This ensures that the upper floor does not block light or impact the amenity of the western neighbour. This is demonstrated in the below render showing the location of the western neighbour in relation to the new development (also in application submission documents).



VIEW FROM THE BACKYARD AT 54 LINCOLN STREET

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<p><u>Access to Daylight</u></p> <ul style="list-style-type: none"> <li>The proposal will adversely impact access to daylight for adjoining properties.</li> </ul>	<p>The rear wall of new addition sits almost in line with the rear wall of the house to the East and thus wont effect the daylight to the outdoor space to the back of this property (refer image below). We note that two of the windows on the western façade of this property are small windows most likely to WC or Laundry and that the current larger window looks directly into the yard at 54 Lincoln street which affects the amenity of the yard space.</p> <p>We believe that the reduced setbacks to both sides of the property are in line with the existing housing in the area and are not unreasonable in such a high density area (R80). The reduction of setbacks allows for better adaptive reuse of the existing property which allows for the retention of heritage structures and a more environmentally sustainable outcome.</p> 
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>Roots from existing trees on the site are damaging sewer connections on adjoining properties. Further landscaping will exacerbate this.</li> </ul>	<p>The existing Jacaranda tree to the rear of the property appears on the City of Vincent trees of significance inventory. The tree is established and healthy and adds to the amenity of the property and surrounding spaces. Any new landscaping proposed is waterwise planting in line with the City of Vincent’s Sustainability Policy and is proposed where existing garden is already located.</p> <p>Many studies show green spaces in and near urban areas play and important role in harbouring biodiversity and promoting human well-being. We would like to note that it is particularly important to retain landscaping wherever possible in high density areas such as this. This is well supported and encouraged in many of the City of Vincent’s policies.</p>

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