

Summary of Submissions:

The table below summarise the comments received during the advertising period, together with Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
<p><u>General</u></p> <p>Concerns regarding the impact that the construction of the proposed development will have on adjoining, older and fragile properties. Request that a dilapidation report be prepared and signed by adjoining properties prior to the construction of the development.</p>	<p>Structural integrity and works that may affect adjoining land are matters dealt with under the <i>Building Act 2012</i> and is not a consideration dealt with at the development application stage.</p> <p>It is the responsibility of the builder for the effective management of construction works and to ensure that this is undertaken in the interest of nearby residents and properties. The City's Policy No. 7.5.23 – Construction Management Plans does not require the builder to prepare dilapidation reports in this circumstance. The applicant has however agreed to complete dilapidation reports before and after construction for the northern and southern adjoining properties.</p>
<p><u>Solar Access</u></p> <ul style="list-style-type: none"> Concerns regarding the proposed overshadowing, and subsequent reduced solar access, negatively impacting the adjoining southern property. Concerns relate to the overshadowing over green areas (such as areas used to grow produce) and active habitable spaces (outdoor living areas) of the adjoining property. Concerns regarding the proposed overshadowing resulting in a reduced solar access, reducing the viability of solar panels on the adjoining southern property. 	<p>Following the provision of community consultation the applicant amended plans that reduced the extent of overshadowing to meet the deemed-to-comply standards of the R Codes. The reduction of overshadowing was achieved through a reduced finished floor level, cutting of the roof eaves and modification of the roof pitch and overhang. The proposed overshadowing was reduced to 50%, therefore resolving the overshadowing departure. As overshadowing satisfies the deemed-to-comply provisions of the R-Codes, the City does not have discretion to require further modifications to this aspect of the proposed development.</p>
<p><u>Boundary Walls</u></p> <p>Concerns regarding the proposed length of boundary wall been excessive, resulting in a feeling of encroachment, a loss of solar access, loss of ventilation, increased overlooking, loss of privacy, loss of street character and likely loss of financial value of the impacted adjoining dwellings.</p>	<p>Following the provision of community consultation the applicant provided amended plans to reduce the proposed extent of boundary wall via the reduction of boundary wall length. The amended plans also included the incorporation of a minimum 3m x 3m recess between sections of boundary walls. As such, the amended plans now meet the deemed-to-comply standards relevant to boundary walls under the R Codes.</p> <p>As the boundary walls satisfy the deemed-to-comply provisions of the R-Codes, the City does not have discretion to require further modifications to this aspect of the proposed development.</p>
<p><u>Visitor Parking</u></p> <p>Concerns regarding the proposed development lack of a visitor parking bay whilst increasing the capacity of occupants from 5 bedrooms (between Nos. 293 & 295 Oxford) to 18 bedrooms. This would result in a reduced availability of street parking and an increasing need for visitor parking bays.</p>	<p>The proposed visitor parking shortfall of one bay is appropriate due to the availability of off-site car parking, sufficient on-site resident parking that exceeds the standard requirements and the addition of one on-street parking bay to Oxford Street through the removal of a redundant crossover. Furthermore, due to the proposals location on Oxford Street, alternative transport options are considered, with the site being in proximity to high frequency bus and train routes.</p>