

Summary of Submissions:

The table below summarise the comments received during the initial advertising period (9 April 2024 to 22 April 2024) of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant's Comment:
<p><u>General</u></p> <ul style="list-style-type: none">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.	<ul style="list-style-type: none">Applicant will undertake Dilapidation surveys on 291 and 297 Oxford Street Leederville.
<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.	<ul style="list-style-type: none">Overshadowing from our development now compliant, we have made necessary adjustments to comply with overshadowing provisions of the R-Codes.Most of the overshadowing will be caused by the existing tree on the adjacent site.
<p><u>Boundary Walls</u></p> <ul style="list-style-type: none">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.	<ul style="list-style-type: none">The length of the boundary walls have been reduced to comply with the boundary wall provisions of the R-Codes. There will be minimal impact to the neighbouring properties caused by our proposed boundary walls.
<p><u>Visitor Parking</u></p> <ul style="list-style-type: none">Concerns regarding the proposed development lack of a visitor parking bay whilst increasing the capacity of occupants from 5 bedrooms (between 293 & 295 Oxford) to 18 bedrooms. This would result in a reduced availability of street parking and an increasing need for visitor parking bays.	<ul style="list-style-type: none">Applicant will be removing one crossover from the two lots to be amalgamated and the city has confirmed that this can create a new Street Bay adding to City's parking, the Applicant will pay for these works. By ensuring all townhouses have 2 car bays each, the applicant believes this will alleviate the need for the residents to take up street parking if any were only granted a single bay. This part of Oxford Street has adequate street parking for visitors, and the proposed development is low-medium density, not high-density apartments with single car bays per dwelling.