

Address: No. 124 Wright Street HIGHGATE

Proposed Development: Demolition of Existing Single House Construction of Six (6) Two Storey Grouped Dwellings



APPLICANT'S RESPONSE TO SUBMISSIONS

	Objection	Comment
1. Street setback	- No space for landscaping to grow to maturity.	This DA provides 3.5m of soft landscaping in the street setback which is adequate for selected turf, shrubs and upright trees to grow to maturity and provide screening together with providing amenity to it's inhabitants
	- Front setbacks for units 3, 4, 5 and 6 do not provide for adequate landscaping/window screening to prevent overlooking to adjacent properties.	This DA provides 3.5m of soft landscaping then a further 2.3m of hard landscaping to provide privacy for residents on Harold St. 5.85-6.3m in total of setbacks to upper and lower storey windows which is substantially more than as required by the cone of vision. Balconies are partially enclosed to improve privacy concerns even more.
	- The design is not consistent with streetscape of Wright Street and Turner Street. It looks like a crowded industrial complex with little resemblance to residential apartments.	The streetscape on Wright, Turner and Phelps lane is quite eclectic with a number of modern contemporary and heritage styles present. Attached is the 3D renders of the project which show colours, landscaping and architectural style/
2. Lot boundary setbacks	- Lack of adequate setback to Phelps Lane.	In response to concerns of Harold St residents the setbacks in this DA are significantly more than in previous DA. The non compliant setbacks are due to the upper storey being inline with the ground floor which is part of it's contemporary style and offset by heavy articulation and different building textures (brick, cladding and render)
	- Balconies should be screened.	Balconies are partially enclosed in response to privacy concerns of Harold St residents. These windows are an important source of natural Northern light and ventilation and permanent screening would impact that
	- Setbacks insufficient to provide for significant	This DA provides 3.5m of soft landscaping in the front garden which is

	landscaping and vegetation.	adequate for selected upright trees to grow to maturity and provide screening. The development exceeds the amount of landscaping area required by a Single Bedroom Dwelling to provide greater amenity to its residents. Overall the development provides 38% soft and hard landscaping which are strategically placed to provide contiguous useable areas of high amenity.
3. Roof form	- Flat roofs do not maintain the streetscape of the immediate surrounding area of Wright Street/Phelps Lane.	The flat roof proposed is harmonious with the flat roofed dwelling opposite Units 4, 5 and 6
4. General	- Design not in keeping with heritage houses surrounding property.	The proposed DA is contemporary in style. It uses weatherboards, federation coloured bricks and colours to complement the streetscape and offer tonal harmony with some of the heritage houses on Harold St.
	- Removing one home and squeezing 6 units on one block is not going to maintain the character on the street and neighbourhood, devalue the housing in general, and certainly devalue the housing next to this property.	The housing immediately neighboring the site is a 1980s duplex and an early 1920s dwelling in very poor condition and not heritage listed. Being an R80 area the current and future built form is already quite diverse with apartments, townhouses and houses and will continue to be so. This development offers a much needed housing form for the rapidly growing demographic of 1-2 person household who do not wish to live in an apartment complex and would prefer their own small townhouse. It is offers affordable housing close to the city and is suitable for downsizers, first home owners and singles/couples etc.
	- Rubbish/Recycling collection will further impede safe negotiation of the laneway.	The proposed DA removes a solid wall with no corner truncation at the intersection of Wright St and Phelps Lane which is a known safety concern. The proposed DA widens Phelps lane and provides safer egress onto Wright St with a 2m x 2m ceded truncation to improve safety.