

RESPONSE TO NEIGHBOURS SUBMISSIONS

The following outline how the project has responded to the issues raised in the public submissions in relation to DA10-2023-309-1.

No.	Items	Respond
1	Ravenswood & Rawlinson very high traffic area. Daycare across the road, fear for children in the area. No onsite traffic assessment done.	Development design in accordance with relevant standards. Refer also to the submitted Traffic Report.
2	Privacy looking directly into a backyard of a neighbouring property. The proposed buildings height will affect solar access to their own communal space and private open space for residents.	The setbacks are compliant. Living areas generally at ground floor except for granny flats. (see units 7B, 8B, 11B, 12B) which are provided with adequate setbacks to boundaries. Sill heights to upper level bedrooms are raised to avoid outlook down to private open spaces. Refer to shadow diagrams showing adequate solar access is maintained to adjoining properties and private open spaces.
3	Not enough car spaces proposed for the project. Hence an increase of car parked on the street expected. Resulting in a negative impact of the street scape. The location of the parking area is off the main access driveway into the infill development and wouldn't allow cars to park at the Boarding House car spaces and leave in a forward manner.	Parking numbers are compliant. Parking for each boarding house is provided at or adjacent the building. Cars can leave the site in a forward direction. Refer to Traffic Report for turning paths.
4	Noise Pollution. External air conditioning units are proposed to be screened on external balconies.	Any condenser storage will be screened to meet the acoustic requirements of the BCA.
5	Document D24/4253 Section 3.2.7 23 Boarding houses permitted Bega shopping centre is 1.5km away with a very steep walk. This would not be within the parameters of the proposal.	Boarding houses are permissible within the R2 zone. Refer to Statement of Environmental Effects.
6	Document D24/4253 Section 3.2.7 25(g) states the minimum lot size must be 600m2 for boarding houses.	The Lots of the boarding houses have been sited on over 600sqm metre of site area.
7	Document D24/4253 Section 3.2.7 25 (2)(a)(ii) desired character of the local area.	The 2 boarding houses have been designing as single storey dwellings to tie in with the street scape on Rawlinson Street and the use is permissible within the R2 zone.



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8	We have a great concern regarding the excess water that will run off the concrete areas.	All stormwater onsite is captured in a new stormwater system and connected via an easement to council's stormwater system on Ravenswood Street. The proposed stormwater system will create a better situation than the existing in terms of run off. Consultation with upstream neighbours was held prior to lodgment of a DA to ensure their concerns were considered and a solution provided.
9	Density. Too many units in a confined space.	The proposal is compliant with the FSR provisions of the site.
10	Does the proposal have sufficient Communal Green Spaces.	Yes, sufficient Communal Green Spaces have been provided. Refer to SEE and SEPP 65 verification statements.
11	Create crime hotspot, social and economic impacts, slums.	Refer to Council's affordable housing strategies. There are several existing houses of this typology in this area.
12	Has a Socio-Economic Impact Assessment been prepared as outlined in BVSCDCP2013?	The developer, Southern Cross Housing, are a Community Housing Provider who prepared studies to determine the intended development for the site. The project also considered Councils affordable housing strategies.
13	The height of the buildings will also impact on the views to the southwest mountains currently enjoyed by surrounding properties.	No height encroachment has been proposed. The design is intended to sit below the existing ridge line of dwellings fronting Rawlinson Street to allow existing views to be maintained. The taller buildings are located centrally on the site to ensure overshadowing and scale is minimised to the adjoining properties. Refer to photomontages DA 18.
14	light pollution due to having to light driveways etc for security.	Lighting will be designed to minimise impact on surrounding areas in accordance with relevant standards. Lighting standards have been designed to consider impact on surrounding dwellings.
15	Sight distance at crossovers between boarding houses.	Sight distances have been provided in accordance with standards refer to Traffic Impact Assessment.
16	Residential Flat building prohibited.	Refer to separate planning proposal regarding permissibility issues