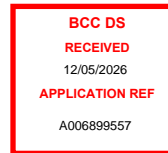


Response to Public Notification Submissions

RE: A006899557 - 22 Childs Road, Clayfield



Note: This response relates to planning topics related to the application.

Concern 1: Proposed lots inconsistent with established lot sizes in the locality.

Response:

We maintain our position in the planning report that despite the minor relaxation sought for lot size and frontage, the proposal aligns with the prevailing lot pattern in the surrounding area, where a significant proportion of lots are under 450m² and average frontages are narrower than those proposed.

The proposed lot sizes and widths are slightly under the required 450m² (~434m²) area and 15m (~12.5m) lot width. The relaxation of the area by 16m² (area) and width by ~2.5m, will have no significant impact on street character. The Childs Street frontage north of the site contains lots with an average of 12m width. The proposed lots are wider than this average, at some 12.5m wide.

Concern 2: Future houses on the site.

Response:

Two houses will be part of future applications which will be required to comply with the Character Residential Zone Code. There will be a net improvement to the character of the area as the current dwelling on the site is not a character house, it is a 1960s masonry construction.

Concern 3: Inappropriate density.

Response:

The proposal is to achieve a density of one dwelling per 434m². The proposal is generally in keeping with existing densities achieved in the Character Zone. Standard traditional lots of 405m² are common in these zones; in any case the broad frontages achieved on these proposed lots, ~12.5m, well above the minimum 10m permitted, contribute to lower density streetscape character.

Concern 4: Area adjoining heritage place.

Response:

Local heritage place will not be affected by this proposal. During the site inspection, it was observed there were already alterations to the heritage site. The proposal impact to the adjoining heritage place at the rear is minimal as there will be no change in the heritage place streetscape context.

Future housing will be required to be well set back from the heritage site boundary. In any case, the Character Residential Zone Code and the Heritage Overlay Code ensure future development is sympathetically designed.

Concern 5: Future development assessment transparency.

It is not required as part of this proposal to address future development at this time, as part of this application. As mentioned above, future applications which will be required.

Concern 6: Street tree and driveway.

As mentioned in the planning report, an application has been lodged to remove the existing street tree (Poinciana). This tree is in relatively poor condition with significant die back. It was noted that Council has marked the tree with blue spray paint and may be considering removal. The tree has exposed structural roots across the proposed access. If these roots are removed, the tree is likely to die / fall. It was also noted that the tree roots have damaged the asphalt road surface. The poinciana tree has large seed pods which create trip hazards and block stormwater drains. The tree can be replaced with a more appropriate species.

The removal of the existing dwelling and street tree has been appropriately addressed, with replacement planting and design controls to ensure ongoing streetscape quality.

The updated proposal plans show the driveway set back 3m from the main tree trunk.

Concern 7: Public Notification.

The public notification stage included a Public Notice in the online newspaper; registered mail posted to adjoining owners and a sign placed in front of the site. BCC received various submissions uploaded to their website. The circumstances mentioned in some submissions in relation to parking near the site sign are unknown. Generally, residents can contact the relevant authorities if there is a parking/traffic issue in their street.