

SUMMARY OF SUBMISSIONS

PROPOSAL: DA16/0848 – Additional Dwelling to Form Two Grouped Dwellings

OFFICER: Justin Biggar

<u>SUBMITTER:</u>	<u>NATURE OF SUBMISSION</u>	<u>COMMENT:</u>
<p>William Reid (on behalf of Yallingup Residents Association)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Development will cause loss of vegetation cover and impact viewing channels • Neighbours to south will be confronted with large amount of built form • Irregular shape exacerbates the concerns and creates squeezing of setbacks • Net effective area of rear lot is only 361sqm, 	<ul style="list-style-type: none"> • No significant trees at the rear of site, with mostly overgrown shrubs • House is compact with relatively little building bulk. House to south is also situated higher than 50 Hammond Road, reducing impact of bulk • As addressed in council report • As addressed in council report
<p>Barry Lloyd (48 Hammond Road)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • No 4m separation between buildings as required by Yallingup Special Character policy 	<ul style="list-style-type: none"> • 4m separation is designed to maintain streetscape appearance of low density. As dwelling is located at rear of site, reduction in 4m requirement is not considered to impact on streetscape.
<p>R & A Webster (25 Dawson Drive)</p>	<p><u>Neutral:</u></p> <ul style="list-style-type: none"> • No objection to proposal as long as the following occurs: <ul style="list-style-type: none"> - Boundary between 24 Dawson and 50 Hammond be re-surveyed to ensure fence is correctly located - Trees that are removed should be replanted - Normal working hours be observed 	<ul style="list-style-type: none"> • Noted, majority of concerns can be addressed through planning conditions and building permit conditions

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	<ul style="list-style-type: none">- Appropriate screening for new dwelling to prevent overlooking	
Jeremy Warren (46 Hammond Road, Yallingup)	<p><u>Objection:</u></p> <ul style="list-style-type: none">• The proposal will have a detrimental impact on the Yallingup community and future visitors	<ul style="list-style-type: none">• Noted