

I am [REDACTED] concerned about non compliance and tree loss. I am objecting to this DA for the following reasons.

The Statement of Environmental Effects states:

The vegetation is marked on the site plan and will need to be removed to accommodate the proposal.

I can see on the site plan the suggestion that the jacaranda will be removed. It is a magnificent tree to a height of, my guess, 15m. I would suggest that the resident consider pruning this tree rather removing it. It offers amenity and beauty that near neighbours also enjoy with shade and the presence of birds.

The SEE states: *The neighbouring lots are not adversely affected by the proposed development. As mentioned above...the neighbouring lots will be affected by the lost shade, beauty and habitat.*

CAR PARKING AND ACCESS

- *The proposal is for a 4-bedroom dwelling and includes a double lock up garage for car parking. Visitor car parking is available as stack parking.*

Is stack parking compliant when the suggestion is to reduce the front setback?

SITE SETBACKS

These are not compliant.

- The required front setback is the average of the two neighbouring developments. This would require a setback of 5.75m The requested relaxations are:-
- 3.6m to the front verandah (Non-compliant)
- 4.5m to the front wall (Non Compliant)
- 5.307m to the garage wall (Non Compliant)

All compliances should be met. When non compliances are approved, these are then used as precedents.

The stated justifications are:

- *The lot has a narrow street frontage, 12.19m and faces North/South. By reducing the front setback, which is to the South, the private open space, which faces North, is increased. The useful private open space allows for the installation of a pool and promotes outdoor living.*
- *I dispute this justification on the grounds that the DCP regulation is not there to improve one's lifestyle.*
- *Australia Avenue is not a busy road and the reduced front setback does not inhibit the line of sight for the neighbouring properties.*

I dispute this argument. In actual fact, Australia Ave is very busy. A Council pre school exists in the street which has a lot of cars entering and exiting from Australia Ave.

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The SEE mentions off street parking being provided to the rear of the site with access off the back lane.

There is no indication on the plans as to where this off street parking will occur on site.

There should be no allowance for laneway parking.

There is no landscape plan. The word 'tree' is not mentioned on the SEE despite the suggestion on the plans that the jacaranda will be removed.

There is no mention of deep soil for tree planting to offset the loss of the mature jacaranda.