

At the end of 1st advertising period on 27 June 2001 for the original plans (with pitched roof), the following submissions were received and are summarised as follows:

Date Received	Received from	Summary of Submission	Comment
28/06/01	13 Clontarf Street, Sorrento	<p>Objection:</p> <ul style="list-style-type: none"> • multi-storey building not in keeping with current architecture in area. • Proposal will result in overshadowing of adjoining lots. • Decrease in privacy to adjoining lot due to window heights. 	<ul style="list-style-type: none"> • House is of similar scale with both the houses on either side. These are large, multi-storey houses • The overshadowing is within the 50% allowed in the R-Codes. • There is already overlooking from the adjoining lots into the above site. The applicant has taken steps to reduce overlooking. With multi storey developments there is always the prospect of overlooking occurring.
18/06/01	7 Clontarf Street, Sorrento	<p>Objection:</p> <ul style="list-style-type: none"> • Existing dwellings built in accordance with relevant legislation. • If approved, a precedent may be set. 	<ul style="list-style-type: none"> • Some of the houses in the area have been built with setback variations and more recent ones exceed building heights. • All development applications are based on individual merit.
20/06/01	11 Clontarf Street, Sorrento	<p>Objection:</p> <ul style="list-style-type: none"> • Out of character with other dwellings and would detract from the pleasantness and harmony of the area. • If approved, it would set a precedent in the area. • Concerns regarding past costly litigation for developments which have been objected to by residents. 	<ul style="list-style-type: none"> • Comments similar to 13 Clontarf Street – development is comparable to style and scale of development in near coastal location. • Comments similar to 7 Clontarf Street. • The Council has the authority to vary provisions of the R-codes and policy, and is obliged to consider proposals on their merits..

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19/06/01	9 Clontarf Street, Sorrento	<p>Objection:</p> <ul style="list-style-type: none"> • Inappropriate, not conducive to the area and unacceptable. • Would affect views. • No merit and does not comply with the R-Codes. 	<ul style="list-style-type: none"> • Noted - Comments similar to 13 Clontarf Street. • The concerns raised regarding the loss of views have not been substantiated. • Council may exercise discretion in regard to the R-Codes based on the merits of each proposal.
25/06/01	8 Clontarf Street, Sorrento	<p>Objection:</p> <ul style="list-style-type: none"> • Height proposed significantly imposes on ocean views. • Roofline will ensure afternoon sun cannot perpetrate property. • Would affect lifestyle and value of property. • Due to setback variation, the kitchen window will directly overlook balcony area. • Due to level differences, earthworks must be preceded by additional stabilisation to retaining wall. • Size of dwelling does not appear to be in keeping with others in the area. 	<ul style="list-style-type: none"> • See comments stated for 9 Clontarf Street. Proposal does not unduly affect views. • Comments similar as stated for 13 Clontarf Street, regarding overshadowing. • There is no evidence submitted to substantiate claim of loss in lifestyle or property values. • Revised plans indicate glass blocks to kitchen window. • Details relating to retaining is required to be submitted at building licence stage. • Comments similar to as stated in comments for 13, Clontarf Street.
25/06/01	3 High Street, Sorrento	<p>Non-objection:</p> <ul style="list-style-type: none"> • Comment that all construction vehicles be contained on site and not near right-of-way. 	<ul style="list-style-type: none"> • A management plan condition is proposed to address parking of construction vehicles on site.

Date Received	Received from	Summary of Submission	Comment
6/8/01	9 Clontarf Street, Sorrento	Objection:: <ul style="list-style-type: none"> • Enormous size of dwelling is unsuitable for area. • Proposal should comply with R-Codes and has no merit. 	<ul style="list-style-type: none"> • Comments similar to as stated in comments for 13, Clontarf Street. • The variation is considered to satisfy clause 1.5.7 and 1.2 of the R-Codes and within reason.
Revised plans showing a flat roof and reduced height were re-advertised and the following submissions were received at the end of advertising period 8 August 2001			
6/8/01	7 Clontarf Street, Sorrento	Objection: <ul style="list-style-type: none"> • The revised plans do not alter the facts, which are that the building is too large for the block and still does not comply with the setbacks and height requirements. • There is widespread objection to proposal from ratepayers. • Existing residents have built in compliance with relevant requirements. • If approved, building may set a precedent and wipe out powers of By Laws covering multi-storeys 	<ul style="list-style-type: none"> • Comments similar to as stated in comments for 13, Clontarf Street. <p>Noted.</p> <ul style="list-style-type: none"> • Comments similar to earlier response made to owners of 7 Clontarf Street, in original submission dated 18/6/01. • Comments similar to earlier response made to owners of 7 Clontarf Street, in original submission dated 18/6/01.
6/08/01	3 High Street, Sorrento	No objection <ul style="list-style-type: none"> • Only comment is that all water should be contained on site as the property slopes 	<p>Noted - A condition of development approval is proposed to ensure all stormwater is contained on site.</p>

SETBACK DISCRETIONS

Required Setback	Provided
<u>Lower Floor:</u> Left Side: 2.7 m 2.0 m Right Side: 2.0 m 2.0 m 2.52m	 1.8 m 1.8 m 1.54m 1.54m 4.30m
<u>Middle Floor:</u> (Gatehouse & passageway) Front: 6.0 m Left Side 2.6 m Right Side 5.80m	 0.0 m 1.8 m between 1.8-5.50m
<u>Upper Floor:</u> Right Side 1.6 m 5.3 m	 1.54m between 1.5-3.10m



No 4 Clontarf Street, Sorrento



No 6 Clontarf Street, Sorrento



No 8 Clontarf Street, Sorrento