

Appendix 4 – Response to Objections

Objection	Comment
Overdevelopment	The proposal is considered to be a suitable response to the surrounding area and displays a relatively high level of compliance with ResCode. It is not considered that the development results in an overdevelopment.
Collection of waste bins	A waste management plan has been provided by the applicant. The waste management plan clearly outlined that the private services would be utilized, and waste collection bins would not be placed on the naturestrip.
Overshadowing	The submitted overshadowing diagrams show that there will be no overshadowing impacts on adjoining properties considering the orientation and siting of secluded private open space of the adjoining properties and the setbacks of the building from the adjoining properties.
Proposal will set a precedent	Precedent is not a relevant planning consideration. Each application is considered on its merits and Council is considering the application before it.
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration.
Overlooking	Overlooking at the first floor will be addressed by screening balconies to a height of 1.7m above the finished floor level, providing fixed obscure glazing to a height of 1.7m above the finished floor level and windows with a sill height of 1.7m above the finished floor level.
Littering during construction	This will be addressed as a condition of permit. Construction activities must be managed so that the amenity of the area is not detrimentally affected.
Loss of security	There is no evidence to suggest that the proposal will result in loss of security to residents.
The proposal would impact on solar panels of the adjoining property owner.	The shadow diagrams provided by the applicant indicate that the proposed development would not extensively overshadow adjoining property, and would have minimal impact of the solar panels of adjoining dwellings.

Existing fence is too low and needs to be replaced.	<p>The proposed development may result in privacy issues for the occupants of the proposed dwellings and the occupants of adjoining properties being that the ground floor of the dwellings appear to be 210mm above the natural ground level. This would result overlooking issues due to the low fence height.</p> <p>The replacement of the existing fence can be addressed as a condition on permit.</p> <p>It would be unreasonable to ask numerous surrounding landowners to contribute to replacement fencing.</p>
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