

Appendix 4 – Response to Objections

Objection	Comment
Over development	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 over development.
Collection of waste bins	Council's Waste Services has no concerns with the collection of waste bins from the property frontage. Council provides waste collection services if there is at least 8m of unrestricted kerb access at the front of the property (excluding crossover).
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.