

Appendix 4 – Response to Objections

Objection	Comment
Property devaluation.	It is a well-established planning principle that depreciation of land or property values as a result of a proposed use and development is not a relevant planning consideration.
Risk of criminal activity associated with the use and security concerns.	There is no evidence to suggest that the patrons of the proposed use are any more likely to commit crime than any other sector of the community.
Littering by venue patrons.	This can be addressed as a condition of approval to ensure that the site be kept tidy to the satisfaction of the Responsible Authority.
Safety concerns for residents due to increase in traffic.	Council's Traffic and Transport Unit has reviewed the proposal and has raised no concerns. It is considered that the local road network can accommodate the anticipated increase in traffic that will be generated by the proposal. Safety would not be compromised; all drivers and pedestrians must always exercise due care.
Intrusive lighting on the subject site and light pollution from vehicles headlights.	If approval is to be granted, all lighting on the subject site would be required to be baffled. Lighting from vehicle headlights would be unduly threatening considering the location of the proposed car parking area, the site's vehicle access points and the dwellings on the adjoining properties.
Approval of the proposal will set a precedent for similar uses in the future.	Each planning application is considered on its merits.
Potential of effluent run-off due to septic tank overflows.	A land capability Assessment report prepared by Edwards Environmental, dated April 2018, concludes that a sustainable on-site wastewater management system is feasible subject to appropriate mitigation measures. Council's Environmental Health Unit has reviewed the proposal and has raised no concerns subject to all waste water permits being obtained including a permit to alter the wastewater system.
On-site consumption of liquor without a liquor licence.	The proposal does not seek approval of a liquor licence. However a permit is generally

	required to use land to sell or consume liquor if a licence is required under the Liquor Control Reform Act 1998.
The recently constructed 1.8m high galvanised internal fencing is in breach of the covenant as it located outside the building envelope.	If approval is to be granted all proposed building and works associated with the proposed use must comply with the covenant.