

Appendix 4 – Response to Objections

<i>Issue</i>	<i>Comment</i>
The proposed dwellings do not compliment the character of the area.	<p>Whilst the form of the development may generally be different to immediate building stock, it is noteworthy that respecting neighbourhood character does not mean replicating what exists. If that was the case there would be virtually no change to the types of dwellings that exist in an area. The planning scheme does not prohibit alternative built form to the existing built form.</p> <p>The proposed dwellings are considered to be consistent with the established neighbourhood character of the area as described in Council's Housing Diversity Strategy and Housing Character Assessment Guidelines.</p> <p>The design response of the proposed development is generally considered an appropriate fit in terms of the preferred neighbourhood character as it will sit comfortably in its context. The proposed dwellings be detached on the ground floor and additional building recess would be provided on the upper floors to reduce the building mass and provide visual relief from the street.</p>
Increased traffic, and safety (particularly children).	<p>Provision of car parking for each dwelling complies with the requirement of Clause 52.06.</p> <p>It should be noted, that only one of proposed dwellings accessed by Odette Place, as such the proposal would not have a large impact of traffic in Odette Place.</p> <p>It is also important to be mindful, that Odette Place is a court bowl, and drivers should generally be aware that these should be low speed environments. Conversely, parents should also be mindful, that these court bowl locations are not specific designed as children play area (there are Council Open Reserves located approximately 300 metres to the south of the subject land), and appropriate care and adult supervision is required at all times.</p> <p>Council's Traffic Engineers are satisfied that the local road network can accommodate the anticipated increase in traffic that will be generated by the proposal.</p>
Garbage collection issues.	Council's Waste Services area have not raised any concerns relating to garbage collection.
Construction noise and traffic.	Generally amenity condition would be placed on the planning permit relating to

	<p>unreasonable adverse amenity impacts.</p> <p>Additionally, there are EPA requirements in relation to construction noise, and hours.</p>
Development on this type of soil type would create pressure on surrounding properties.	<p>An objector has outlined that the soil profile of the land is not conducive of development, and is likely to result in damage to adjacent properties.</p> <p>A soil report would be required as a part of the Building Permit process, the soil report would identify the soil type and appropriate engineering requirements. In addition, the builders are legally responsible for any damage to adjacent properties, should it be damaged by construction works.</p>
Overlooking and loss of sunlight	<p>The proposal complies with relevant standards in relation to overlooking, overshadowing, daylight to existing habitable room windows, side and rear setbacks.</p>
Overcrowding and residential noise	<p>The immediate surrounding area is characterized by single detached dwelling on an allotment, with the exception of 28 Empress Way. This would indicate there are relatively few unit-developments within the immediate surrounding area.</p> <p>Whilst noise issues can arise as a result of development, the noise generated will be residential in nature and not unreasonable in a residential area.</p>
Property devaluation.	<p>The devaluation of property is not considered to be a relevant planning consideration.</p>