

**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Overlooking	Overlooking from the upper floor will be addressed by opaque glazing up to 1.7m above the finished floor level. Additional screening at least 1.7m above the finished floor level is required on the upper floor level windows and balconies on the north elevation of dwelling 4, 5, 6, 12 and 13 to 18 to limit views into the existing secluded private open space and habitable room windows on the adjoining properties. This will be conditioned if a permit is to issue.
	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.
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.
Impact on sewerage and drainage infrastructure.	Sewer and drainage requirements will be provided to the satisfaction of the Responsible Authorities.
Waste Collection of 36 bins.	All waste collection shall be collected by a private contractor to the satisfaction of the Responsible Authority and this will be secured by a Section 173 Agreement.
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.