

- **TRAFFIC GENERATION** - Council agrees with the findings of the traffic impact report, that the traffic generated by the development would be minimal and is not expected to generate any significant adverse impacts on the local road network.

NO ADVERSE AMENITY IMPACTS

- **RESCODE ASSESSMENT** – The development meets all the requirements of the Rescode Clause 55 assessment and compliance with standards was confirmed by the Council officers Report.

AN APPROPRIATE SOLUTION IN TERMS OF VEGETATION

The existing vegetation on the site which will be is all non-native and predominantly comprises small self-sown specimens and exotic species that are unlikely to become canopy trees. New landscaping to the site will be secured by conditions on the permit

RESPONSE TO ISSUES RAISED BY OBJECTORS

- **Density and Overdevelopment**

The site is located in the RGZ1 which allows for increased residential densities on appropriately located sites and also allows for building heights of up to four storeys and 13.5m. Furthermore, the site is located in an urban renewal precinct which comprises areas with significant potential for large-scale renewal and redevelopment. The proposal is wholly consistent with the density objectives sought for land within the RGZ1.

- **Loss of Residential Amenity**

The proposal is compliant with Clause 55 standards and wholly consistent with Clause 55 objectives, including those relating to site coverage, permeability, open space, sunlight or daylight to habitable windows or private open spaces.

- **Design and Neighbourhood Character**

The proposed building height and development form is appropriate to an urban renewal area and residential growth zone and has responded to neighbourhood character, through the use of similar materials, roof forms and no front fencing.

- **Devaluation of neighbouring properties**

Devaluation is not a valid objection to a planning application

- **Potential health and safety issues**

There are no health and safety issues as the development is compliant with the planning scheme requirements

- **Potential increase in crime**

Renewal and regeneration is not a precursor to crime but more likely the reverse

- **Lack of green space around dwellings**

The site is compliant with the planning scheme requirements relating to site coverage, permeability, open space will have new landscape secured by conditions to the permit

7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

8. CLOSE