

Summary of Submissions:

The table below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
<p><u>Land Use</u></p> <p>This establishment has been operating without authorisation since June 2014 and continues to do so without any penalty. Submitter suggests that if this business is to be approved that it should be subject to a 12 month ban on operating as a warning to others. Simply giving a retrospective approval without any penalty will only encourage others to follow this example.</p> <p>Concerns raised regarding short term dwellings having a direct impact on the property values and the rental market.</p>	<p>The applicant was charged a retrospective development application fee, which is three times normal development application fee. This is considered to incorporate the standard fee and a penalty for commencing development prior to the approval of the City first being obtained.</p> <p>This is not a relevant planning consideration.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.