

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Location of Car Parking Spaces</u></p> <p>Concerns regarding the impact of vehicle noise on the properties adjacent to the existing parking facilities as a result of increased use. Suggestion that no on-site car parking should be provided and that the development should utilise on-street parking facilities.</p>	<ul style="list-style-type: none"> The development would be required to maintain ongoing compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>. Should any concerns be raised in relation to noise impacts from the development the City would investigate these accordingly. The City's Compliance team have advised that no complaints have been received in relation to the site whilst it has been operating as a consulting room. Whilst there would be sufficient on street parking to mitigate any adverse impacts of the proposed one bay car parking shortfall, the continued provision of parking on site would be appropriate to assist with future availability of on street parking bays along York Street.
<p><u>Security</u></p> <p>Concerns in relation to security of adjoining properties due to increase in the number of parking bays.</p>	<p>The development will continue to be provided with a secure front fence and vehicle access gate to provide security for the on-site parking facilities. The application proposes to maintain the same number of on-site parking spaces and the increased use of these bays would not have an adverse impact on the security of adjoining properties.</p>
<p><u>Privacy</u></p> <p>Concerns in relation to privacy of adjoining properties due to increase in the number of parking bays.</p>	<p>The application does not propose any changes to the existing building envelope or built form, all existing floor levels remain unchanged and the development would not result in any adverse impact on the adjoining property in relation to privacy and overlooking.</p>
<p><u>Property Values</u></p> <p>Concerns in relation to declining property values of adjoining properties due to increase in the number of parking bays.</p>	<p>As outlined in the City's Community Consultation Guidelines, the effect of an individual development on adjoining property values is not a valid planning consideration in decision making. Notwithstanding, the proposed land use is existing and the increase from one consulting room to two does not represent a significant increase in the intensity of the use.</p>

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