

Response to Objections (Informal)

Objection	Comment
Excessive building footprint/visual bulk	The development plan is not supported in its current form. It is considered that the building footprint and visual bulk of the proposed development is not sympathetic to the character of the area. The building footprint and height must be reduced to provide an appropriate design response.
Car parking area fronting Lakeway Close will be susceptible to littering. The car parking area should be gated to prevent littering at night.	The applicant has submitted an amended development plan showing the car parking area gated.
Concerns about noise generated by users of the function centre at all floor levels. Noise will emanate from the outdoor area at the third floor if used as part of a function centre. The outdoor area should either face the lake or Caroline Springs to lessen noise towards the dwellings fronting Lakeway Close.	Amenity related conditions can be used to minimise off –site amenity impacts if a planning permit is to issue for use and development of the land in the future. Such conditions can require noise attenuation treatment to the building, limit to the number of persons attending the function centre and hours of operation. The applicant has submitted an amended development plan excluding the third floor level from being used as a function centre.
Concerns regarding increase in traffic and cars parking in Lakeway Close. Vehicle access to the site from Lakeway Close should be closed off and bollards installed at the end of the court bowl of Lakeway Close and a fence constructed fronting Lakeway Close.	The applicant has submitted an amended development plan showing access to the site from Lakeway Close closed off, bollards at the end of the court bowl of Lakeway Close and an acoustic fence fronting Lakeway Close.
Odour from commercial bins and ventilation units of restaurants.	Appropriately locating waste bins on site and regular collection of waste bins for emptying can be minimize off-site impacts. This could be conditioned if a planning permit is to issue. Odour from ventilation units of restaurants is not expected to cause unreasonable negative impacts to the area.