

Appendix 4 - Response to Objections

Objection	Comment
Neighbourhood character	The proposal will not have a negative impact on the nature or lifestyle of the estate as it will create only one additional lot. A sense of spaciousness will still be maintained with a large front setback and adequate setbacks from side boundaries through the provision of a building envelope which ensures no walls on boundaries can be constructed.
Increased traffic	It is acknowledged there will be an increase in traffic movements in Westley Place, however the increase is considered minimal and is unlikely to cause any issues in regards to noise and congestion. The proposal was referred to Council's Engineering Department for comments and advice. The Engineering Department had no concerns relating to traffic.
Insufficient car parking	The driveway and garage for the existing dwelling provides adequate off-street car parking. The proposed lot can also provide adequate off-street car parking.
Property devaluation	The devaluation of property prices is not a relevant planning consideration as property prices are subject to a range of factors.
Demand on utilities	Permit conditions will require the owner of the land to enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each proposed lot. This must be to the satisfaction of the authority's requirements and relevant legislation at the time.
<i>Planning controls and minimum lot size</i>	The land is zoned as Neighbourhood Residential Zone – Schedule 1. There is no minimum lot size under Schedule 1. However, under Council's adopted House Rules – Housing Character Assessment and Design Guidelines, the property is located within a Lifestyle Suburban 1 (LS1) area. Under a LS1 area, a minimum 1,000 square metre lot size applies in Southern Brookfield. The proposal therefore complies with the planning controls affected by the site. Additionally, a Register Search Statement (Title Search) submitted for the proposal does not indicate the presence of any covenants or agreements that prevents the subdivision of land.
Precedent	Precedent has been considered and the proposal will not set a precedent on the basis of previous approvals in the estate by both Council and VCAT. Each application is considered on its merits.