

Appendix 4 – Response to objections

Objection	Comment
<p>A change in streetscape and neighbourhood character.</p>	<p>The surrounding area can be characterised as an existing rural residential area with large vacant parcels of land located south of Sheahan Road.</p> <p>The adjoining properties to the east and west contain single storey detached brick or weatherboard dwellings with concrete tiled or galvanised iron roofing and numerous associated outbuildings in conjunction with the use of the land for rural and residential purposes including the housing of numerous animals and home based businesses.</p> <p>Each dwelling has a significant setback to the site located on Keating Roads.</p> <p>Land located south of Sheahan Road is located within the Farming Zone and land north of the Western Freeway is located within the Kororoit Precinct Structure Plan.</p> <p>It is not anticipated that the proposed development on site will drastically alter the neighbourhood character. It is anticipated that the renovation of the care takers dwelling and bring new residents into the area and improve the current abandoned site, the growing of plants for sale as a nursey is a low impact use.</p>
<p>A danger to local residents that walk around the area.</p>	<p>Due to the scale and nature of the proposed garden supplies business proposed it is not considered that the use or traffic generated by the use will pose as a danger to pedestrians within the area.</p>
<p>Devaluation of our property.</p>	<p>This is not a relevant planning consideration.</p>

<p>The local area is for residential purposes not for business.</p>	<p>The property is located within both the Urban Growth Zone and The Farming Zone – per provisions of the Melton Planning Scheme.</p> <p>The proposed uses are Section 2 uses and require a Permit (Dwelling + Landscape gardening supplies).</p>
<p>Significant noise impact to the environment.</p>	<p>The noise create by the proposed use of the land will not have a detrimental impact on the amenity of the area.</p> <p>It is assumed that the noise impacts would be generated from vehicles visiting the site rather than the agricultural component of the site.</p> <p>Additionally, it is also noted that this property abuts the Western Freeway and any extra noise from this site will be negligible.</p>
<p>A danger to livestock that live in the area.</p>	<p>This is not a relevant planning consideration.</p>
<p>The proposal is inconsistent with the Urban Growth Zone.</p>	<p>The proposal (Landscape gardening Supplies + Caretakers Dwelling) is consistent with the purposes of the Urban Growth Zone and the Farming Zone provisions of the Melton planning Scheme and is appropriate for the subject land which is not currently used for agricultural purposes.</p> <p>The use will not adversely impact on the rural character of the area. The proposal will provide a social benefit.</p>
<p>A precedence will be set by this decision.</p>	<p>This application has been assessed in an accordance with all the relevant provisions of the Melton Planning Scheme and relevant State and Local Policy. This will not prejudice any future application located within the locality.</p>