

Appendix 4 - Response to Objections – dated 5 March 2018

Objection	Comment
Neighbourhood character of the area	<p>The proposed dwellings are consistent with the established neighbourhood character of the area as described in Council’s Housing Diversity Strategy and Housing Character Assessment Guidelines.</p> <p>The design proposed is respectful of the streetscape character of Caitlyn Drive. The dwellings are detached from each other. Adequate recreation needs are provided through a functional private open space of at least 40 square metres with a minimum dimension of 4 metres. The private open space will be located on the north side of the dwellings.</p> <p>The design response achieves an acceptable presentation to the street by providing an open front garden. Dwelling 1 is oriented to have an outlook over the garden.</p> <p>Also proposed is a permeable garden landscape strip along both sides of the internal driveway. This will reduce the front setbacks dominated by hard surfaces.</p>
Overdevelopment of the site	<p>The subject site is located in the General Residential Zone (GRZ) where some change in housing density and type as proposed is expected.</p> <p>The GRZ is not an area where there will be limited or no housing growth.</p>
Scale and visual bulk	<p>The bulk, mass and height of the proposed units would not visually overwhelm the scale of existing dwellings within this neighbourhood.</p> <p>The design response provides adequate setbacks to boundaries and avoids a two storey box like design with unarticulated wall surfaces.</p> <p>The only walls on boundary are the garage walls of Units 2 and 3. This is a consistent character in this neighbourhood.</p>
Off-site amenity impacts	<p>Overshadowing</p> <p>The proposal complies with Clause 55.4-3 as it relates to daylight into existing windows and Clause 55.04-5 with respect to shadowing at the equinox. It is worth noting that all the adjoining lots are currently vacant.</p> <p>Overlooking</p>

	<p>The proposal complies with the requirements of Clause 55.04-6 of the Melton Planning Scheme with respect to overlooking into existing secluded private open space.</p> <p>Where potential direct views into the private open space and habitable room windows of adjoining properties are present from habitable room windows, amended plans will be required to provide fixed obscure glazing or screens to obscure the view as required by the requirement under Clause 55.04-6 of the Scheme.</p> <p>Increase in Noise</p> <p>It is considered that the potential noise that would be generated from within the development would be typical to residential type noise.</p> <p>Traffic and Car Parking Spaces</p> <p>Council officers have noted the concerns raised. However, given that the applicant has provided the required number of car spaces and noting the acceptable threshold volume for a local street is up to 3,000 vehicles per day as per the Melton Planning Scheme, there are no parking or traffic related grounds to refuse the application.</p>
<p>Single dwelling covenant</p>	<p>The certificate of Title submitted shows that there is no covenant affecting the subject land.</p>
<p>Approving this proposal will set a precedent for more unit developments.</p>	<p>Approving this application will not set a precedent. Council must be satisfied that a proposal will produce an acceptable outcome. Each application is assessed on its merits and on a case by case basis.</p>
<p>Devaluation of property</p>	<p>The devaluation of property is not considered to be a relevant planning consideration.</p>