

**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Overlooking	The applicant has provided overlooking diagrams which demonstrate that the proposal meets the overlooking clause of the Melton Planning Scheme requirements. Overlooking is addressed by obscure glazing up to 1.7m above finished floor and with windows with a sill height of 1.7m above the finished floor level.
Overshadowing	The submitted overshadowing diagrams show that there will be no overshadowing impacts on adjoining properties considering the orientation and siting of secluded private open space of the adjoining properties and the setbacks of the building from the adjoining properties.
Overdevelopment	The proposal is considered to be a suitable response to the surrounding area and displays a relatively high level of compliance with ResCode. It is not considered that the development results in an overdevelopment.
Proposal will set a precedent	Precedent is not a relevant planning consideration. Each application is considered on its merits and Council is considering the application before it.
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration.
Inadequate stormwater infrastructure	An on-site detention system will be required to be provided as part of the development.
Errors within the plans and documentation provided	This is noted.