

**Appendix 4 – Response to Objections**

<i>Issue</i>	<i>Comment</i>
The proposed development is not respectful of neighbourhood character.	<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.</p> <p>The bulk, mass and height of the proposed dwellings would not visually overwhelm the scale of existing dwellings within this neighbourhood.</p>
The setback of the dwellings are inconsistent with the rest of the street,	<p>The setback of the proposed dwellings comply with the requirements of Clause 55.03-1. The adjoining allotment on Caitlyn Drive (no. 109) is currently vacant, therefore, only 4 metre setback is required for Unit 1 to Caitlyn Drive.</p> <p>Clause 55.03-1 also outlines that the front wall of any development fronting a side street of a corner site can be setback 3 metres, therefore, the setbacks of Units 2 and 3 comply with the technical requirements.</p>
Increase in noise.	It is considered that the potential noise that would be generated from within the development is typical to residential areas.
Traffic, parking, and road safety concerns.	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 by which to refuse the application.
Approving this proposal will set a precedent for more unit developments.	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.
Property devaluation.	The devaluation of property is not considered to be a relevant planning consideration.
Undesirable tenants.	The occupants of the dwellings is not a relevant planning consideration.