

Appendix 4 – Response to Objections

Objection	Comment
The proposal will result in a loss of privacy (overlooking) to the private open space areas of adjoining and surrounding properties.	<p>The proposal will result in potential overlooking from the first floor windows on the southern elevation of the proposed dwelling.</p> <p>However, these windows will either have sill heights of 1.7 metres above floor level or fixed obscuring glazing to a height of 1.7 metres above floor level in accordance with Standard B22 of Res Code under Clause 55.04-6 of the Melton Planning Scheme.</p>
The proposal will result in a loss of sunlight (overshadowing) to the private open space areas of adjoining and surrounding properties.	<p>The applicant has provided shadow diagrams showing the impact of the proposed dwelling on the private open spaces of the adjoining properties to the south, east and west.</p> <p>The diagrams show that at least 75 per cent or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September in accordance with Standard B21 of Res Code under Clause 55.04-5 of the Melton Planning Scheme.</p>
Loss of property value.	This is not a valid planning consideration.