

Appendix 4 - Response to Objections – dated 9 January 2018

Objection	Comment
Neighbourhood character of the area/ not a site responsive design	<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 Vintage Way. The dwellings are detached from each other. The design response also achieves an acceptable presentation to the street corner by providing an open front garden. Both dwellings are oriented to have an outlook over these gardens.</p>
Overdevelopment of the site	<p>The subject site is located in the 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>
Off-site amenity impacts	<p>Council's Traffic officers have not raised any concerns relating to traffic.</p> <p>Adequate car parking is provided on the subject land for each dwelling in accordance with the requirements under Clause 52.06-5 of the Melton Planning Scheme. There will be no need for street parking.</p>
Single dwelling covenant	<p>Most of the properties in this neighbourhood were subject to a restrictive covenant. This covenant required consent from Delfin Management if the owners wished not to comply with the requirement of the covenant. However, the certificate of Title submitted shows that the covenant expired in 2015.</p> <p>The covenant prescribed a single dwelling on a lot, restricting construction of a granny flat, not to subdivide, not to carry out certain types of construction works, and not to erect certain types of external structures. This may explain the current appearance of low density development in the estate.</p>
Approving this proposal will set a precedent for more unit developments.	<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>
Removal of the street tree	<p>The owner has indicated a willingness to plant new semi mature trees to Council's</p>

	<p>satisfaction. This is considered to be a positive trade off.</p> <p>The removal of the existing street is contrary to the Tree Planting and Removal Policy in terms of the preservation and growth of trees. However, the Policy also echoes an intent to ensure that on completion of projects that tree population has not declined.</p>
Overshadowing	<p>The proposal complies with Clause 55.04-5 with respect to shadowing at the equinox.</p>