

Appendix 4 - Response to Objections

Objection	Comment
Neighbourhood character	It is acknowledged that double storey development in a predominantly single storey area can be considered a departure from the neighbourhood character. However, the land is zoned as Residential Growth Zone and it is anticipated there would be some degree of change to the existing neighbourhood character. The scale, form and design of the dwellings is considered an appropriate response to balancing the existing neighbourhood character and the intensification expected in proximity to an activity centre and in the Residential Growth Zone.
Double storey development	Although the immediate area does not contain double storey development, it is seen in the surrounding area such as in Gladstone Grove, Hewson Street and to the east of the site in Church Street. The proposed dwellings do not exceed the predominant building height by more than one storey in accordance with the GS2 area in House Rules.
Overdevelopment	The proposal is considered to be a suitable response to the surrounding area and displays a relatively high level of compliance with ResCode and the purpose of the Residential Growth Zone. It is not considered that the development results in an overdevelopment.
Insufficient car parking	The proposal meets the amount of car parking spaces required under Clause 52.06 of the Melton Planning Scheme.
Increase in traffic	It is acknowledged there will be an increase in traffic movements along Church Street. However, the proximity to public transport and services in the Melton Town Centre are likely to reduce the need for residents to drive. The increase in traffic is considered to be minimal and unlikely to cause any issues in regards to noise and congestion.
Errors in plans and reports	It is noted there are errors in the plans and reports submitted. The applicant has been informed of the errors and has made changes.
Visual bulk	The design response of the dwelling avoids visual bulk by providing separation between all dwellings on the first floor and avoiding boundary-to-boundary development.
Front setback	There is quite a variation of front setbacks in the surrounding area. A setback of 5.6 metres would not be uncommon in the streetscape, is unlikely to have any material detriment to surrounding properties and would be an efficient use of the land.
Accessway width	The width of the accessway is less than 3 metres in certain parts. There is scope to widen the accessway to a minimum of 3 metres and maintain landscaping along the side boundary. This will be conditioned if a permit is issued.
Fencing	There is a mixture of properties with and without front fences. A number of objectors have raised that a front fence should be provided. Under the GS2 area of House Rules, high and solid front fencing should be avoided and any front fence should maintain the openness of the streetscape and views into front gardens. A front fence is not considered necessary and will ensure a more open streetscape.
Overshadowing and poor solar access	The submitted shadow diagrams show that there is limited overshadowing to existing secluded private open spaces and existing habitable room windows.

	It is considered the proposed dwellings have adequate solar access, particularly as the secluded private open space of each dwelling has direct northern solar access.
Changing demographics	Planning is to anticipate and respond to the needs of existing and future communities. Refusing a proposal on the basis of potential tenants of the dwellings that might change the demographics of the area is not justified.