

**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Inconsistency with the existing neighbourhood character.	<p>The site is located within the Residential Growth Zone where a greater density of residential development is anticipated than other residential zones. The Residential Growth Zone allows provision of housing at increased densities in buildings up to and including four storeys.</p> <p>The character of the immediate surrounding area would also be impacted by medium-density proposal that have been approved by VCAT. These proposals include:</p> <ul style="list-style-type: none"> <li>• Planning Permit PA2018/5069 – Development of the land for ten double-storey dwellings with associated car parking at 10 Joan Street. Planning permit issued at the direction of VCAT.</li> <li>• Planning Permit PA2018/5871 – Development of the land for ten double-storey dwellings with associated car parking at 6 Joan Street. Planning permit issued at the direction of VCAT.</li> <li>• Planning Permit PA2018/5872 – Development of the land for ten double-storey dwellings with associated car parking at 8 Joan Street. Planning permit issued at the direction of VCAT.</li> </ul> <p>It should be noted, that the proposal for the subject land is near identical to the development, which was approved by VCAT for 10 Joan Street.</p>
Loss of on-street car parking, and increase in parking demand and safety issues created with additional traffic. Local road network cannot accommodate additional traffic.	<p>Council’s Engineering Services Department (Traffic and Transport) have reviewed the application, and have not raised any issues or concerns regarding on street parking or traffic in relation to the proposal.</p>
Impact on sewerage and drainage infrastructure.	<p>The development will not cause an unreasonable burden on infrastructure within the area, noting that any necessary connections/upgrades are dealt with the relevant service providers.</p> <p>An on-site detention system will be required to be provided as part of the development.</p>
The proposal would limit the development potential of 17 Joan Street.	<p>The landowner of 17 Joan Street had previously applied for the Construction of 18 double storey townhouses, which was refused at VCAT.</p> <p>The issue raised by the objector is in relation to the principle of equitable development,</p>

	however, the concerns raised in the objection relate more to the potential adverse impacts on the subject site from future proposals at 17 Joan Street.
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