

Appendix 4 – Response to Objections

Objection	Comment
Dwelling density	The proposal is considered to be a suitable response to the surrounding area and displays a relatively high level of compliance with ResCode. It is not considered that the dwelling density is excessive.
Loss of on-street car parking, and increase in parking demand and safety issues created with additional traffic.	<p>Council's Traffic and Transport team has reviewed the proposal and has raised no concerns.</p> <p>The proposed development provides 22 on-site car parking spaces in accordance with the Melton Planning Scheme requirements.</p> <p>Safety would not be compromised; all drivers and pedestrians must always exercise due care.</p>
Loss of natural light	The secluded private open spaces (spos) of the two properties adjoining the site on the western boundary will be overshadowed at 9.00am on 22 September. The extent of overshadowing will gradually reduce after 9.00am, at midday the shadow will be significantly minimal and at 3.00pm there will be no overshadowing. It is considered that the secluded private open spaces will receive a minimum of five hours of sunlight on 22 September as required by this standard.
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration.
Loss of privacy	Overlooking at the first floor will be addressed by providing fixed obscure glazing to a height of 1.7m above the finished floor level.
Inadequate infrastructure to support development.	<p>The development would not cause an unreasonable burden on infrastructure within the area, noting that any necessary connections/upgrades are dealt with the relevant authorities or service providers.</p> <p>The site is located close to public transport, public open spaces, commercial facilities, and community infrastructure.</p>
Existing road network will be unable to accommodate additional traffic generated by the development.	Council's Traffic and Transport team has reviewed the proposal and supports the proposal.

	It is considered that the local road network can accommodate the anticipated increase in traffic that will be generated by the proposal.
The area already has a number of medium density developments.	While it is acknowledged that there are a number of medium density developments in the area, each application is considered on its merits. In this instance the proposal has been assessed against the relevant provisions in the Melton Planning Scheme and is supported.