

Item 12.10 Planning Application PA 2020/6886 and Development Plan DP2020/001 - Development of two dwellings on the land, use of the land for Accommodation (Community Care Accommodation) and construct buildings and works on land in an Urban Floodway Zone At 73 The Regency, Hillside

Appendix 4 Response to objections - undated

Appendix 4 - Response to Objections

Objection	Comment
Restrictive covenant and design guidelines	<p>It is acknowledged surrounding properties are affected by a restrictive covenant and associated design guidelines.</p> <p>However, the Title does not indicate a restrictive covenant is registered on this property. The restrictions listed on the covenant on surrounding properties cannot apply to this property.</p> <p>The proposed use and development must therefore comply with the relevant objectives and standards of the Melton Planning Scheme.</p>
Property devaluation	<p>The devaluation of property prices is not a relevant planning consideration as property prices are subject to a range of factors.</p>
Neighbourhood character	<p>The dwellings have been designed to respond to the neighbourhood character of the area. The large frontage can comfortably accommodate two dwellings with front, side and rear setbacks similar to existing setbacks in the surrounding area.</p> <p>The surrounding area features a mixture of dwellings, including single and double-storey built forms, hipped and flat roof forms, double, triple and quadruple car garages and mature landscaping.</p> <p>A number of dwellings in the surrounding area have two crossovers that lead to a garage on both sides of the dwelling with a similar appearance to a duplex.</p> <p>The proposed dwellings are of single-storey built form, detached from each other with a mixture of flat, hipped and skillion roof forms. Face brickwork, metal cladding and rendered finishes ensures the dwellings will use materials and colours that are consistent with neighbourhood character.</p> <p>The scale, form and design of the dwellings is considered an appropriate response to the existing neighbourhood character and responds well to the purpose of the General Residential Zone.</p>
Proposed use and location	<p>Although the two dwellings will be used as Community Care Accommodation, the people living within these dwellings will be residents just like people in the surrounding area. The people living in these dwellings will require assistance for certain activities, which will require a maximum of two staff on the property at any one time.</p> <p>If the proposal was directly funded by a government department or public authority and not affected by the Melbourne Airport Environs Overlay, the use would be 'as of right' and would be exempt from requiring a planning permit under the General Residential Zone.</p> <p>The dwellings are located in an area with access to public transport, open space and retail services.</p> <p>The proposed use is unlikely to cause material detriment to the surrounding area and is located in a suitable location.</p>
Crime and safety	<p>The residents that will live in the dwellings will have an intellectual disability. The dwellings will not be used for residents that require alcohol or drug rehabilitation.</p>

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	<p>Residents who may pose a risk to community safety, such as with a mental health condition, will be moved on to alternative living arrangements that are more suited for that individual.</p> <p>It is unlikely the proposal will affect the safety of the surrounding area.</p>
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