

**Appendix 4 – Response to Objections**

| <b>Objection</b>   | <b>Comment</b>  |
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| The proposal is not consistent with the neighbourhood character of the area in relation to visual bulk and scale and Council's Housing Character Assessment and Design Guidelines. | The proposal fails to respect the established and preferred neighbourhood character of the area as outlined under the Planning Policy Framework and Local Planning Policy Framework including Council's Housing Diversity Strategy and Council's Housing Character Assessment and Design Guidelines (House Rules) in relation to its scale, built form, visual bulk, lack of visual separation between dwellings, materials and overall intensity.  |
| The proposal will create safety issues due to increased traffic and parking.   | The proposal will result in the generation of additional traffic.<br><br>However, it is considered that the level of traffic likely to be generated by the proposed development can be adequately accommodated by the existing road network.<br><br>The application was referred to Council's Engineering (Infrastructure Planning) and Traffic and Transport Departments and no objections or concerns have been raised in relation to car parking, traffic or safety as a result of the proposed development. |
| Insufficient car parking for visitors.   | Under Clause 52.06-3 of the Melton Planning Scheme, visitor parking is required to be provided at a rate of one visitor car space for every five dwellings.<br><br>The proposal involves the development of less than five dwellings. Therefore, no visitor car parking is required to be provided on site for the proposed development.  |
| Increased noise.   | The proposal is likely to generate additional noise, however, this is considered to be within the levels that are generally expected for residential areas and unlikely to cause any material detriment to the amenity of adjoining and surrounding residents.  |
| Loss of privacy (overlooking).   | Concerns in relation to overlooking from first floor east and west facing windows have been addressed through the provision of obscure glazing to a height of 1.7 metres above finished floor level or sill heights of 1.7 metres above finished floor level in accordance with Standard B21 of Res Code to ensure than any potential overlooking is minimised.   |

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| Overshadowing.          | The applicant has submitted plans showing that the majority of shadow to be cast by the proposed development will be contained within the subject land and will only marginally overshadow the secluded private open spaces of the adjoining properties to the east and west. The proposal satisfies the requirements of Standard B22 under Res Code (Clause 55 of the Melton Planning Scheme). |
| Loss of property values | This is not a relevant planning consideration and no evidence has been provided to substantiate this ground of objection.   |