

Appendix 4 - Response to Objections

Objection	Comment
Neighbourhood character	The surrounding area is an established residential area with a mixture of single and double storey detached dwellings. The proposed dwellings will be located to the rear of the existing dwelling and will have a minimal impact to the streetscape in Campaspe Crescent. However, the scale, form and design of the dwellings when viewed from adjoining properties is considered out of character. The dwellings appear quite bulky from the northern and southern elevations and would impact on the amenity of the adjoining properties.
Overdevelopment	The proposal is not considered an overdevelopment of the land considering the proposal meets the site coverage and permeability standards of ResCode.
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 Campaspe Crescent. However, the amount of traffic movements to be generated is acceptable as confirmed by the Traffic Impact Assessment submitted with the application and no concerns have been raised regarding traffic with Council's Engineering Services Department. The increase in traffic is considered to be minimal and unlikely to cause any issues in regards to noise and congestion.
Visual bulk	The design response of the proposed dwellings does present some visual bulk to the northern and southern elevations. Although separation is provided between all dwellings on both the ground and first floor to avoid boundary-to-boundary development, the dwellings will still present a bulky appearance to the adjoining properties.
Overshadowing and poor solar access	The submitted shadow diagrams show that there is limited overshadowing to existing secluded private open spaces. However, the proposed dwellings may have a significant impact on the effectiveness of solar panels on the dwelling to the south of the site as well as to the existing habitable room windows.
Setbacks	Side and rear setbacks are generally in accordance with the respective standards of Clause 55 ResCode however, they are inconsistent with setbacks in the surrounding area.
Loss of backyard space	It is acknowledged the resident of the existing dwelling will lose a significant portion of their backyard space.
Property devaluation	The devaluation of property prices is not a relevant planning consideration as property prices are subject to a range of factors.
Construction noise/disruption and environmental impacts	If a permit is granted, conditions will ensure that construction noise and any environmental impacts associated with construction can be appropriately managed and mitigated.