

Appendix 4 – Response to Objections

Objection	Comment
<p>Clarkes Road is not wide enough to accommodate additional traffic and the proposal will create adverse traffic impacts along Clarkes Road</p>	<p>The proposal will result in the generation of additional traffic.</p> <p>A traffic impact assessment report has been submitted as part of the application stating the road reservations can be provided to accommodate appropriate carriageways, footpaths, on street parking and bike lanes (where appropriate) in accordance with the relevant standards and practices.</p> <p>In accordance with the Section 173 Agreement registered on the Certificate of Title for the subject land, the permit holder will be required to construct Clarkes Road to an ultimate road reserve width of 24 metres which includes a pavement width of 8 metres and provision for on street parking and a bike lane on both sides of this road.</p> <p>Therefore, this adequately addresses concerns raised by the residents that Clarkes Road will not be able to accommodate additional traffic or cause adverse traffic impacts to residents.</p>
<p>Inconsistent with the neighbourhood character of the area</p>	<p>The proposal will complement and respect the existing and future neighbourhood character of the area which consists of established residential development to the north and east of the subject land comprising single and double storey detached brick or cement rendered dwellings with concrete tiled roofing and associated garages and outbuildings as part of the Botanica Springs Estate and Riverina Estate.</p> <p>The proposed subdivision provides a variety of lots sizes ranging from 400 square metres to 900 square metres to accommodate a diversity of housing types and promote housing choice.</p> <p>The proposal is consistent with state and local planning policies in relation to neighbourhood character as well as the objectives and standards of Res Code (Clause 55 of the Melton Planning Scheme) and Council's Housing Character Assessment Guidelines including the guidelines relating to the Compact Suburban 1 Character area which applies to the subject land.</p>

Noise pollution	The proposal is unlikely to cause any adverse impacts to adjoining or surrounding properties in relation to noise pollution.
Loss of privacy and views	<p>The proposal is unlikely to result in any loss of privacy or views to adjoining or surrounding properties.</p> <p>The construction of a dwelling on each lot will need to comply with the requirements of Res Code under the building regulations in relation to overlooking and overshadowing.</p>
Environmental impacts from loss of green space	The proposal will not result in the loss of green space as the subject land is privately owned (not public) and has always been zoned for residential and commercial purposes under the Melton Planning Scheme with the exception of the southern portion of the land adjoining the Melton Reservoir which is zoned for public park and recreation purposes and will be retained for this purpose as part of the subdivision. A central linear open space corridor is also proposed as part of the subdivision which will link with the existing open space reserves to north in the Botanica Springs Estate.
Loss of property value.	This is not a valid planning consideration.