

Appendix 4 – Response to Objections

<i>Objection</i>	<i>Comment</i>
Inconsistent with neighbourhood character.	The development of three double-storey dwellings on the subject land appears to be uncharacteristic of the establish character of the immediate surrounding area, and uncharacteristic of the emerging character of the broader surrounding area (whilst taking into account of newer housing stock, within the immediate vicinity).
Traffic, congestion, and car parking issues.	Each dwelling would be provided with a single car garage, and a parking space at the front of each dwelling. Visitor car parking spaces are not required for the proposal. The proposal complies with Clause 52.06 of the Melton Planning Scheme, which is the relevant provision in assessing car parking provision. The amount of traffic generated by two additional dwellings is inconsequential.
Loss of residential amenity in the court.	In most cases, people purchasing properties in a court do so in the expectation that they will obtain a higher level of amenity than those who reside in through streets. Courts, because of such factors as small population numbers, narrow street widths and the absence of through traffic, seem to offer a greater degree of tranquility which is highly prized by residents. The proposal would result in the removal of a number of existing street trees, a loss of on-street car parking, and built form elements (visual bulk) that are uncharacteristic of the surrounding area.
Impact on residential amenity during construction.	Objectors expressed concern regarding the amenity issue that will be generated by the development – during construction and afterwards. During construction, requirements of the Environment Protection Authority will need to be adhered to for construction hours. If a permit is to issue a construction management plan would be required as permit condition to try to limit as much as practicable the impact on surrounding residential properties.
The proposal would set an unwanted precedent.	Precedent is not a relevant planning consideration. Each application is considered on its merits and Council is considering the application before it.
Devaluation of property.	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 natural light to adjoining properties.	<p>The proposal complies with Standard B19 of Clause 55, which seeks to ensure that existing habitable room windows receive adequate daylight.</p> <p>Additionally, the submitted overshadowing diagrams show that there will be limited overshadowing impacts on adjoining properties.</p>