

## Follow-Up Questions – 21-25 Northumberland Rd, Pascoe Vale

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Last updated: 8<sup>th</sup> November 2021

### *Has demolition already commenced?*

Some investigative work has commenced at the site, including the removal of some weatherboards towards the rear of the property. This is not considered demolition and does not require a permit.

### *Can the site be cleaned up?*

The developer has agreed to tidy up the site before demolition commences.

### *How can neighbours keep up-to-date with what's happening at the site?*

Homes Victoria has set out specific requirements regarding keeping the community informed. When consultation with all parties is complete (including the local community and the Moreland City Council), a Consultation Report will be prepared as part of the planning application. The Consultation Report will be published on the Homes Victoria website, and also on <https://www.housingchoices.org.au/northumberland-road>.

The outcome of the planning application (under Clause 52.20) will be communicated on the Homes Victoria website. If the application is successful, prior to construction, adjoining occupiers up to 50m from the site will be notified and a notice will be placed on the site with a phone number and email address for enquiries.

During construction, any impacts on local residents (e.g. temporary road closures) will need to be approved and will be communicated to neighbouring residents in advance.

### *What can be done to limit overlooking and noise from the rooftop terrace?*

We are not currently planning for any specific screening of the rooftop terrace. However if feedback from neighbouring properties identifies overlooking as a concern, then we're happy to develop solutions to minimise the risk of overlooking. Potential solutions could include:

- A solid planter box on the western edge of the roof terrace, or
- A solid balustrade (rather than a visually transparent balustrade), set back approximately 1m from the edge of the roof. This would provide a lower maintenance solution than the planter box.

With regards to noise, limitations may be put in place when the property is tenanted to minimise noise. For example access to the rooftop may not be permitted between certain hours so that neighbours are not inconvenienced by noise.

We welcome your feedback on how your property may be affected by noise or overlooking from the rooftop terrace.