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**Re: PSA C282card - James Hicks Pottery Site**

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**From** [REDACTED]  
**Date** Mon 29-Jun-26 6:28 PM  
**To** Mir Faruque <M.Faruque@cardinia.vic.gov.au>

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Hi Mir

I formally object to the proposed three-storey commercial office precinct on the basis that it will result in unreasonable planning impacts on my adjoining residential investment property. The proposal will adversely affect residential amenity through increased commercial traffic, inadequate parking, loss of privacy, overlooking, overshadowing, operational noise, light spill, servicing impacts and an inappropriate commercial interface with existing residential land."

The proposed parking provision appears inadequate for the scale and intensity of the office use. Overflow parking is likely to occur in surrounding residential streets, reducing convenience, safety and amenity for nearby residents and tenants."

The proposed office precinct will generate commercial traffic that is inconsistent with the residential nature of the surrounding area and will adversely affect local traffic safety, congestion and residential amenity. Plans stipulate 23 bays of carparking and then on street parking in grace street and neighbouring streets. That is blatantly unacceptable. The residential street cannot be filled with staff and visitor vehicles for commercial purposes.

I noticed there was a loading bay located on grace street entrance for commercial vehicles only (waste, goods delivery etc). The proposed commercial use will introduce unreasonable operational noise to a residential interface, including vehicle movements, waste collection and staff/visitor activity.

Loss of privacy is another concern we have. I noticed planter boxes were considered in the design. But no mention of frosted glass on the north wall facing our property. Level 1 will be able to view directly into our kitchen and dining room and onto our decking/backyard.

The proposal is likely to result in unreasonable light spill and close-range headlight glare into adjoining residential land, particularly during early morning, evenings. The application does not adequately control hours of operation, servicing, deliveries, waste collection or after-hours use, creating unacceptable uncertainty and amenity risk for adjoining residential occupants.

Thank you for considering our reasons for objection, we hope we can come to a reasonable understanding on the impacts to the privacy of our property.

*Kind Regards,*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 June 2026 13:29  
**To:** Mir Faruque <M.Faruque@cardinia.vic.gov.au>  
**Subject:** Re: PSA C282card - James Hicks Pottery Site

Hi mate,

Thanks for sending this across.

We are not in favour of the development and will be rejecting this.

We have recently had our tenants who occupy [REDACTED] Grace Street relocate and are now struggling to sell due to the proposed development. We had a recent potential buyer book a meeting with council to discuss the development and not proceed with the purchase. We have multiple reason why we reject this development. Loss of privacy is one, introduction of commercial traffic with a loading bay being proposed next to our property. This will have truck access and noise introduced that was previously was not. Level 1 Office has direct view into our kitchen and Dining space and onto our decking. This is a huge loss of privacy and creates undesired exposure.

We would like to discuss this further.

I hope you can understand our concerns or are able to accommodate. Look forward to chatting further around this issue.

Thankyou

*Kind Regards*

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Mir Faruque <M.Faruque@cardinia.vic.gov.au>

**Sent:** Thursday, June 25, 2026 5:21 pm

[REDACTED]

**Subject:** PSA C282card - James Hicks Pottery Site

OFFICIAL

Hi [REDACTED],

Thanks for your call.

I have attached the latest plans for your review. Here is the link to the Council's Planning Scheme Amendment page: <https://creating.cardinia.vic.gov.au/Officer-Kiln-James-Hicks-Pottery-Site>

This is Level 2 plan - note the planter boxes surrounding the balcony.

Overlooking diagram: the wall with planter box is 1.7 m in height plus the height of the plants.

Please let me know if you have any questions.

Kind Regards

**Mir Faruque** | Principal Strategic Growth Area Planner | Cardinia Shire Council

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