

Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
Internal	
Engineering Services	No objection subject to conditions.
Waste Services	A waste management plan required.
City Design Unit	<p>For the design to provide an acceptable urban design outcome it would require the following changes:</p> <ul style="list-style-type: none"> • The camping and caravan parking location should be moved to the northern section of the lot, to remediate and re-use the service station and the associated weatherboard dwelling. • Landscape buffers along all boundaries should be a minimum of 30 metres. • Facilities shown in the masterplan could be better consolidated, and integrated to reduce clutter and improve the overall appearance and functionality of the proposed caravan park. • Address the guidelines contained in the Significant Features Landscape Strategy in relation to materials, siting, road setbacks, fencing and landscaping. • The proposed path is incomplete and does not fully encircle the site, it should be extended to become a full circular path. • Long distance views to Mount Kororoit should be preserved as it is the preeminent volcanic cone and visual marker in Melton’s landscape. It is suggested that the main access road could potentially use the borrowed view of Mount Kororoit to enhance the connection of the caravan park with the surrounding landscape.
Heritage Officer	<p>The proposed development adjoins HO43, Diggers Rest Hotel. There is a heritage overlay on the property as well, HO46 which is a small weatherboard house constructed circa 1940.</p> <p>It is recommended that the application be refused.</p> <p>The potential impact of the development on the ability of the Diggers Rest Hotel to be redeveloped and reused as a hotel in the</p>

	<p>future, will be greatly reduced if the proposal goes ahead. The impact on the landscape values and amenity values of the adjoining property, would be irreversible.</p> <p>The applicant has chosen to site the development on the far boundary of the property with no buffer between the proposed development and the heritage overlay.</p> <p>A better outcome in heritage terms would be if the caravan park is developed at the other end of the property close to the existing heritage house which could be activated and adapted and the amenity of the property improved.</p>
Landscape Architect	<p>No objection to proposal subject to conditions. A landscape masterplan is required.</p>
City Strategy	<p>City Strategy does not support the application in its current form.</p> <p>The site is identified in the Western Plains North Green Wedge Management Plan (WPNGWMP) as Precinct 3 which emphasises the importance of protecting open landscape and minimising discretionary uses, with the exception of some sites along the Melton Highway.</p> <p>Precinct 3 does encourage B&B style accommodation particularly in relation to the reuse of heritage sites and low impact eco-tourism uses where appropriate. While it is acknowledged that the site aligns itself more with the Diggers Rest Township than farmland to the west of the railway line, the proposal is still located outside of the recognised township area and will significantly change the character of the area.</p> <p>The application has not specifically addressed the issues relating to Precinct 3 or the broader objectives of the WPNGWMP. It is not considered the use or scale of the proposal would be compatible with the site.</p> <p>The application does not address the Significant Landscape Features Strategy particularly in relation to the Landscape Management Guidelines.</p> <p>The Economic Benefit Report from the</p>

	<p>Caravan Industry Association of Australia implies that the site is within an existing tourism precinct and once operational, will capture current unmet tourism demand in the Diggers Rest area. Successful caravan and camping parks are almost always located in established tourist destinations. It is considered that over time, the proposal would become a low cost permanent housing option and would not be a viable Commercial Caravan Holiday Park as described in the industry report or the application.</p> <p>The application does not properly respond to the relevant Council policies and has not demonstrated how tourism and short term stays will support the viability of a Commercial Caravan Holliday Park on the scale proposed. It is considered that a less intensive low impact proposal would be more appropriate and in-keeping with the immediate area.</p>
Environment and Sustainability Unit	No objection subject to conditions.
Environment Health	No objection subject to conditions.
External	
Department of Environment Land Water and Planning	No objection to proposal.
Melbourne Airport	<p>Objects to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed caravan park is in the MAEO2 where use of the land for accommodation (Caravan Park) is discretionary. 2. The overlay seeks to restrict the development to a density of not less than one dwelling per 300sq.m. There is not clarity in the documentation as to whether the proposal meets this density requirement and what measures would be undertaken to restrict the further accommodation development of the land. 3. Australian Standard 2021-2000 states that between the 20 and 25 ANEF contours "some people may find that the land is not compatible with residential or educational uses". We are particularly

	<p>concerned that the proposal will allow non-permanent structures (particularly caravans) on site that may not meet the noise attenuation requirements as stipulated in that standard.</p> <p>4. There is nothing to stop the use of caravans for long term or permanent accommodation. Whilst we note the application materials have foreshadowed a permit condition could restrict length of residency, no detail on the restriction to be accepted by the applicant is provided.</p> <p>5. We consider the land use is unsuitable – the inability to enforce noise attenuation requirements is of major concern. We do not believe that the acoustic work undertaken on behalf of the applicant adequately addresses the requirements for accommodation under the Australian Standard. The current noise conditions on the subject site will not represent the longer term conditions.</p> <p>6. We have no detail regarding external lighting which has the potential to cause light spillage above the horizontal plane and create visual distraction to pilots.</p>
Transport for Victoria	No objection to the proposal subject to conditions.
VicRoads	No objection to proposal.
Western Water	No objection to the proposal subject to conditions.