

Item 12.4 Planning Application PA 2018/6376/1 - use and development of the land for the purpose of a transfer station comprising salvage and temporary storage of used or damaged motor vehicles and a reduction in the standard rate of car parking At 376-400 Leakes Road, Plumpton

Appendix 4 Response to Objections - undated

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**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Contamination of land and natural water systems which will impact on flora, fauna and agriculture.	The proposal will not result in any contamination of land or water as all damaged vehicles will be stored in the proposed shed with a concrete slab.
Use and development not appropriate for the zone.	The proposal is contrary to the purpose of the zone.
Unightly site with outdoor storage of shipping containers and over 300 damaged vehicles.	Storage of shipping containers in the Green Wedge is prohibited. All existing shipping containers must be removed from the subject site.  Whilst the proposal seeks to address visual amenity through landscaping and storage of all damaged vehicles in the shed, it is considered that the site is not suitable for the proposed use and development.
Bushfire hazard to human life, property and livestock due to fuel and oil leakages from damage vehicles.	It is not expected that the proposal will increase the bushfire risk as the storage of all damaged vehicles will be in the proposed shed with a concrete slab.
Impact on the rural character.	The proposed use and development is industrial in nature and will compromise the rural character of the area.
Noise from vehicles and machinery.	It is important to note that other activities occur on farms and local properties that generate noise. Examples include farm equipment, trucks and recreational motorbikes. As such, the resident's level of amenity experienced in farming areas is far lesser than the level of amenity experienced in residential areas.
Erection of shed without approval.	This cannot be addressed as part of this application. This is a matter to be investigated by Council's enforcement officers.
Use of existing shed to dismantle vehicles.	This permit application seeks approval to use the land as a transfer station which is defined in the Melton Planning Scheme as land used to collect, consolidate, temporarily store, sort or recover refuse or used materials before transfer for disposal or use elsewhere. If approval is granted all sorting will be restricted to the shed.
Operational hours of the proposed use.	Suitable hours of operation can be conditioned if approval is granted.
Impact on quality of life/rural amenity.	Whilst some aspects related to amenity can be conditioned if approval is granted, it is considered the proposal is inappropriately located, results in loss of agricultural land

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	and would detract from the landscape character of the surrounding area.
Property devaluation.	It is a well-established planning principle that depreciation of land or property values as a result of a proposed use and development is not a relevant planning consideration.
Risk of criminal activity associated with the use and security concerns.	There is no evidence to suggest that the proposal will result in crime.
Safety impacts due to increase in traffic.	It is considered that the local road network can accommodate the anticipated increase in traffic that will be generated by the proposal.  Safety would not be compromised; all drivers and pedestrians must always exercise due care.
Approval of the proposal will set a precedent for similar uses in the future.	Each planning application is considered on its merits.