

Appendix 4 – Response to Objections

Objection	Comment
Encroachment of the development onto common property.	The applicant has airspace ownership rights above the 13 single storey retail premises and above part of the common property. The airspace rights start from a height of 4.8m from the ground level. It is noted that a concrete pillar that supports the section of the cantilevered car park on the first and second floor is located on common property at the ground level. The waste storage area for the existing tenancies located on common property is proposed to be incorporated into the new development and a loading bay proposed where the waste storage area is. All building and works on common property that include a concrete pillar, loading area, and relocation of the waste storage area will require approval from the body corporate.
Loss of on-site customer parking during the construction phase of the development.	It is knowledged that there will be loss of on-site car parking during constructions. If approval is granted, a traffic management plan would be required to address interim car parking during the construction phase.
A reduced car parking rate has been used to calculate the car parking requirements.	The site is located within the Principal Public Transport Network Area (PPTNA) as such a car parking rate of 3.5 car spaces to each 100m ² of leasable floor area applies as stated in the Melton Planning Scheme. This car parking rate applies to a shop, medical centre and restaurant. The submitted Traffic Report prepared by TTM Consulting Pty Ltd applies this rate.
Commercial loss for existing retail shop owners.	To minimize the impact on the existing retail shops, a traffic management plan would be required to address interim car parking during the construction phase of the development.
Collection of rubbish bins and accessibility for delivery trucks.	If a permit is to issue a condition would form part of the permit to ensure waste collection is undertaken in accordance with Council requirements. This would be a private collection and subject to an approved Waste Management Plan.
Proposed development will negatively impact the structural integrity of the existing shops on Gourlay Road.	The developer will be required to meet relevant Building regulations for excavation and construction practices through the Building Permit process.
Loss of viewing amenity from 401 Hume Drive due to the triple storey development.	The Melton Planning Scheme does not protect views for the property in question.

Item 12.8 Amendment to Development Plan DP2008/12/7 to facilitate consideration of a planning application for a triple storey development with six retail shops and associated reduction in car parking At 114b Gourlay Road, Caroline Springs

Appendix 4 Response to objections - undated

Objection	Comment
Traffic congestion and increase in traffic noise.	Council's Traffic and Transport Unit has reviewed the application and has no concerns with the proposal.
Safety impacts dues to increase in traffic volume.	There is always the potential for an accident, even in the safest of situations.
Impact of car fumes on the grassland reserve	This is not a matter that can be addressed as part of this application.
Littering	If approval is to be granted, amenity related conditions will form part of the permit to minimise off –site amenity impacts.