

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 4 Response to objections - undated

Appendix 4 – Response to Objections

Objection	Comment
Noise during construction	Objectors expressed concern regarding the noise that will be generated by the development – during construction and afterwards. During construction, requirements of the Environment Protection Authority will need to be adhered to for construction hours. If a permit is to issue a construction management plan would be required as permit condition to try to limit as much as practicable the impact on surrounding residential properties.
An additional medical centre is not required in the area considering the number of existing medical centres within the site's vicinity.	Medical centres are part and parcel of residential areas. The residential areas to the south of the High Street (between the Woodgrove Shopping Centre and the High Street Town Centre) is located the Residential Growth Zone. The expectant increased housing densities encouraged by the zoning provisions would result in increased population and in-turn the increased demand for health related services.
Risk of criminal activity associated with the use and development.	There is no evidence to suggest that the proposal would result in an increase in criminal activity.
Excavation works will cause structural damage on adjoining dwellings.	The developer will be required to meet relevant Building regulations for excavation and construction practices through the Building Permit process.
Car fumes from the proposed car park area will pose health issues.	This is not a matter that can be addressed as part of this application.
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration.
Infrastructure impacts	The development would not cause an unreasonable burden on infrastructure within the area, noting that any necessary connections/upgrades are dealt with the relevant authorities or service providers.
Light pollution from car headlights	Light from vehicle headlights using the existing road network cannot be controlled by the proposed use and development or the Melton Planning Scheme and is an occurrence for many residential streets within Melton.
Waste collection	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

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 4 Response to objections - undated

	collection and subject to an approved Waste Management Plan.
--	--