

Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
Internal	
Engineering (Infrastructure)	There are no objections to the proposal subject to conditions.
Engineering (Traffic and Transport)	<p>Initially provided comments seeking clarification regarding whether Lexcen Close would be constructed and further details on who would be responsible for constructing the road. Traffic and Transport also requested detailed plans demonstrating line marking and signage and extension of the footpath adjacent to Car Space No. 7. The applicant has advised Council that its client will be constructing Lexcen Close in accordance with Council's Engineering Standards. This can be addressed as a condition should Council resolve to approve the proposed development.</p> <p>The applicant has submitted detailed plans addressing the other concerns raised and Council's Traffic and Transport Department has advised that these plans are satisfactory. The requirement to extend the footpath adjacent to Car Space No.7 will be addressed as a condition should Council resolve to approve the proposed development.</p>
City Design	<p>Initially provided comments requesting additional architectural treatments to the northern wall of the proposed building to provide greater activation to the existing Council reserve, additional architectural treatment to the western wall to provide greater activation to Lexcen Close and provide additional architectural treatment at ground and first floor level at the south-east corner of the building to reduce the extent of blank wall.</p> <p>City Design also provided comments in relation to site fencing and landscaping. The applicant has provided amended plans which have addressed the majority of these concerns and the remaining issues can be dealt with as a condition should Council resolve to approve the proposed development.</p>

City Landscape	Initially provided comments in relation to growing space for trees which require two car spaces to be removed to achieve the required space. The Lexen Close buffer is very narrow and insufficient to accommodate medium sized trees. Some of the species selected do not perform well in local conditions and three stakes should be provided during the tree establishment period. The applicant has submitted amended landscape plans which have addressed the majority of these issues. The remaining issues have been discussed with the applicant and will be addressed as conditions should Council resolve to approve the proposal.
Environmental Health	No objections to the proposal subject to any kitchen supplying food to residents must be registered under the Food Act. This can be addressed as a condition of the permit.
External	
Vic Roads	Initially raised no objections to the proposal. However, following further discussions with Council in relation to the acoustic fence along the southern boundary of the subject land adjoining the Western Highway, Vic Roads re-assessed the proposal and has no objections subject to conditions.
Transport for Victoria	No objections to the proposal subject to conditions.