

**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Increase in traffic on Kurunjang Drive and safety concerns.	The applicant has supplied a Traffic report which concludes that the proposal is unlikely to result in detrimental traffic impacts. The reports anticipate 20 vehicle movements per hour at the peak period for the proposal. Kurunjang Drive is designed to carry in the order of 2000 to 3000vm/d.  Council's Traffic and Transport Unit has no objection to the proposal.
Implement traffic calming devices in Kurunjang Drive.	This is a matter that cannot be considered as part of this application.
Road opening of Thrice Lane.	This is a matter that cannot be considered as part of this application.
Introduce a court bowl to remove the road connection through to Outlook Ride to the west.	This road connection will improve vehicle movement within the subdivision and provide a pedestrian link along the creek reserve.
The proposed subdivision internal roadwork connects to the unconstructed extension of Raleigh Road.	This section of Raleigh road is not proposed to be constructed as part of this application. The internal road network connects to this road reserve to future-proof provision of a connection to the north from Kurunjang Drive.
Kurunjang Estate only has a single entry and exit point.	This is a matter that cannot be considered as part of this application.
Amenity concerns during construction.	Amenity related conditions will be included on any approval. A Construction Environment Management Plan (CEMP) will be required to be submitted as part of permit.
Noise from future neighbours.	Residential noise associated with future dwellings is considered normal and reasonable in a residential setting. Any future issues of amenity, if they arise, should be pursued as a civil matter.
Loss of privacy due to construction of double storey dwellings.	This application does not include construction of a dwelling on each lot. Privacy issues will be considered under the building regulations.
Proposal sets a precedence for future applications.	Each application is considered on its merits. Approval of this proposal does not constitute the precedent for future lot yields.
Lot sizes and layout.	It is noted that the Low Density Residential Zone allows for lots with a minimum size of 2000m <sup>2</sup> on the provision that connection to reticulated sewerage is made. The applicant

ORDINARY MEETING OF COUNCIL 2 APRIL 2020; ADJOURNED FROM 26 MARCH 2020

Item 12.14 Planning Application PA 2017/5572 - Subdivision of land into 20 lots and associated removal of native vegetation At 6-8, 24 and 26 Outlook Ride Kurunjang

Appendix 4 Response to Objections - undated

---

	has demonstrated the ability to connect to reticulated sewerage.
Advertising signs invisible.	Noted.
No bus routes within the proximity of the site.	Transport for Victoria is responsible for bus routes.
There is no restriction to prevent the future subdivision of the proposed lots.	Under Schedule 2 of the Neighbourhood Residential Zone, the minimum subdivision lot size is 2000m <sup>2</sup> , and as there is no potential for further subdivision of land.
Retention of the buloke tree.	The tree is proposed to be removed as it is dead. The application was referred to Council's City Sustainability and Environment Department and the Department of Environment, Land, Water and Planning (DELWP) who have no objections to the proposal subject to conditions.