

Item 12.7 Planning Application PA 2019/6572/1 - use the land for a place of assembly, minor sports and recreation facility, education centre and alter access to a road in a Road Zone At 160 - 170 greigs road, truganina

Appendix 4 Response to Objections - undated

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**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Proposal is inconsistent with Mt Atkinson and Tarneit Plains Precinct Structure Plan (PSP).	The proposal is contrary to the purpose of the Mt Atkinson and Tarneit Plains Precinct Structure Plan (PSP).
Use does not meet the objectives of the applied Industrial 1 Zone.	The proposal is contrary to the purpose of the zone.
Traffic congestion and safety concerns for residents due to increase in traffic.	<p>Council's Traffic and Transport team and VicRoads have reviewed the proposal and raised no concerns.</p> <p>It is considered that the local road network can accommodate the anticipated increase in traffic that will be generated by the proposal.</p> <p>Safety would not be compromised; all drivers and pedestrians must always exercise due care.</p>
Amenity concerns due to social, cultural and educational gatherings.	The proposal is likely to result in future amenity impacts, and conflict with the viability of the surrounding area being developed as an industrial 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.