

Appendix 4 – Response to Objections

Objection	Comment
Traffic Congestion along Brooklyn Road.	<p>A Transport Impact Assessment (prepared by One Mile Grid – Traffic Engineers) has been provided the applicant. The assessment concludes that <i>“The anticipated traffic volumes generated by the development is not expected to have an impact on the operation of the Brooklyn Road or the surrounding road network”</i>.</p> <p>Council’s Traffic Engineers have reviewed the assessment, and have not raised any issues regarding external traffic impacts.</p>
Increase of noise from increased traffic and people.	<p>Brooklyn Road is major collector road, which carries quite a significant amount of traffic. Melton Christian College is also located opposite the subject land, which would generate significant amount of noise during school hours.</p> <p>The proposed car parking area would be located to the front of the property, and the business operations would cease after 8pm. The noise generated by the Medical Centre is unlikely to have a significant impact on the surrounding area.</p>
Not enough car parking	<p>A total of 22 car parking spaces have been provided on site.</p> <p>The proposal complies with Clause 52.06 (Car Parking) of the Melton Planning Scheme.</p>
Increased risk of criminal behaviour by people who want to steal from the pharmacy.	<p>There is no evidence to suggest that the proposal would result in an increase in criminal activity.</p>
Property devaluation	<p>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.</p>
Infrastructure impacts	<p>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.</p>
Loss of privacy.	<p>A number of adjoining land owners have raised privacy concerns about the proposal due to existing fencing arrangements, which includes 1.9m wire mesh fencing along the southern property boundary, 1.6m paling fencing along the front portion of the western boundary. These concerns can be addressed as a condition on permit.</p>

Item 12.9 Planning Application PA 2019/6856 - Use and Development of the land for a Medical Centre and an associated Dispensary with associated car parking and landscaping and construction of a dwelling At 129 Brooklyn Road, Brookfield

Appendix 4 Response to objections - undated

<p>Change in neighbourhood character.</p>	<p>The proposal would not result in a significant change to the character of the area, given, that the existing dwelling would be renovated as part of the proposal. As such, the proposal would respect the low scale appearance of the immediate surrounding area. A new car parking area would be constructed at the front of the Medical Centre, however, it would setback at least 3.6 metres from the front property boundary, which would allow for sufficient landscape planting to soften the car parking area.</p> <p>The new dwelling be to be constructed at the rear of the Medical Centre is shown to be have a lot size of 2,077 m2, and a building site coverage of 282 m2. The dwelling would also be single-storey in height. These elements of the proposal satisfactory address the issue of the neighborhood character.</p>
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