

Appendix 5 – Referral Comments

Type of Referral	Responses
Internal	
Infrastructure Planning Unit	No objection subject to conditions.
Traffic and Transport Unit	No objection subject to conditions.
City Design Unit	Whilst City Design is generally supportive of the proposed built form it is however concerned with the extent of hardstand at-grade car parking, location of the car park, the proposed tree canopy cover and the sizes of the tree planting beds within the car park, and the developments non - compliance with Council's Off-Street Car Parking Guidelines. These concerns will be addressed by amended plans.
City Strategy Unit	City Strategy has concerns relating to the amount of car parking and lack of landscaping along the McKinley Drive Interface. These concerns will be addressed by amended plans.
City Landscape	City Landscape is concerned with the extent of hardstand at-grade car parking, the proposed tree canopy cover and the sizes of the tree planting beds within the car park, and the developments non - compliance with Council's Off-Street Car Parking Guidelines. These concerns will be addressed by amended plans.
Environment Health	No objection subject to conditions.
City Environment and Sustainability	No objection subject to conditions.
Social Planning	No objection to proposal.
External	
Victorian Commission for Gambling and Liquor Regulations (VCGLR)	I confirm that the Commission does not intend to offer any comment or submission on the above application. I note that offering no comment to the above application does not affect any decision that the Commission may make pursuant to the Liquor Control Reform Act 1998 in respect of any application that the Applicant is required to make under that Act if the planning permit is granted.
Department of Economic Development, Jobs, Transport and Resources (DEDJTR)	No response.
Victorian Planning Authority	The subject site is located within <i>Mt Atkinson Precinct Structure Plan</i> (PSP) and is subject to Schedule 9 of the Urban Growth Zone (UGZ9) of the Melton Planning Scheme. Pursuant to UGZ9 consent from the VPA is required before a permit can be granted to use land and construct a building or carry out works on land identified as Hopkins Road business precinct UDF. The proposed development is located in the north west corner of Hopkins Road business precinct UDF area.

	<p>The VPA does not consider the approval of this planning permit will prejudice the preparation of the UDF given its location on the periphery of the Hopkins Road business precinct. The development will assist in facilitating early delivery of services for the emerging residential area and town centre. On this basis, the VPA consents to the permit being issued prior to the preparation of the Hopkins Road business precinct UDF.</p> <p>The VPA's review is limited to the consideration of the proposal with regards to the impacts on the preparation of the Hopkins Road business precinct UDF. The VPA trusts Council will make a well-informed decision on this planning application following a detailed assessment of the proposed use and development, including the liquor licence and gaming machines, against the relevant State and Local planning policies and provisions of the Melton Planning Scheme.</p>
Head, Transport for Victoria	No objection to proposal.
APA VTS	<p>APA VTS does not object to the proposal given;</p> <ol style="list-style-type: none"> 1. An assessment of the application identified that a full rupture of the pipeline is deemed to be non-credible and as such the proposed subject site is located outside of the area in which APA would have greatest concern for sensitive land uses to be located. APA has no objection to the proposal.
Victoria Police	<p>On behalf of Victoria Police I have no objections with respect to this application for the planning permit regarding the liquor licence associated with proposed development sites 1-59 Greigs Road, Truganina and 2 Clara Avenue, Truganina. The only consideration is that from the plans provided, it is apparent that there are residential lots located directly behind this building across the road. There could be potential issues with the residents and patrons leaving the venue and/or noise complaints from intended functions. Other than that concern, there are no obvious identified impacts on crime, traffic or public safety issues associated with this application for a planning permit.</p>