

Item 12.21 Planning Application PA S173/2019/16/1 - amendment to a development plan referenced in an existing section 173 agreement by amending the purpose of the subject site on the approved development plan from commercial to a medium density housing site to facilitate consideration of a planning application for construction of 10 dwellings At 1 James Melrose Drive, Brookfield

Appendix 3 Response to Objections - undated

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**Appendix 3 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Increase in traffic and congestion.	The proposal seeks approval to amend the purpose of the site on the approved development plan referenced in the Section 173 Agreement from commercial to a medium density site to facilitate consideration for a planning application for future medium density residential development. Traffic related issues will be considered as part of a planning permit application.
Overdevelopment of the site.	Any future residential development on the site will be required to comply with the relevant provisions of the Melton Planning Scheme.
Proposal inconsistent with the existing neighbourhood character	The subject site is zoned General Residential and the area further south west of the site is predominantly residential.
Impact on quality of life.	Any future medium density residential development on the site will be required to comply with the relevant provisions of the Melton Planning Scheme.
Insufficient infrastructure to support the proposed future development.	Provision of reticulated water and sewer is the responsibility of the relevant service providers.  The site is located close to public transport, public open spaces, commercial facilities, and community infrastructure.
Vehicular movement at the James Melrose Drive and Coburns Road T intersection is problematic, further compounded by the narrow width of James Melrose Drive. Traffic signalisation required.	This is not a matter that can be addressed as part of this application.
A medium density development on the site will be an obstruction to motorists at the narrow James Melrose Drive and Coburns Road T intersection.	Built form and visual bulk will be assessed as part of the medium density development planning permit application.
The proposed future development cannot be accommodated on site given the size of the land.	Any future medium density residential development on the site will be required to comply with the relevant provisions of the Melton Planning Scheme.
Repair existing damaged roads.	This is not a matter that can be addressed as part of this application.

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<b>Objection</b>	<b>Comment</b>
Site not suitable for medium density housing. A single storey commercial building with a couple of shops to support the area i.e. takeaway or milk bar would be ideal.	<p>The site is zoned General Residential and relevant policy in the Melton Planning Scheme supports medium density developments in this area.</p> <p>A shop is prohibited in the General Residential Zone. A takeaway food premises is prohibited on the subject site as the site does not adjoin or have access to, a road in a Road Zone.</p>