

Item 12.12 Planning Application PA 2019/6635 - Removal of reserve status on part of Reserve No. 1 on LP55461 and subdivision to create Lot 1 on PS829638B (balance to remain as reserve) At 3-13 McDonald Street, Melton South

Appendix 4 Response to objections - undated

Appendix 4 - Response to Objections

Objection	Comment
Increase in traffic	It is acknowledged there will be an increase in traffic movements along McDonald Street for any future development that will result from the subdivision. However, the increase is considered to be minimal and is unlikely to cause any issues in regards to noise and congestion.
Loss of trees	The driveway access into the proposed lot is wider than necessary to retain the mature trees next to the property at 15 McDonald Street. However, it is possible other trees in the proposed lot will not be retained. Additional trees can be planted within the remaining open space or as part of the landscaping for future development.
No consultation	Owners and occupiers were notified about the subdivision application through letters, a notice on the property and a notice in the Melton and Moorabool Star Weekly newspaper.
Insufficient car parking	The proposal is only for the subdivision of the land. Car parking cannot be assessed.
Property devaluation	The devaluation of property prices is not a relevant planning consideration as property prices are subject to a range of factors.
Noise impacts	The subdivision will not create any noise impacts. Any future use and development needs to comply with EPA noise guidelines.
Visual bulk	No development is being assessed as part of this application; therefore, visual bulk cannot be considered.
Overshadowing and overlooking	No development is being assessed as part of this application; therefore, overshadowing and overlooking cannot be considered.
Council failed to acknowledge previous objections	Council did acknowledge objections in its decision at the Ordinary Meeting of Council on 22 July 2019.
Council did not make a decision based on re-zoning but rather community care accommodation	Council made a decision that part of the park was not required for the purpose of open space.
Neighbourhood character	It is acknowledged there will be some change to the neighbourhood character with the approval of the subdivision that will allow development to occur. The surrounding residential area is zoned as Residential Growth Zone, with future development likely to evolve the neighbourhood character.
Safety	The new lot will be located to the south-west corner of the park, with two thirds of the park to be retained not obscured by any dwellings. Safety of the park can still be maintained through passive surveillance and the police.
Other land is available for community care accommodation	A range of factors are considered in the location of community care accommodation. Although other land is potentially available, it might not be considered suitable.
Uncertainty about proposed development	It is understandable that residents have concerns about a development where no detailed design work has been undertaken. Any development would need to be compliant with the applicable Melton Planning Scheme requirements and building regulations.
Fencing	Fencing details will be provided as part of any future detailed designs.