

Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
Internal	
Engineering (Infrastructure Planning)	<p>There are no objections to the proposal subject to conditions.</p> <p>Council's Engineering Department has commented that all roads should include a footpath on at least one side of the road. This has been provided for all roads within the proposed village with the exception of local roads where no footpath has been provided. The applicant has advised that footpaths are not required for local roads as these are typically safe, low speed environments for residents to walk on.</p> <p>However, Council's Engineering Department does not support this and argues that it would create an unsafe environment for residents of the village and is not an ideal outcome. The provision of a footpath not only creates safe pedestrian access for residents of the village, it also encourages an active mode of transport.</p> <p>This can be requested as a condition of the Notice of Decision to Grant a Permit should Council resolve to approve the application.</p>
Engineering (Traffic and Transport)	<p>A traffic impact assessment report prepared by a traffic consultant has been submitted as part of the application.</p> <p>The report indicates that the amount of traffic likely to be generated by the proposal will be adequately accommodated by the proposed vehicles access onto Diggers Rest Coimadai Road and the proposed internal road network servicing the residential village.</p> <p>Therefore, the proposal is unlikely to have any adverse impacts on Diggers Rest-Coimadai Road, Tame Street or the surrounding road network. No direct vehicle access is proposed from Tame Street into the subject land with access restricted to pedestrian and emergency service vehicle access only.</p> <p>The report has been assessed by Council's Traffic and Transport Department who have not raised any concerns in relation to the proposed vehicle access arrangements for the proposed development or the amount of</p>

	traffic likely to be generated by the proposal.
City Design and City Landscape	<p>City Design and City Landscape requested further information and outlined a number of concerns in relation to the proposed development. These concerns relate to the lack of an adequate site responsive design reflected by 'back of house' arrangements adjacent to the main entry, areas south of Tame Street, along the proposed main boulevard and non-activation of the rural area to the west.</p> <p>There are also a number of dwellings that will have a side boundary instead of a frontage directly interfacing the proposed main boulevard servicing the village which is considered to be a poor design outcome.</p> <p>The layout also offers limited landscape opportunities along internal streets with the majority of streetscape landscaping being provided within the unit's small front yard area or within very constrained 1-2m wide nature strips.</p> <p>City Design and City Landscape also do not support the proposed solid fencing along the northern boundary of the subject land as it would result in poor amenity, CPTED and streetscape outcomes.</p>
City Sustainability and Environment	No objections to the proposal subject to conditions.
External	
Department of Environment, Land, Water and Planning	No objections to the proposal.
Transport for Victoria	No objections to the proposal subject to conditions.