

Item 11.5 Melton Planning Scheme - Amendment C144 &
PA2013/3989 Application for rezoning at 2-4, 6-8, 24 and
26 Outlook Ride and 2 Gunnawarra Road, Kurunjang and
subdivision at 6-8, 24 and 26 Outlook Ride, Kurunjang

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Submission No.	Landowner at:	Submission	Officer's Comment
1	27 Outlook Ride, Kurunjang, VIC 3337	<ul style="list-style-type: none"> • Maintain semi-rural character of the area inadequate infrastructure; • Kurunjang Drive peak traffic • One entry/exit point; emergency situation difficult • Exit road onto Outlook Ride result in more traffic. • Safety issues around school children/foot traffic • Detrimental effect on the value of existing properties in Kurunjang Ranch • No viable public transport 	<ul style="list-style-type: none"> • The allotments subject to the amendment are surrounded on the north, east and south by residential development. • There are no access points to the north and east because of the Creek, the existing low density residential area to the west is divided into two areas where access is only possible for emergency vehicles. • In 2009, Council considered a proposal to re-open Gloaming Ride and Thrice Lane; however it was decided not to proceed at that time, and to reconsider the proposal following the completion of the duplication of Centenary Avenue. • Notwithstanding, the proponents have submitted a traffic assessment to accompany their proposal. The assessment has undertaken traffic counts in the area and has applied the maximum vehicle movements to be anticipated from this form of development to determine its potential effect on the wider area. • The findings confirm that Kurunjang Drive and the local road network can easily accommodate the minor increase in traffic anticipated from the development proposed. • Council's Engineering Department concurs with the findings of the independent traffic assessment. • In relation to the new access road into Outlook Ride, Officers consider that this road is important to ensure that allotments front the Little Blind Creek and provide surveillance to the Creek. The road is not considered to increase traffic volumes through the Outlook Ride area, the proposed road is likely to be utilised by existing Outlook Ride residents rather than occupiers of the proposed new subdivision area as an exit. • In relation to devaluation, the planning process cannot consider property devaluation. • In relation to public transport, the subject site has access to public transport with 1 bus route available in the vicinity being the 458 Kurunjang to Melton Station route located on Centenary Avenue; this is consistent with most urban areas in Melton which are not located in proximity to the rail services.

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<p>2</p>	<p>52 Mowbray Crescent, Kurunjang, VIC 3337</p>	<ul style="list-style-type: none"> • School children safety/traffic congestion • Lack of open space/rec areas • One entry/exit point • Kurunjang; emergency/hazard concerns 	<ul style="list-style-type: none"> • In relation to Active Open Space, the closest reserves are located along Centenary Avenue, in addition, future active open space reserves will be provided as part of the Melton North Precinct Structure Plan development. • The proponent will also be required to pay a monetary contribution towards Public Open Space; this monetary contribution will go towards upgrades or to the additional provision of Open Space in the vicinity of the site. • A condition of the subdivision permit also requires pedestrian and bike path to be constructed along the length of the Little Blind Creek in addition to footpaths in all streets. • The subject land abuts the Little Blind Creek which contains linear open space through the Kurunjang area. This Linear Open Space will be further extended and enhanced by this proposal. • Refer to comments on entry and exit at submission no.1.
<p>3</p>	<p>35 Outlook Ride, Kurunjang VIC 3337</p>	<ul style="list-style-type: none"> • Maintain semi-rural character of Kurunjang Ranch • Comparative difference of lot sizes with new subdivision • Safety issues for school kids • Kurunjang Drive traffic issues • One access point into the Estate 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space.
<p>4</p>	<p>14 Greenstead Amble, Kurunjang, VIC 3337</p>	<ul style="list-style-type: none"> • Maintain semi-rural character of the area • One entry/exit point • No public transport • Not enough information has been issued to all families 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport. • The amendment exhibited provided residents will all amendment documentation. The amendment was available for public inspection at Council offices or on the Department of Transport Planning and Local Infrastructure website.

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<p>5</p>	<p>14 Greenstead Amble, Kurunjang VIC 3337</p>	<ul style="list-style-type: none"> • Inadequate infrastructure • No PT service provision • Traffic issues during school/peak times • Inconsistent neighbourhood character • Imposing heights and density become an issue 	<ul style="list-style-type: none"> • The proposed subdivision will make use of existing infrastructure. • A condition of the subdivision permit also requires pedestrian and bike path to be constructed along the length of the Little Blind Creek in addition to footpaths in all streets. • The subject land abuts the Little Blind Creek which contains linear open space through the Kurunjang area. This Linear Open Space will be further extended and enhanced by this proposal. There are some opportunities to consolidate allotments to ensure a transition from the existing low density allotments and the proposed subdivision area. • The subdivision requires a restriction on the plans of subdivision which limits the number of dwellings to one per allotment. • In relation to neighbourhood character, Officers consider there is opportunity to consolidate the allotments directly fronting Outlook Ride to better respond to the existing character of the existing low density allotments within Outlook Ride. This would see proposed Lots 72 and 73 and proposed Lots 74 and 75 to be consolidated. • Further consolidation of allotments adjoining 10 and 22 Outlook Ride is also considered appropriate to ensure the interfaces between the existing Low Density allotments and the proposed allotments are managed appropriately. This will provide an appropriate transition from the low density sized allotments to conventional residential allotments.
<p>6</p>	<p>57-59 Thrice Lane, Kurunjang VIC 3337</p>	<ul style="list-style-type: none"> • Inconsistent neighbourhood character • Scale/height imposing on the amenity • Population stress on environment and water • Social problems • No PT 	<ul style="list-style-type: none"> • Refer to comments at submission no.5 relating to neighbourhood character. • The application for the subdivision was referred to relevant referral agencies, who have responded in support of the subdivision subject to the proponent entering into appropriate agreements for the provision of water, sewerage, gas and electricity. • Refer to comments above at submission no.1 relating to public transport.

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7	27 Thrice Lane, Kurunjang VIC 337	<ul style="list-style-type: none"> • Inconsistent neighbourhood character • Scale/height imposing on amenity • Property value depletion with small lots • Lack of services – curb and channel not done in particular areas • Poorly planned subdivision layout with no green spaces & PT • Traffic congestion around schools/peak times • Accessibility through the site, issue at the intersecting roundabout 	<ul style="list-style-type: none"> • Planning consideration cannot be given to property devaluation. • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • The existing road pavement at the entrance to the subdivision will be provided with kerb and channel, in addition line marking and a splitter island will be required at the 90 degree bend. • Refer to comments at submission no.2 relating to open space.
8	3 Isa Grange, Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> • Negative impact towards neighbourhood character • Lack of footpaths in Outlook Ride; safety problem for children with the increase in traffic • Previous subdivision proposal • Increase in traffic congestion in Kurunjang Drive • One exit/entry point 	<ul style="list-style-type: none"> • The allotments subject to the amendment are surrounded on the north, east and south by residential development. • There are no access points to the north and east because of the Creek, the existing low density residential area to the west is divided into two areas where access is only possible for emergency vehicles. • In 2009, Council considered a proposal to re-open Gloaming Ride and Thrice Lane; however it was decided not to proceed at that time, and to reconsider the proposal following the completion of the duplication of Centenary Avenue. • Notwithstanding, the proponents have submitted a traffic assessment to accompany their proposal. The assessment has undertaken traffic counts in the area and has applied the maximum vehicle movements to be anticipated from this form of development to determine its potential effect on the wider area. • The findings confirm that Kurunjang Drive and the local road network can easily accommodate the minor increase in traffic anticipated from the development proposed. • Council's Engineering Department concurs with the findings of the independent traffic assessment. • In relation to the new access road into Outlook Ride, Officers consider that this road is important to ensure that allotments

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			<p>front the Little Blind Creek and provide surveillance to the Creek. The road is not considered to increase traffic volumes through the Outlook Ride area, the proposed road is likely to be utilised by existing Outlook Ride residents rather than occupiers of the proposed new subdivision area as an exit.</p> <ul style="list-style-type: none"> • In relation to Active Open Space, the closest reserves are located along Centenary Avenue, in addition, future active open space reserves will be provided as part of the Melton North Precinct Structure Plan development. • The proponent will also be required to pay a monetary contribution towards Public Open Space; this monetary contribution will go towards upgrades or to the additional provision of Open Space in the vicinity of the site. • A condition of the subdivision permit also requires pedestrian and bike path to be constructed along the length of the Little Blind Creek in addition to footpaths in all streets. • The subject land abuts the Little Blind Creek which contains linear open space through the Kurunjang area. This Linear Open Space will be further extended and enhanced by this proposal.
9	3 Isa Grange, Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • Refer to comments for Letter template 1 at submission no.8.
10	2 Peelmans Lane Maddingley VIC 3340	<ul style="list-style-type: none"> • Traffic congestion • Transport access 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport.
11	10 Aries Chase Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>5 signatures on the back</i> • Traffic congestion • Safety of children during peak times • Inconsistent neighbourhood character • Existing infrastructure will not cope with increase population • Subdivision layout does not have access to PT and convenience shops 	<ul style="list-style-type: none"> • The allotments subject to the amendment are surrounded on the north, east and south by residential development. • There are no access points to the north and east because of the Creek, the existing low density residential area to the west is divided into two areas where access is only possible for emergency vehicles. In 2009, Council considered a proposal to re-open Gloaming Ride and Thrice Lane; however it was decided not to proceed at that time, and to reconsider the proposal following the completion of the duplication of Centenary Avenue. • In relation to devaluation, the planning process cannot consider property devaluation.

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		<ul style="list-style-type: none"> • Environmental protection of native tree species • No bus service within the Kurunjang Estate • Subdivision design lacks north facing areas and small frontages • Clause 56.01 not been addressed • Rezoning and Permit app be processed separately 	<ul style="list-style-type: none"> • In relation to public transport, the subject site has limited access to public transport with 1 bus route available in the vicinity being the 458 Kurunjang to Melton Station route located on Centenary Avenue; this is consistent with most urban areas in Melton which are not located in proximity to the rail services. • In relation to the protection of vegetation, 1 old tree of 'high' conservation significance is proposed to be removed as part of this application. Condition 19 requires the offsetting of this tree via an Offset Management Plan and the protection of 4 large old trees and 20 recruits or the recruitment of 180 plants. • In relation to the processing of the amendment, Section 96A of the <i>Planning and Environment Act 1987</i> enables a proponent to apply for a combined Planning Scheme Amendment and Planning Permit application to be considered simultaneously. • In relation to subdivision design and north facing allotments, to enable adequate address to the Little Blind Creek allotments abutting have a north south orientation. • The remainder of the subdivision provides a mix of lot orientations, these orientations are considered to be able to achieve adequate sunlight.
12	6 Greenstead Amble Kurunjang VIC 3337	<ul style="list-style-type: none"> • Inconsistent neighbourhood character • Lack of open space and amenity • Traffic management and cross sections poor • Emergency service access • Previous app based on proposed congestion problems 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to open space at submission no.2.
13	11 Aries Chase Kurunjang VIC 3337	<ul style="list-style-type: none"> • Traffic congestion • Safety of children during peak times • Inconsistent neighbourhood character 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.11. • Refer to comments at submission no.11 relating to transport. • Refer to comments relating to open space at submission no.11.

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		<ul style="list-style-type: none"> Existing infrastructure will not cope with increase population Subdivision layout does not have access to PT and convenience shops Environmental protection of native tree species No bus service within the Kurunjang Estate Subdivision design lacks north facing areas and small frontages Clause 56.01 not been addressed Rezoning and Permit app be processed separately 	<ul style="list-style-type: none"> Refer to comments relating to vegetation at submission no.11. Refer to rezoning and application process at submission no.11.
14	Unit 1, 23 Kurunjang Drive Kurunjang VIC 3337	<ul style="list-style-type: none"> Traffic congestion during peak school times Truck noise and roundabout issues No PT services One entry/exit point 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.1 relating to transport.
15	15 Greenstead Amble Kurunjang VIC 3337	<ul style="list-style-type: none"> Inconsistent neighbourhood character Buyer expectations of rural lifestyle/preserve integrity of Ranch Secondary entry open through Thrice Lane One entry/exit point No Bus services 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
16	3 Aries Chase Kurunjang VIC 3337	<ul style="list-style-type: none"> No PT in the area Inconsistent block sizes contrasting neighbourhood character School traffic increases One exit & entry point Emergency exit concerns 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.

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17	47 Thrice Lane, Kurunjang VIC 3337	<ul style="list-style-type: none"> Overdevelopment of land Property devaluation; noise levels, privacy, dwelling proximity Safety issues with Bushfire risk Congestion during school hours 	<ul style="list-style-type: none"> The average density across the subdivision is 1:480m². The proposed subdivision represents approximately 14 dwellings per hectare which is considered to be conventional densities within a Residential 1 Zone. Planning consideration cannot be given to property devaluation. Refer to comments on entry and exit at submission no.1.
18	2 Thrice Lane Kurunjang VIC 3337	<ul style="list-style-type: none"> Devaluation of property values Traffic congestion issues with added cars 	<ul style="list-style-type: none"> Planning consideration cannot be given to property devaluation. Refer to comments on entry and exit at submission no.1.
19	6 Rimbanda Court Kurunjang VIC 3337	<ul style="list-style-type: none"> Inconsistent neighbourhood character Scale to small imposing on amenity Traffic congestion increases School children safety 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
20	72 Kurunjang Drive, Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.
21 22	10 Isa Grange Kurunjang VIC 3337	<ul style="list-style-type: none"> Lack of footpaths made difficult for school Inconsistent neighbourhood character Traffic congestion during peak times One entry/exit point Council's previous application decision 2 signatures & 3 signatures 22 – same letter as 8 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.1 relating to transport.
23	7 Isa Grange Kurunjang VIC 3337	<ul style="list-style-type: none"> Inconsistent neighbourhood character Devaluing of existing properties One entry/exit point Emergency and safety issues of access 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.

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24	12 Aries Chase Kurunjang VIC 3337	<ul style="list-style-type: none"> • Differing lot sizes and inconsistent neighbourhood character • One entry/exit point • Emergency issues with safety and access 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
25	44 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Contrasting lot sizes and inconsistent neighbourhood character • Preference to previous subdivision proposal for reduced lots • Traffic congestion due to permit proposal 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
26	11 Isa Grange Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
27	4 Isa Grange Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
28	12 Isa Grange Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
29	4 Gunnawarra Road Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
30	1 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Inconsistent neighbourhood character • Loss of vegetation and wildlife • Devaluing of property due to proposed amendment • Traffic congestion and children safety 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5. • See comments relating to vegetation at submission no. 11.
31	34 Outlook Drive Kurunjang VIC 3337	<ul style="list-style-type: none"> • One entry/exit • Traffic congestion and safety issues during peak school times • Emergency services issue • Inconsistent neighbourhood character • Rural lifestyle expectations 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.

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32	5 Greenstead Amble Kurunjang VIC 3337	<ul style="list-style-type: none"> • Traffic congestion at schools times • Emergency evacuation issues • Car parking space with double storey housing • Lack of open space • No public transport in area • Rural lifestyle expectations 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5. • Housing and Design Guidelines will be a condition of any subdivision permit. The guidelines will ensure development on the allotments achieves design standards, and addresses setback and car parking requirements.
33	88 Kurunjang Drive, Kurunjang VIC 3337	<ul style="list-style-type: none"> • Lack of PT services • Low walk-ability to current bus stop • Congestion and large vehicle movement along Kurunjang Drive • Previous permit application to subdivide without rezone need 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • An application was approved in 2004 to subdivide the land into 11 lots; the current Low Density Residential Zone enables the subdivision of land into 4,000 square metre allotments where the land is not serviced by sewerage. • The Low Density Residential Zone does not allow for the subdivision of land into residential allotments, the land is required to be rezoned. • Section 96A of the <i>Planning and Environment Act 1987</i> enables a proponent to apply for a combined Planning Scheme Amendment and Planning Permit application to be considered simultaneously.
34	25 Tern Court Melton VIC 3337	<ul style="list-style-type: none"> • Inconsistent lot sizes and neighbourhood character • Devaluation of larger properties in area • Traffic congestion during peak times • Distance from existing bus stop • One entry/exit point • Negative impact on neighbourhood amenity 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.

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35	28 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Relocation of planned 14m road next to catchment • Traffic issues during peak school times • On entry/exit • Safety and emergency issues • Private property vandilisation of the fence • Inconsistent lot sizes • Rural lifestyle 	<ul style="list-style-type: none"> • In relation to the new access road into Outlook Ride, Officers consider that this road is important to ensure that allotments front the Little Blind Creek and provide surveillance to the Creek. The road is not considered to increase traffic volumes through the Outlook Ride area, the proposed road is likely to be utilised by existing Outlook Ride residents rather than occupiers of the proposed new subdivision area as an exit. • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
36	25 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Traffic issues/peak school times • One entry/exit point; more needed • Opening of gate at the end of Thrice Lane • Devaluation of property • Lack of road infrastructure and increased volume of traffic 	<ul style="list-style-type: none"> • Refer to comment on entry and exit at submission no.1. • In relation to devaluation, the planning process cannot consider property devaluation.
37	4 Grandara Court Kurunjang VIC 3337	<ul style="list-style-type: none"> • Traffic congestion during peak times • Car parking around schools • Emergency evacuation difficulties with one entry/exit 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport.
38	12 Greenstead Amble Kurunjang VIC 3337	<ul style="list-style-type: none"> • Outlook Ride traffic demands • Inconsistent lot sizes neighbourhood character • One entry/exit point • Traffic and safety/emergency concerns • Keep rural lifestyle • Support ½ acre block subdivision 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.

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39	7 Thrice Lane Kurunjang VIC 3337	<ul style="list-style-type: none"> Inconsistent lot sizes and neighbourhood character No open space Social housing use 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport.
40	25 Thrice Lane Melton VIC 3337	<ul style="list-style-type: none"> Inconsistent neighbourhood character Loss of amenity eg noise, parking, privacy Traffic congestion Isolated from community facilities, public transport, paved roads 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
41	4 Aries Chase Kurunjang VIC 3337	<ul style="list-style-type: none"> Traffic issues during peak times One entry/exit Emergency issues eg grass fire Raised previous subdivision permit Maintain the integrity of neighbourhood area 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
42	39 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> No PT in the area Subdivision to occur under low density Inconsistent lot size transition Increase in traffic 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
43	16 Gloaming Ride Melton VIC 3337	<ul style="list-style-type: none"> Loss of amenity Lack of PT Traffic congestion increase Lack of public space 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.

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44	18 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Subdivision inconsistent with neighbourhood character and amenity • Preserve integrity of Kurunjang Ranch Estate • Traffic congestion and safety concerns; one exit/entry point • Devaluation of property • Security and amenity threat to property • Reopening of Thrice Lane 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5. • In relation to devaluation, the planning process cannot consider property devaluation.
45	22 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Lack of infrastructure • Traffic issues; access, peak times, emergency • Loss of rural lifestyle • Inconsistent lot sizes pose amenity concerns • Lack of environmental intent to improve open space and waterways • Opposing high density development proposed by subdivision 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
46	3 Greenstead Amble PO Box 314 Kurunjang VIC 3337	<ul style="list-style-type: none"> • Inconsistent neighbourhood character and lot sizes • Traffic congestion and access issues during peak times • Lack of PT services in close proximity to area • Loss of environmental habitat along waterway • Open space buffer needed 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
47	5 Aries Chase Kurunjang VIC 3337	<ul style="list-style-type: none"> • Traffic issues associated with access and peak times (schools) • Lack of PT services 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.1 relating to transport.
48	No address provided	<ul style="list-style-type: none"> • Traffic congestion 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1.

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49	10 Thrice Lane Kurunjang	<ul style="list-style-type: none"> Inconsistent neighbourhood character and lot sizes Lack of public open space/recreation areas in subdivision Traffic congestion issues; lack of PT services Planning permit to reflect an adequate plan of subdivision 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
50	8 Thrice Lane Kurunjang VIC 3337	<ul style="list-style-type: none"> Inconsistent neighbourhood character and lot sizes Keep in line with existing zoning controls No provision for public open space Lack of efficient bus service and PT Traffic issues; peak times, added pressure Amenity issues; privacy, overshadowing and car parking Anti-social behaviour; renters 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
51	40 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.
52	1 Mowbray Crescent Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 1 signature on the back 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.
53	84 Kurunjang Drive Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.
54	36 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.

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55	4 Greenstead Amble Kurunjang VIC 3337	<ul style="list-style-type: none"> Inconsistent lot sizes will impinge on neighbourhood character Car parking and traffic congestion One entry/exit point Road infrastructure needs improving No public transport in Estate 	<ul style="list-style-type: none"> A range of lot sizes have provided throughout the subdivision to provide diversity in dwelling typology. Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
56	49 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.
57	54 Mowbray Crescent Kurunjang VIC 3337	<ul style="list-style-type: none"> No provision for open space/recreation Lack of traffic calming measures Traffic congestion and increase Lack of footpaths Lack of PT Emergency services access Insufficient car parking at schools Social fears for more hooning 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
58	41 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> Negative impact on neighbourhood character Lack of footpath along Outlook Ride Excessive density Previous subdivision permit concern over traffic 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
59	83 Kurunjang Drive, Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.
60	12 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> Rural lifestyle and preservation of neighbourhood character 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space.

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		<ul style="list-style-type: none"> Traffic issues with amenity, access, emergency Environmental concerns around vegetation and creek 	<ul style="list-style-type: none"> Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
61	33 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> Devaluation of property Environmental Traffic congestion and increases State and local planning objectives Lack of PT and infrastructure/services 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
62	10 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> Traffic congestion and access Amenity impacts from traffic, overlooking Negative impact of neighbourhood character Semi rural lifestyle preservation Devaluation of property 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
63	30 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> Traffic congestion and increases, access, emergency Devaluation of property Lack of community infrastructure Increase of crime Unsustainable building products 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
64	16 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> Negative impact on neighbourhood character Inconsistent lot sizes Traffic congestion during peak times Access and emergency issues 	<ul style="list-style-type: none"> Refer to comments on entry and exit at submission no.1. Refer to comments at submission no.2 relating to open space. Refer to comments at submission no.1 relating to transport. Refer to comments relating to neighbourhood character at submission no.5.
65	9 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> <i>Letter Template 1</i> <i>29 Signatures signed on Petition</i> 	<ul style="list-style-type: none"> See Letter template 1 comments at submission no.8.

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66	9 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
67	6 Isa Grange Kurunjang VIC 3337	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
68	2 Isa Grange	<ul style="list-style-type: none"> • <i>Letter Template 1</i> 	<ul style="list-style-type: none"> • See Letter template 1 comments at submission no.8.
69	32 Outlook Ride Kurunjang VIC 3337	<ul style="list-style-type: none"> • Inconsistent with neighbourhood character • Amenity impacts; noise • Traffic issues; access, congestion, emergency 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
70	17 Rimbanda Court Kurunjang VIC 3337	<ul style="list-style-type: none"> • Lack of open spaces/recreation • Devaluing of property • Traffic issues and congestion • Loss of housing occupancy and unoccupied housing 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport. • Refer to comments relating to neighbourhood character at submission no.5.
71	8 Eramu Place Kurunjang VIC 3337	<ul style="list-style-type: none"> • Traffic congestion and issues with increases, emergency consequences 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1.
72	8 Eramu Place Kurunjang VIC 337	<ul style="list-style-type: none"> • Traffic congestion and issues with increases and risks to residents • Bushfire risk and emergency threat • Lack of bus routes through subdivision • Lack of infrastructure • Opening up of roads 	<ul style="list-style-type: none"> • Refer to comments on entry and exit at submission no.1. • Refer to comments at submission no.2 relating to open space. • Refer to comments at submission no.1 relating to transport.
73	Country Fire Authority (CFA) PO Box 50 Melton VIC 3337	<ul style="list-style-type: none"> • Does not object to the proposal 	<ul style="list-style-type: none"> • CFA requirements will be as per Clause 56 of the Melton Planning Scheme which requires conditions to be attached to planning permits for subdivision.

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74	Department of Premier & Cabinet (DPC) GPO Box 4912 Melbourne VIC 3001	<ul style="list-style-type: none"> Requirement for a CHMP 	<ul style="list-style-type: none"> Officers have determined that a CHMP is required to be undertaken. The applicant is prepared to undertake the CHMP prior to the commencement of a Planning Panel. It is recommended that the CHMP be approved and submitted prior to the Panel commencing its functions.
75	Peyton Waite PO Box 174 Preston VIC 3337	<ul style="list-style-type: none"> Amendment proponent in support of the amendment. 	<ul style="list-style-type: none"> Submission noted.
76	Powercor Locked Bag 6 Sunshine VIC 3020	<ul style="list-style-type: none"> No objection to permit issue subject to conditions to be attached to planning permit. 	<ul style="list-style-type: none"> Conditions to be attached should a permit be approved.