

Referral Responses

Internal

Heritage	<p>The current application needs to be revised to include the following:</p> <ul style="list-style-type: none"> • What the owners envisage as a future use for Lot 7 and the heritage buildings, and how this use will provide for the conservation of the heritage values of the site. • Explain how the reduction in the size of the property will support a positive outcome for the heritage values of the site. • Outline what measures that owners have taken to conserve and enhance the heritage buildings on the site. <p>Commented that the response provided by the applicant is satisfactory. However a condition (refer to condition 9) will be included to ensure the owner will carry out repairs to the buildings to ensure the longevity and use of the buildings into the future.</p>
Environmental Services	Did not oppose the proposal subject to conditions (conditions 16 - 19) being placed on any permit issued.
City Strategy	<p>Lot 1 (stage 1) is considered to be a logical inclusion in the context of the overall subdivision and was discussed with the applicant at a meeting with Council officers. As per discussions with the applicant, a 173 Agreement preventing further subdivision is required to be placed on a planning permit if ultimately issued.</p> <p>The proposal is in line with key objectives of the Western Plains North Green Wedge Management Plan including the protection of land adjacent to Djerriwarrh Creek and minimising opportunities for small lot subdivisions.</p> <p><u>Conclusion</u></p> <p>City strategy supports the amended proposal and has no objections to the subdivision.</p>
Engineering	Did not oppose the proposal subject to conditions (refer to conditions 11 – 15) being placed on any permit issued. These conditions relates to drainage management, road works and drainage works, provision of construction plan, construction management plan.

External

CFA	Have advised they have no objection to the proposal and require conditions to be included on the permit (refer to conditions 20 - 21).
Melbourne Water	Have advised they have no objection to the proposal and do not require any conditions to be included on the permit.
Powercor (Downer)	Have advised they have no objection to the proposal and do not require any conditions to be included on the permit.
Western Water	Have advised they have no objection to the proposal and require conditions to be included on the permit (refer to conditions 22 - 25).
VicRoads	<p>Advised they have no objection to the initial proposal and do not require any conditions to be included on the permit.</p> <p>VicRoads did not respond to the amended proposal so it is assumed that there initial comments have not changed.</p>