

Item 12.12 Planning Application PA 2019/6489/1 - use and development of a childcare centre with associated landscaping, display of business of business identification signs, reduction in car parking, alteration of access to a road in a road zone (category 1), removal and variation of a sewer and drainage easement At 512 - 514 high street and 160 coburns road, melton

Appendix 4 Response to Objections - undated

Appendix 4 – Response to Objections

Objection	Comment
Safety issues with north bound vehicles along Coburns Road completing a u-turn	Vehicle access to the site will be amended to satisfy VicRoads requirements. These changes will result in vehicle access to Coburns Road being egress (left-turn) only removing the need for vehicles to complete a u-turn to gain access to the site with vehicle access instead, to be gained from Carina Drive.
Solar access to adjoining properties	Given the size and location of the Secluded Private Open Space (SPOS) for the dwellings at 69 Carina Drive and 510 High Street and setbacks of the development from property boundaries, the proposal will not impact unreasonably on the usability of these spaces.
Pedestrian and vehicle access within proximity to the busy intersection at the corner of High Street and Coburns Road	The proposed vehicle access points and pedestrian entries to the child care centre will be well removed from the intersection of High Street and Coburns Road and therefore, do not present any safety issues.
Overlooking of 69 Carina Drive	Overlooking of the area of SPOS for the dwelling is prevented from the childcare building at first floor level through the provision of highlight windows and a 1.7m high solid wall along the south boundary of the first floor outdoor play area.
Impact on daylight to habitable room windows for 69 Carina Drive	As all windows for the dwelling have an outlook to a space with a minimum dimension of 1m and an area of 3m ² , all windows will continue to be provided with adequate daylight.
Concern with proximity of first floor playground to the living area for 69 Carina Drive	Where adjacent to the dwelling at 69 Carina Drive, the outdoor play area at first floor level is located on the west side of the building in order to ensure that the building reduces noise impacts at the interface with this adjoining dwelling.
Waste collection	If a permit is to issue a condition would form part of the permit to ensure waste collection is undertaken in accordance with Council requirements. This would be a private collection and subject to an approved Waste Management Plan.
Concern with colorbond fence being removed for 69 Carina Drive.	An existing 1.8m high timber paling fence runs along the front section of the common boundary with the site and 69 Carina Drive and changes to a 1.8m high colorbond fence toward the rear of the common boundary. In response to the concern raised in relation to the removal of the colorbond fence, the applicant has amended the plans not to

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	reference any fencing material and instead, show a 1.8m high solid fence along the common (east) boundary. If in the circumstance the existing fence needs to be replaced and as the construction of the fence does not require planning approval, this can be addressed outside the planning process providing the type of fence proposed remains consistent with the height and transparency to be shown on plans and elevations.
Air pollution from additional traffic generated by the use.	This is not a matter that can be addressed as part of this application.
Noise impacts to surrounding residents.	<p>Whilst neighbours may hear children within the site from time to time it is not considered unreasonably intrusive having regard to the main Coburn Road context.</p> <p>The outdoor play areas at the ground and first floor are located largely on the west side of the building in order to ensure that the building reduces noise impacts at the interface with the adjoining residential properties to the east. Furthermore, a 1.8m high solid timber fence exists along the east boundary and where a small part of the outdoor play area at first floor level is located adjacent to the east boundary, a 1.7m high solid wall is proposed. These measures along with provision of shade sails at ground and first floor level, will address appropriately any noise impacts.</p>
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration.
An additional childcare centre is not required considering the number of childcare centres in Melton.	Economic factors are not a planning consideration and has therefore not been part of the assessment.