

Appendix 5 – Referral Comments

Type of Referral	Responses
Internal	
Engineering (Infrastructure)	There are no objections to the proposal subject to conditions.
Engineering (Traffic and Transport)	There are no objections to the proposal subject to conditions. The plans have been amended to ensure that the last car parking space at the end of a blind aisle is offset 1 metre from property boundary.
City Design	<p>Council's Urban Designers who commented that car parking within the front setback should be avoided as it is not in keeping with the neighbourhood character of the area as outlined under Council's Housing Character and Assessment Guidelines. It is recommended that the car parking be located to the rear of the building with access from the existing vehicle crossover at the south-west corner of the site.</p> <p>It should be noted that Council's Housing Character and Assessment Guidelines apply to residential use and development only and do not apply to non-residential land use and development such as Child Centres. Furthermore, the adjoining properties and surround area is characterised by a mix of landscaped front setbacks along with circular driveways and large concrete areas within the front setback. In addition, the car park for the recently completed Council owned and operated Child Care and Community Centre at 249 Clarkes Road Brookfield (approximately 150 metres south-west of the site) is located within the front setback.</p>
Children's Services	No objections to the proposal.
External	
Nil	