

Appendix 4 – Response to Objections

Objection	Comment
Proximity of the development to residential dwellings.	The site adjoins a road in an RDZ1 and is located at the entry to the Woodlea estate, rather than within the residential hinterland. It will have convenient access from both the residential street network and the freeway. It is an acceptable use in this context.
Amenity impacts including noise, health risks and effects of fumes to nearby residents.	The surrounding residents are likely to experience some increase in existing noise levels, however despite this, the noise must comply with the SEPP N-1 requirements. If approval is granted, amenity related conditions will form part of the notice of decision to grant a permit to minimize off – site amenity impacts.
Issues of fuel safety	There are government regulations controlling the operational aspects of the storage and handling of fuel and chemicals. There is no basis to suggest that the use and development will not operate in accordance with such regulations.
Potential light spill to residents on Riders Court and Ivy Lane east of the site.	If approval is granted, all lighting on the subject site would be required to be baffled.
An additional service station is not required considering that there are three service stations within the site's vicinity.	Whilst it is acknowledged that there are a number of service stations in the area, each application is considered on its merits. In this instance the proposal has been assessed against the relevant provisions in the Melton Planning Scheme and is supported.
Noise during construction	The developer would be required to comply with the Environment Protection Authority (EPA) guidelines during construction to minimize amenity impacts on adjoining residential properties.
Traffic issues	No concerns have been raised by Council's Traffic and Transport Unit and VicRoads regarding vehicles accessing and egressing the site.
Safety impacts due to increase in traffic volume.	There is always the potential for an accident, even in the safest of situations.
The slip lane that provides access to the site's northern entry vehicle access point will impact on the current proposal to convert the existing Leakes Road and Woodlea Boulevard roundabout into a left in – left out intersection.	VicRoads requires as a condition of approval, a concept layout plan of the access point on Leakes Road showing the ultimate left-in and left-out access arrangement overlaying on to the ultimate Leakes Road plan.
Loss of views	The Melton Planning Scheme does not protect views in this area.

Item 12.11 Planning Application PA 2019/6452/1 - Use and development of a Service Station,
Creation of access to a road in a Road Zone, Category 1 and display of Advertising Signs
At 1062 - 1066 Leakes Road, Grangefields

Appendix 4 Response to Objections - undated

Increase in house and car insurance premiums	This is not a matter that can be addressed as part of this application.
Consider alternative proposals for the site such as a bus stop or a truck parking depot for rental services.	The proposal under consideration is for use and development of a service station.
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.