

## Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
<b>Internal</b>	
Infrastructure Planning Unit	<p>Engineering Services has no objection to the issue of the permit subject to submission of an amended Stormwater Management strategy (SWMS) and drainage plans as Condition 1 plans.</p> <p>Council has no underground drainage system within the vicinity of this site. Therefore the applicant either has to 1) fully contain the stormwater within their titled boundaries discharging to a point on the allotment a minimum of 18m downslope and away from all buildings or 2) has to construct a pipe drainage system in the road reserve leading to the existing underground drainage system. For option 2, the drainage system of the proposed development must be designed to ensure that flows out of the site are restricted to pre-development levels.</p> <p>For any of the above options, stormwater quality measures must be incorporated in the drainage design and pollutant laded runoff must be stopped from entering into adjoining properties or on onto the road reserve.</p>
Traffic and Transport Unit	<p>No objection to proposal.</p> <p>All footpaths must have a minimum width of 1.5m and include fibre reinforced polymer tactiles at road crossings.</p> <p>The proposed internal footpath adjacent to car space 7 to the north must be extended to connect to the existing north eastern footpath located outside the subject land that connects to Riders Circuit.</p>
City Design Unit	<p><b>Landscaping - Leakes Road Interface (West)</b></p> <p>City Design acknowledges that the revised layout has sought to increase the landscape provision adjacent to the Leakes Road interface and is supportive of this interface arrangement.</p> <p><b>Built form</b></p> <p>Issues raised in previous comments from City Design dated 3/06/2019 have not been addressed. For your reference, previous comments in regards to built form are as follows:</p> <ul style="list-style-type: none"> <li>• Incorporate additional fenestration treatments on the western wall of the 'Office' to provide additional activation to buildings primary façade and to provide additional solar and internal amenity to the Office area.</li> </ul> <p>The loading / storage area south of the Office on the western elevation has limited passive surveillance, demonstrate how</p>

	surveillance of this area will be provided from main building.
City Strategy Unit	City Strategy support the use and development of a Service Centre at the proposed location, given that it is located on the eastern portion of the parcel that is adjacent to the existing Woodlea development and is separated from the bulk of the future Melton East PSP by Leakes Road. Therefore it's considered that the proposal would not prejudice the future planning of the Melton East PSP further to the west.
Waste Services Unit	The applicant must update the Waste Management Plan (WMP) to include details on how loose litter on and around the site will be managed.  Once this is included the WMP must form part of the permit.
Landscape Architect	No objection subject to conditions.  The western landscape buffer has been increased in accordance with previous City Landscape comments.
City Environment and Sustainability Unit	No objection to proposal subject to conditions.
Heritage Advisor	The dry stone wall in question is not listed on the heritage overlay because it is a reconstructed wall, built by VicRoads in about 2008. They removed a number of wall sections, along Leakes Road to construct the Leakes Road overpass and Council got them to reuse the stone and reconstruct a dry stone wall in the road reserve. Although the wall is fairly recent, it was put here as part of an agreement between Council and VicRoads, and should be retained. The survey of the wall shown on drawing TP06, indicates that other than a small opening and some collapsed sections at the north end, the wall is fairly intact. The landscape plan however shows sections of the wall removed for planting schemes. This is not acceptable, and must be amended. The applicant should endeavour to use the entire wall in the landscape scheme and retain the wall in good condition.
<b>External</b>	
Victorian Planning Authority.	Please note that the VPA is not a formal referral authority in this instance as the use is not listed under Clause 37.07-5 of the Melton Planning Scheme. However, the following comments are provided for your information, given the VPA's involvement in planning for the future Melton East PSP, which encompasses the subject site.  The subject site is located in Melbourne's Western Growth Corridor on land within the future Melton East Precinct Structure Plan (PSP). The PSP is not identified on the VPA's Statement of Expectations and Directions for the 2018-2019 work program, therefore work on this PSP is yet to commence.  The West Growth Corridor Plan identifies the land for an on/off freeway and major arterial interchange and the balance of the lot for residential development. The extent of the interchange has been finalised and rezoned with the subject site sitting adjacent to the created Road Zone.

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 5 Referral Comments - undated

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	The proposed use of the land for a freeway service centre is suitably located adjacent to an existing freeway and arterial road interchange and would support any future community. Accordingly, the VPA considers the application would not prejudice the future planning for Melton East PSP and have no in principle objections to the proposal.
VicRoads	No objection subject to conditions.
Powercor	No objection subject to conditions.