

# Submitters Committee Meeting Agenda

**Wednesday 13 May 2020 at 6.00pm**

**Held online and livestreamed at [mrsc.vic.gov.au](http://mrsc.vic.gov.au)**

**Submitters Committee:**

Council established the Submitters Committee pursuant to Section 86 of the *Local Government Act 1989* (LGA) on 27 November 2019 for the purposes of hearing from submitters to planning applications and from submitters in accordance with section 223 of the LGA.

**Recording of Meetings:**

The recording of Council Meetings, or special committee meetings, either visually or by sound, or the taking of photographs in meetings is not permitted without first obtaining the consent of Council or the Chairperson.

**Attachments:**

All attachments are available for viewing or downloading from Council's website, [mrsc.vic.gov.au](http://mrsc.vic.gov.au)

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	The Submitters Committee is a Special Committee of Council, established to hear from:	
	<ul style="list-style-type: none"><li>• people in support of written submissions lodged in accordance with s223 of the Local Government Act 1989 (Vic) (LGA);</li><li>• persons who have made an objection or submission to a planning application in accordance with the Planning and Environment Act 1987 (Vic) (P&amp;E Act); and</li><li>• planning permit applicants and/or land owners in relation to a planning permit application submitted in accordance with the P&amp;E Act.</li></ul>	
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## **ACKNOWLEDGEMENT OF COUNTRY**

**To start the official proceedings I would like to acknowledge that Macedon Ranges Shire Council is on Dja Dja Wurrung, Taungurung and Wurundjeri Country whose ancestors and their descendants are the traditional owners of this Country. We acknowledge that they have been custodians for many centuries and continue to perform age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.**

### **1. RECORDING AND LIVE STREAMING OF THIS COMMITTEE MEETING**

**Ladies and gentlemen**

**Please note that this meeting is being recorded and streamed live on the internet in accordance with Council's *'Live Streaming and Publishing Recording of Meetings'* Protocol, which can be viewed on Council's website.**

**The recording will be bookmarked, archived and made available on Council's website 48 hours after the meeting.**

**This meeting is being held online and Councillors are attending via electronic means.**

**The meeting will be conducted in accordance with Council's existing Meeting Procedure Local Law 11, noting that as indicated in some parts of the agenda, procedures have been slightly modified to ensure the meeting remains compliant but can run effectively in the online environment.**

**As this meeting is being held online there will be no one present in the public gallery.**

**I also remind everyone that Local Government decision making, unlike State and Federal Government, does not afford the benefit of parliamentary privilege and hence no protection is afforded to Councillors and Council officers for comments made during meetings which are subsequently challenged in a court of law and determined to be slanderous.**

**Thank you**

### **2. PRESENT**

### **3. APOLOGIES**

#### 4. DECLARATION OF CONFLICT OF INTERESTS

**Online meeting:** *The Chairperson will call on each committee member by name to declare whether or not they hold a conflict of interest in relation to any agenda items.*

Councillors' attention is drawn to Division 1A Sections 76-81 of the *Local Government Act 1989* regarding interests.

Councillors are reminded that;

1. Disclosures of Conflicts of Interest must be declared immediately before the consideration of the item (refer Section 79 (2) (a) (i)), and
2. They should classify the type of interest that has given rise to the conflict of interest, and describe the nature of the interest. (refer Section 79 (2) (b) (c)).

#### 5. HEARING OF SUBMITTERS

In accordance with Council's Meeting Procedure Local Law 11 a special committee may suspend standing orders for the purposes of allowing a member of the public to address the meeting.

In accordance with the Submitters Committee Guidelines, each speaker will be allocated a maximum of three (3) minutes to speak to their submission.

In the case of joint submissions, a maximum of three (3) minutes will be allocated per submission, up to a maximum of nine (9) minutes, and one person should be nominated to speak on behalf of the submitters.

**Online meeting:** *Submitters will participate in the meeting and present their verbal submission in accordance with the method they have chosen prior to commencement of the meeting, that is:*

- i) via video and audio participation in the online meeting; or*
- ii) via audio-only participation in the online meeting; or*
- iii) via the reading by a Council officer on the submitter's behalf of an additional 400-word submission prepared and lodged by the submitter.*

<b>6.</b>	<b>HEARING OF SUBMITTERS IN RESPECT OF APPLICATION TO AMEND PLANNING PERMIT PLN/2018/55/C – USE AND DEVELOPMENT OF THE LAND FOR A SECOND DWELLING (AMENDMENT FOR SECOND VEHICLE CROSSOVER), 9 LADYE PLACE, WOODEND</b>
<b>Officer</b>	<b>Yousef Taibeh, Senior Statutory Planner</b>
<b>Attachments</b>	<b>Submissions received</b>

### **Purpose and Overview**

To hear from submitters in relation to Application to Amend Planning Permit Application PLN/2018/55/C regarding 9 Ladye Place, Woodend.

### **Recommendations**

- 1. That the Submitters Committee note the submissions received in relation to Application to Amend PLN/2018/55/C – Use and Development of the Land for a Second Dwelling (Amendment for Second Vehicle Crossover) – 9 Ladye Place, Woodend, and the verbal presentations in support of those submissions.**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

### **Background**

Planning Application PLN/2018/55, was originally issued on 13 August 2018, allowing the construction of a second dwelling on the site.

This application seeks to amend the planning permit to allow a new crossover and driveway to be constructed to serve the second dwelling only. This driveway is proposed to be accessed via Ladye Place.

The application has been advertised and the advertising material was made public at this time. Three (3) submissions were received.

### **Summary of Proposal**

It is proposed to amend the existing planning permit to allow the construction of a second vehicular crossover and driveway to the second dwelling, which is located to the south of the site. This crossover and driveway will be used exclusively by the second dwelling.

A street tree will be removed to facilitate the crossover construction.

### **Planning Permit Trigger/s**

The applicant is seeking to amend the existing planning permit pursuant to Section 72 of the Planning and Environment Act 1987 (as amended). Section 72 states:

*A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*

### **Summary of Submissions**

Three submissions were received regarding this application. They are summarised as follows:

<b>Submission Number</b>	<b>Objection/Concern regarding application</b>	<b>Officer Comment</b>
1	Submission withdrawn.	Noted
2	Suggestion to relocate the proposed crossover to between a pine tree and an unused power pole	Noted
3	Suggestion to relocate the proposed crossover to between a pine tree and an unused power pole	Noted

### **Officer Declaration of Conflict of Interest**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**7. HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR EXTENSION OF TIME FOR PLANNING PERMIT PLN/2010/477 – DEVELOPMENT OF THE LAND FOR A SUPERMARKET WITH ASSOCIATED CAR PARKING, A REDUCTION IN THE CAR PARKING REQUIREMENTS AND SIGNAGE, 1-3 STATION STREET, RIDDELLS CREEK**

**Officer** Tamara Broadsmith, Statutory Planner

**Attachments** Nil

### **Purpose and Overview**

To hear from submitters in relation to the extension of time application for Planning Permit Application PLN/2010/477 regarding 1-3 Station Street Riddells Creek.

### **Recommendations**

- 1. That the Submitters Committee note the submission received in relation to the extension of time application for Planning Permit Application PLN/2010/477 - Development of the land for a supermarket with associated car parking, a reduction in the car parking requirements and signage, 1-3 Station Street Riddells Creek, and the verbal presentations in support of those submissions.**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

### **Background**

Planning Permit PLN/2010/477 allows the development of the land for a supermarket with associated car parking, a reduction in the car parking requirements and signage. The proposal includes the construction of three (3) buildings to accommodate a supermarket, sixteen (16) shops, and a café. It was issued on 22 December 2014 at the direction of the Victorian Civil and Administrative Tribunal (VCAT).

An application has been received to extend the time allowed under the planning permit to commence and complete the approved development.

This application has not been advertised, as advertising is not required in this instance.

### **Summary of Proposal**

The application proposes to extend the time allowed under Condition 72 of Planning Permit PLN/2010/477 by two years to commence and complete the approved development.

### **Planning Permit Trigger/s**

Under Condition 72 of the planning permit, the Responsible Authority (Council) may extend the time allowed to commence and/or complete the development if a request is made in writing before the permit expires, or within six months afterwards.

### **Summary of Submissions**

No submissions were received regarding this application.

### **Officer Declaration of Conflict of Interest**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



**8. HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A PLANNING PERMIT PLN/2019/340 - USE AND DEVELOPMENT OF THE LAND FOR RURAL STORE AND A DWELLING (INCLUDING AN OUTBUILDING), REDUCTION OF CAR PARKING AND ALTERATION TO ACCESS FROM A ROAD ZONE, CATEGORY 1 ROCHFORD ROAD, LANCEFIELD**

**Officer** Awais Sadiq, Coordinator Statutory Planning

**Attachments** Submissions received

### **Purpose and Overview**

To hear from submitters in relation to Planning Application PLN/2019/340 regarding vacant land on Rochford Road, Lancefield.

### **Recommendations**

- 1. That the Submitters Committee note the submissions received in relation to Application for a Planning Permit Application PLN/2019/340 - Use and development of the land for rural store and a dwelling (including an outbuilding), reduction of car parking and alteration to access from a road zone, category 1 - Rochford Road, Lancefield, and the verbal presentations in support of those submissions.**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

### **Background**

The application proposes the use and development of land in Rochford Road, Lancefield for a dwelling with associated buildings and works.

The application has been advertised and the advertising material was made public at this time. Seven (7) submissions supporting the application have been received.

### **Summary of Proposal**

It is proposed to construct a dwelling, with outbuilding and rural store on the site.

The dwelling is proposed to have a total area of 542.4m<sup>2</sup>. It will be setback 260m from Rochford Road and 15m from the south-western boundary. An outbuilding associated with the dwelling will be located to the north of the proposed dwelling. It will be setback 236m from Rochford Road and 60.949m from south-western boundary.

The rural store building is proposed to have an area of 540m<sup>2</sup>. It will be located to the rear of the proposed dwelling and setback 15m from south-western boundary. It will be used for the storage of agricultural and earthmoving machinery. No car parking is specifically proposed for the rural store use, therefore a car parking reduction is sought.

### Planning Permit Trigger/s

A planning permit is required:

- To use the land for a dwelling and rural store in the Farming Zone
- For buildings and works in the Farming Zone
- To reduce the number of car spaces associated with a rural store.
- To alter access to a road in a Road Zone Category 1.

### Summary of Submissions

Seven submissions in support of the application have been received. These are summarised as follows:

Note – no objections to the application have been received.

Submission Number	Submission in support of the application	Officer Comment
1	The use of the land for a dwelling is appropriate. The owners of the land have expertise in horsemanship making the intended use a good fit.	Noted.
2	The proposal on the whole will improve the amenity of the property and the area. The land was part of a subdivision with dwellings allowed to be built.	Noted.
3	It will be of comfort knowing that someone is living on property in case of emergency. The owners are active in the community. There are comparable developments near the proposed development.	Noted.
4	Confirmation of no objection.	Noted.
5	Confirmation of no objection.	Noted.
6	Proposed business cannot be successful without owners living on site. Original intent of subdivision needs to be taken into account.	
7	The agricultural use with associated dwelling and rural store use will benefit the area.	Noted.

### Officer Declaration of Conflict of Interest

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**9. HEARING OF SUBMITTERS IN RESPECT OF APPLICATION TO AMEND PLANNING PERMIT PLN/2015/294/A –TO INCREASE THE AREA ALLOWED FOR CROPPING AND INCREASE THE NUMBER OF ANIMALS ALLOWED ON SITE TO 30 POULTRY AND 12 DRY SHEEP EQUIVALENT), 936 BACCHUS MARSH ROAD, BULLENGAROOK**

**Officer** Awais Sadiq, Coordinator Statutory Planning

**Attachments** Submissions received

### **Purpose and Overview**

To hear from submitters in relation to Application to Amend Planning Permit PLN/2015/294/A regarding 936 Bacchus Marsh Road, Bullengarook.

### **Recommendations**

- 1. That the Submitters Committee note the submissions received in relation to Application to Amend Planning Permit PLN/2015/294/A – regarding 936 Bacchus Marsh Road Bullengarook, and the verbal presentations in support of those submissions.**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

### **Background**

Planning Permit PLN/2015/294 was issued on 10 March 2017 for 936 Bacchus Marsh Road, Bullengarook allowing the site to be used and developed for agriculture, horticulture, the keeping of thirty poultry, four sheep and two alpacas, and the alteration of access to a road in a Road Zone Category 1. The planning permit was issued at the direction of the Victorian Civil and Administrative Tribunal.

The current application (PLN/2015/294/A) proposes to amend this planning permit to increase the number of animals that may be kept on the site and to increase the areas used for horticulture and animal grazing.

The application has been advertised and the advertising material was made public at this time. Three (3) objections have been received.

### **Summary of Proposal**

It is proposed to amend the existing planning permit to increase:

- 1. The number of animals allowed to be kept from 30 poultry, four sheep and two alpacas to 30 poultry and animals equivalent 12 Dry Sheep Equivalent (DSE).**

2. The area used for horticulture from 10115m<sup>2</sup> to 15410m<sup>2</sup>. This increase will occur in the paddock closest to Bacchus Marsh Road.
3. The area to be used for animal grazing from approximately 1.32ha to 2.82ha (additional 1.5ha) with this increase to occur in the rear paddock.

### Planning Permit Trigger/s

The applicant is seeking to amend the existing planning permit pursuant to Section 72 of the Planning and Environment Act 1987 (as amended). Section 72 states:

*A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*

### Summary of Submissions

Three objections were received to this application. They are summarised as follows:

Submission Number	Objection/concern regarding application	Officer comment
1	<ul style="list-style-type: none"> <li>• Non-compliance with the existing planning permit, as evidenced in part by there being goats on the property.</li> <li>• Odour and noise associated with animals being kept on the land</li> <li>• The Land Management Plan has not been implemented</li> <li>• An increase in cropping will result in an increased need for water usage on the site</li> </ul>	Noted
2	<ul style="list-style-type: none"> <li>• Non-compliance with the existing planning permit</li> <li>• Factual inaccuracies in the current application</li> <li>• Negative impact on residential amenity caused by noise and dirt emanating from the application site.</li> </ul>	Noted
3	<ul style="list-style-type: none"> <li>• Non-compliance with the existing planning permit</li> <li>• Concerns regarding water quality</li> <li>• Factual inaccuracies in the current application</li> <li>• The scale of cropping is inaccurate and not comparable to adjoining properties</li> <li>• No regenerative planting has taken place along the creek. Olive trees have been planted in an area set aside for revegetation.</li> </ul>	Noted

### Officer Declaration of Conflict of Interest

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

<b>10.</b>	<b>HEARING OF SUBMITTERS IN RESPECT OF PLN/2019/279 AND MISCELLANEOUS CONSENT APPLICATION MCA/2019/63 – USE AND DEVELOPMENT OF THE LAND FOR A CHILD CARE CENTRE AND MEDICAL CENTRE, 2-8 POPLAR DRIVE, ROMSEY</b>
<b>Officer</b>	<b>Awais Sadiq, Coordinator Statutory Planning</b>
<b>Attachments</b>	<b>Submissions received</b>

### **Purpose and Overview**

To hear from submitters in relation to Planning Permit Application PLN/2019/279 and Miscellaneous Consent Application MCA/2019/63 regarding 2-8 Poplar Drive, Romsey.

### **Recommendations**

- 1. That the Submitters Committee note the submissions received in relation to Planning Permit Application PLN/2019/279 and Miscellaneous Consent Application MCA/2019/63 – Use and Development of the Land for a Child Care Centre and Medical Centre, 2-8 Poplar Drive, Romsey, and the verbal presentations in support of those submissions.**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

### **Background**

The application proposes the use and development of 2-8 Poplar Drive, Romsey as a child care centre and medical centre.

The application has been advertised and the advertising material was made public at this time. Nineteen (19) objections have been received.

### **Summary of Proposal**

The application is for the use and development of the land for a child care centre and medical centre. The uses will be contained within separate, purpose built buildings. The child care centre is proposed within a single storey building; the medical centre is proposed within a double storey building.

The child care centre is proposed to operate Monday to Friday, from 6:30am to 6:30pm. It will accommodate up to one hundred and four (104) children, supported by a maximum of nineteen (19) staff members.

The medical centre is proposed to operate:

- Monday to Friday - 8:30am to 8pm, with additional 'in case of emergency' hours proposed between 8pm to 10pm on weekdays
- Saturday - 8:30am to 3:30pm

It will be supported by eleven staff, including nine medical practitioners.

Fifty-one car spaces are proposed to be provided on site. Of these, twenty-one are to be allocated to the childcare centre and twenty-nine are to be allocated to the medical centre.

### Planning Permit Trigger/s

A planning permit is required:

- To use the land as a child care centre and medical centre under the General Residential Zone
- For the buildings and works under the General Residential Zone and the Design and Development Overlay, Schedule 18.

Council's consent (miscellaneous consent) is required to vary the requirements under Section 173 Agreement that applies to the land for buildings and works within 5 metres of the rear boundary and, for buildings and works within 10 metres of the western boundary.

### Summary of Submissions

A total of nineteen (19) submissions were received. The issues raised by objectors are summarised below:

Submission Number	Objection/concern raised regarding application	Officer Comment
1 & 2	<ul style="list-style-type: none"> <li>• Object to a commercial development in a residential area</li> <li>• Romsey does not require another medical centre</li> <li>• Development will have a detrimental impact on the residential amenity of the area by virtue of:                             <ul style="list-style-type: none"> <li>○ increased noise, traffic, activity, parking, loss of the local neighbourhood character, vegetation removal, site fill and building design.</li> <li>○ deliveries and garage collection</li> <li>○ Constant patients, pick-up/drop-off for childcare centre</li> </ul> </li> <li>• The scale of the proposal will negatively impact the family feel of the estate and cause safety issues</li> <li>• The development does not comply with various Planning Scheme requirements</li> </ul>	Noted

3	<ul style="list-style-type: none"> <li>• Strongly object to development</li> <li>• Concern at the immense influx of traffic particularly at child care drop off times and late at night in relation to the medical centre.</li> <li>• The proposal doesn't have the support of residents that the objector had surveyed</li> <li>• Lights and noise will greatly impact this peaceful, residential area</li> <li>• The development may negatively impact property values and may lead to fewer people choosing to buy land in this estate.</li> </ul>	<p>Noted</p> <p>Property (de)valuation is not a matter that can be considered under the Planning Scheme.</p>
4	<ul style="list-style-type: none"> <li>• Do not object to the child care centre.</li> <li>• Object to the medical centre on the basis that it will have a detrimental impact on residential amenity given the increase in noise, traffic and lights that are exacerbated by the long operating hours.</li> <li>• The medical centre is poorly suited to this quiet, safe neighbourhood.</li> </ul>	<p>Noted</p>
5	<ul style="list-style-type: none"> <li>• Concern regarding increases in traffic and noise, made worse by the long operating hours proposed</li> <li>• There is already issues in being able to exit the estate by vehicle with the amount of vehicles travelling on Melbourne-Lancefield Road. This will be made worse by the proposed development and may increase the risk of accidents happening.</li> <li>• Moved to Romsey because it is a quiet, rural area</li> </ul>	<p>Noted</p>
6	<ul style="list-style-type: none"> <li>• Supports the idea of a child care centre in the area, but considers that there are alternative sites in the town where a child care centre and medical centre would benefit from foot traffic and other businesses.</li> <li>• The size of the development within the existing estate will cause safety/traffic issues on Melbourne-Lancefield Road, where there are already a high number of traffic accidents.</li> </ul>	<p>Noted</p>
7	<ul style="list-style-type: none"> <li>• The development is not suitable in a residential area</li> <li>• Existing concerns about traffic and safety in the area have been exacerbated by the proposed development</li> <li>• This is and should remain a peaceful area for families</li> </ul>	<p>Noted</p>
8	<ul style="list-style-type: none"> <li>• The development is not suitable in a residential area</li> <li>• Thought that the application site was going to be developed with display homes</li> <li>• Concern regarding long operating hours and impacts in terms of increasing noise, traffic, safety issues, etc.</li> </ul>	<p>Noted</p>

	<ul style="list-style-type: none"> <li>The development is not in keeping with the guidelines that apply to residential development in the Autumn Views Estate</li> <li>There are alternative sites in Romsey where this development would be better suited</li> </ul>	
9	<ul style="list-style-type: none"> <li>Another medical centre is not needed in Romsey</li> <li>Concern regarding long operating hours resulting in increased noise, traffic, safety issues, etc. and detrimentally impacting the quiet atmosphere, family-oriented, country feel of the area.</li> <li>The development is not in keeping with the guidelines that apply to residential development in the Autumn Views Estate</li> <li>There are alternative sites in Romsey where this development would be better suited</li> </ul>	Noted
10	<ul style="list-style-type: none"> <li>Concern that the medical centre will cause extra traffic, noise, lights</li> <li>Concern that additional activity caused by the medical centre will ruin the country feel of the area</li> </ul>	Noted
11	<ul style="list-style-type: none"> <li>Support the child care centre component.</li> <li>Object to the medical centre component on the basis that there are enough medical centres in Romsey already</li> </ul>	Noted
12	<ul style="list-style-type: none"> <li>The development will be an eyesore</li> <li>A commercial development is not appropriate in a residential area</li> <li>Concern regarding potential increase in traffic to/from the site</li> </ul>	Noted
13	<ul style="list-style-type: none"> <li>Query as to whether the application has been approved or not</li> <li>Concern regarding how the development will fit into character of the area.</li> </ul>	Noted
14	<ul style="list-style-type: none"> <li>Noise, caused by long operating hours, will disrupt the quiet residential amenity of the area</li> <li>Concern regarding increased traffic entering/exiting the estate and impact on Melbourne-Lancefield Road</li> <li>A two-storey building will not fit into the character of the area and will feel like an invasion of privacy</li> </ul>	Noted
15	<ul style="list-style-type: none"> <li>Strongly oppose the development</li> <li>Families will not be able to get in and out of their driveways.</li> </ul>	Noted
16	<ul style="list-style-type: none"> <li>The development will ruin the country feel of the estate</li> <li>The development will have a negative impact on residential amenity given the long operating hours proposed, numbers of people/cars coming/leaving the site</li> </ul>	Noted.  Property (de)valuati on is not a matter that can be



	<ul style="list-style-type: none"> <li>Property devaluation</li> </ul>	considered under the Planning Scheme.
17	<ul style="list-style-type: none"> <li>Traffic entering and exiting the site onto Melbourne-Lancefield Road will be dangerous, and exacerbate existing traffic and safety issues on this road.</li> <li>Noise</li> </ul>	Noted
18	<ul style="list-style-type: none"> <li>There is insufficient population demand in Romsey for another medical centre</li> <li>Not enough parking spaces have been provided for the medical centre</li> <li>Concern regarding the wellbeing of medical practitioners</li> <li>The Victorian Pharmacy Association will not approve the dispensary proposed within the medical centre and therefore a planning permit should not be granted for a dispensary, if one cannot operate in the manner proposed.</li> <li>Concern that the dispensary may become a shop/retail premise, and that this use is prohibited in a residential area.</li> </ul>	Noted
19	<ul style="list-style-type: none"> <li>Strongly oppose the development.</li> <li>Consideration of safety of families and children in residential street.</li> <li>More suited closer to the CBD or Main Street of Romsey.</li> <li>Intrusive for residents adjoining the facility.</li> <li>Excessive opening hours for a small rural street.</li> </ul>	Noted

### Officer Declaration of Conflict of Interest

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.