

1990 SOUTH GIPPSLAND HWY, DEVON MEADOWS

WPGWPG KEY CONCERNS

Whilst every planning application is unique, there are many similarities between facilities such as community halls, schools, places of worship and other urban-style places of assembly that are designed to cater for large numbers of people.

In terms of land use, patron numbers, vehicle movements and landscape impact, the Western Port Green Wedge Protection Group questions whether a facility of this type is appropriate within the Green Wedge and consistent with Green Wedge policy.

We believe there are a number of important issues that should be considered.

If you wish to lodge a submission to Casey Council regarding this application, you may wish to consider the following points.

We also encourage you to share your submission with the Western Port Green Wedge Protection Group Committee so that we can better understand community concerns and advocate effectively on your behalf. If you are comfortable doing so, please email your submission to: 1990sghdevonmeadows@gmail.com

Planning and Policy

- Is this proposal consistent with State Green Wedge policies?
- Is this proposal consistent with the Casey Council Green Wedge Management Plan?
- Does this proposal blur the distinction between urban and rural land use?
- Is a Green Wedge Zone an appropriate location for a facility of this type?
- Does this proposal create a precedent for further urban-style developments within the Western Port Green Wedge?

Need and Community Benefit

- Is there a demonstrated need for another community hall or similar facility in this area?
- How many comparable facilities currently exist within the Devon Meadows / Junction Village area?
- Has the applicant demonstrated that additional facilities are required?
- Has the applicant demonstrated that their congregation or users are drawn primarily from the local area?
- If not, would a more appropriate location closer to their patron base be available?
- Has the applicant demonstrated how the facility would be made available to, and benefit, the local community?

Environmental Impact

- Is the proposed level of vegetation removal appropriate?

- Will the loss of vegetation negatively impact wildlife and site biodiversity?
- What effect may increased traffic, lighting and noise have on nocturnal animals and wildlife more broadly?

Traffic and Infrastructure

- Can Brown's Road safely accommodate an increase in traffic associated with expected patron numbers?
- Would additional traffic on a rural road without footpaths compromise pedestrian safety?
- Has the applicant adequately addressed infrastructure requirements commensurate with the proposed patron numbers (for example, septic systems)?
- To what extent will additional infrastructure required to support the development impact the site, neighbouring properties and the rural amenity of the area?
- Is the site accessible by public transport?

Amenity Impacts

- What effect may increased traffic movement, lighting and noise have on surrounding residents and agricultural activities, including livestock?

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