

Scheme Amendment No. 62 – Modification to Density Coding at Lot 8 (No. 23) Mirfin Way and Lot 9 (No. 24) Galbraith Road, Pegs Creek

No		Category	Referral Comments	Officer Comments
1	Landowner	Objection	<p>An extremely concerned resident from the involved street sending an email with great concern for the proposed housing development on Mirfin / Galbraith.</p> <p>It appears there is already high-density housing in multiple locations within 500m of the proposed site.</p>	
2			<p>As a resident in the area for multiple years the only problems I've experienced in this neighbourhood have come from residents/visitors of these high-density locations. Have personally seen people leaving the high-density locations and causing the disturbances and unsafe conditions. A list of disturbances they are directly related to the high-density housing within 500m already-</p> <ul style="list-style-type: none"> • Consistent police attendance • Drunken and disorderly conduct on and in middle of the street • Domestic violence on and in the middle of the street • Surrounding residents letter box been ripped out the ground to be used as a weapon • Consistent gatherings on the street with great disturbances to the residents with noise levels - screaming, yelling and fighting. • Drug use on the street with the disposal of needles thrown into surrounding house gardens • Repeated street drinking • Rocks and other items continually get thrown at surrounding houses and vehicles from the high-density housing. From also the children staying at the residents. 	<p>The concerns relate to anti-social behaviour of residents rather than density coding or residential development itself. It is unreasonable to assume that any grouped or multiple dwelling development would result in anti-social behaviour an or that these issues would be resolved should the lot stay vacant.</p> <p>A Scheme Amendment is not the appropriate mechanism for addressing anti-social behaviour.</p>
3			<p>I am strongly against more high-density housing in the area with the current high-density housing already causing the majority of disturbances and safety concerns for the residents close by. By adding more high-density housing this will only contribute to the current issue. There are multiple residents on the street with young children putting more high-density housing in the area will only put them in more danger.</p>	<p>Any proposed development will be subject to assessment against the Residential Design Codes Volume 1, Part C. As part of these assessments, the City must consider the proposal against the objectives of the R Codes which include:</p> <ul style="list-style-type: none"> • Ensuring there is passive surveillance, adequate lighting and to be designed to minimise the risk of concealment and entrapment; and • Ensuring that the amount and direction of vehicle movement does not cause any adverse impact on the safety of pedestrians.
4			<p>Will there be any type of compensation for the devaluing of properties on the street because of the housing if goes ahead?</p>	<p>The <i>Planning and Development Act 2005</i> does not provide compensation avenues for development on private land.</p>

			<p>Will there be any type of safety implementation for the current residents if the housing goes ahead? As the police are already frequent visitors to the street and response times aren't ideal in urgent situations.</p>	<p>As noted above, the Residential Design Codes Volume 1, Part C require any development application to consider the safety of residents and addresses Crime Prevention through Environmental Design. Any development on this site is subject to development approval and a round of community consultation.</p> <p>The Planning and Development (Local Planning Schemes) Regulations 2015 outline what can be considered during planning proposals. Property values are not a relevant planning consideration.</p>
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