

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I write to you regarding the proposed PSP intended for the Ames Rd Development in Riddells Creek.



I have attended the Public Consultation meetings and have discussed in detail the PSP and proposed development with a wide variety of people both from within Riddell and the surrounding areas. It goes without saying that the general attitude of the majority of people that attended the Public Consultation meetings was that of concern that the proposed development of the Ames Rd precinct had shortcomings in addressing some of the concerns of the people in attendance. I can confirm that most of the discussions that I have had with people from within the town have been positive towards supporting the PSP to run its course. People that I have spoken to are Local Business Owners, leaders of the Riddell Sporting Clubs, 3rd & 4th Generation Residents, Parents of Young Local Families and in general people that make up the fabric of our town. The vast majority of these people take an optimistic view of the positive aspects that controlled growth brings to Riddell, including increased business opportunities for local business owners, improved facilities for local sporting clubs, more open space areas for families and the opportunity to provide for affordable living alternatives for both young and elderly residents alike. The fact that these people didn't speak out at the Community Consultation meetings was more due to the one sided negative nature of the meetings and people not wanting to be singled out or subjected to personal attacks on their beliefs.

I have taken it upon myself to create a letter of support for the proposed PSP and subsequent development and have asked some of the local people (as mentioned above) to sign this letter in support of the proposed PSP running its course. I submit this letter as evidence that there are a lot of people from Riddell that do support this motion, furthermore I believe that the ill-advised opinion of some of the people that are currently opposing the PSP will change their mind once the PSP and various elements of the proposed development are released. We do believe that a lot of the "negative" concerns that some people hold will be addressed throughout the PSP process that will ultimately lead to a change of heart of some of those opposing the proposed development.

Please feel free to contact myself should you feel the need.

Regards



Macedon Ranges Shire Council PO Box 151 KYNETON VIC 3444

To whom it may concern

RE: FEEDBACK ON AMESS ROAD PRECINCT STRUCTURE PLAN CONSULTATION

We write as a group of Riddells Creek and Macedon Ranges Shire Council (Council) residents, landowners and small business owners who support the Amess Road Precinct Structure Plan (PSP).

We urge Council to proceed to exhibition of the draft PSP so that stakeholders and the community can be engaged on a formal basis within the statutory planning process.

While there are clearly some who are opposed to the PSP – and indeed development of any kind – we feel it is important that Council recognizes that there are many who support the project and wish to see it proceed in line with strategic planning for the Shire.

Many of the signatories to this letter attended the Community Information Session at the Riddells Creek Community Centre on 19 September and listened to the comments and questions put by other members of the community.

It was unfortunate that as a result of the behavior of some attendees, the environment was not conducive to balanced and reasoned discussion for all participants, especially those who support the project.

Above all, we are concerned that some of the arguments made by opponents of the project were at best misguided, and at worst intentionally misleading. Regardless of the intent that underpins those arguments, we are concerned that these arguments have the potential to influence those who have not yet formed their own view on the project.

We are also concerned that unscientific and misinformed opinions about elements of the proposal, accepted without the proper scrutiny, have the potential to unduly influence Council's deliberations on the matter.

Accordingly, we believe it is important to provide the following feedback.

Context and Process

The Amess Road site was identified by Council as appropriate for urban development in 2013 as part of Amendment C100 to the Macedon Ranges Planning Scheme – Riddells Creek Structure Plan.

The Amendment C100 process included multiple phases of stakeholder and community engagement over a period of four years. It was subsequently rezoned UGZ to facilitate its future development.

Put simply, the debate over whether the site is appropriate for urban development was settled in June 2017 when it was included in the UGZ.

It is therefore appropriate and logical that the matter proceeds to the statutory PSP process, at which there will be further opportunities for consultation with stakeholders and the community.

That process is the right forum for the proposal to be assessed against the intent of Amendment C100.

The PSP will cater for anticipated growth in Riddells Creek and the Macedon Ranges

Council's own strategic planning notes that by 2036, the population of Riddells Creek is anticipated to grow to approximately 6000, an increase of some 2,700.¹

Amendment C100 identified Riddells Creek as suitable to "accommodate moderate growth ... in recognition of its position on the railway line and the relative absence of impediments to growth."

To deliver on its own strategic planning for growth, Council should resolve to exhibit the PSP.

The development will support local businesses and provide homes, jobs and training opportunities

The development of the Amess Road site will provide a greater diversity of housing, making it more affordable for young residents of Riddells Creek to keep living in the community they grew up in.

Likewise, diversity of housing stock will allow older residents to downsize and remain in the township, maintaining their links to the community.

Vitally for a rural community, the project will support local businesses, create jobs and provide training and apprenticeship opportunities for younger people who would otherwise have to move away from Riddells Creek to find work.

Environment

It is vital that development occur in an environmentally sensitive way in order to protect the unique characteristics of Riddells Creek and the Macedon Ranges.

To this end, we recommend Council exhibit the PSP and, if it deems appropriate, commit to independently peer review of relevant environmental management plans.

Many of the arguments made at the Community Information Session were anecdotal, unscientific and – in a number of cases – entirely removed from fact. In particular:

- Comments that the site is a major corridor for native fauna (such corridors are blocked by fences and farming activities)
- The creeks and waterways would be degraded by development (they are in a state of serious degradation already as a result of intensive farming).

We make these points only to highlight the fact that these are complex, technical matters best considered by experts from the appropriate authorities within the proper statutory framework.

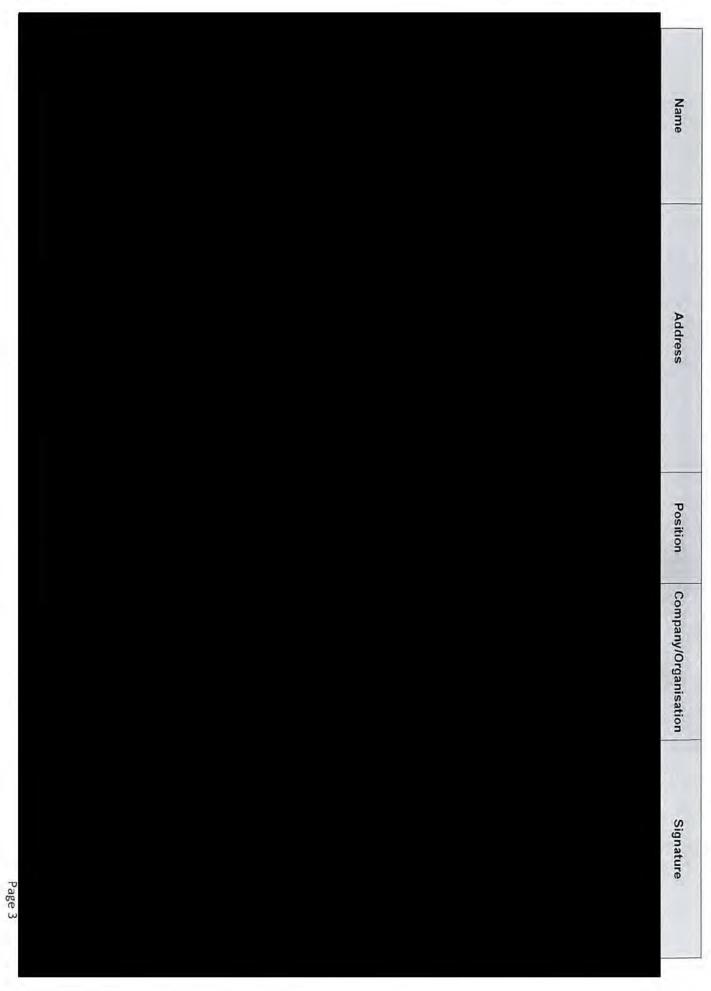
Conclusion

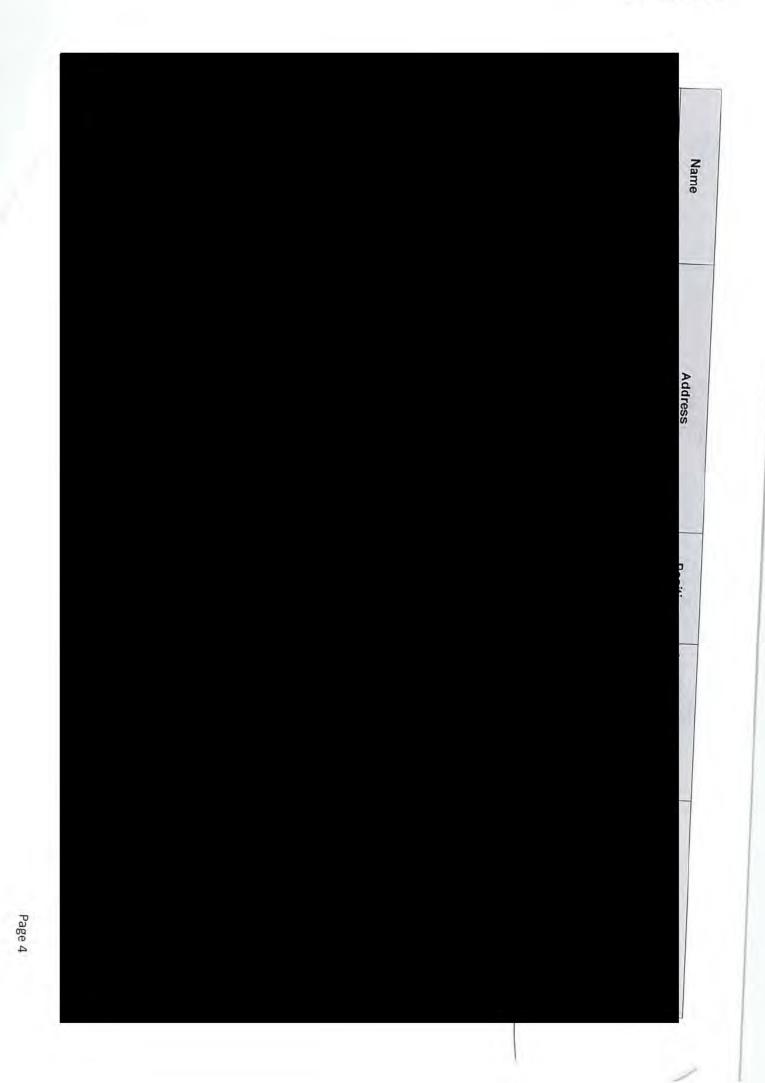
In light of the above feedback, we urge Council resolve to exhibit the draft PSP so that the matters raised at the 19 September Community Information Session, among others, may be considered by the relevant experts, as well as the community, within the appropriate planning framework.

Yours sincerely

By those in favour of the Amess Rd PSP Process

¹ Macedon Ranges Settlement Strategy, 2011





Submission date: 25 September 2019, 4:56PM

Receipt number: AMESS-97

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Expansion & development of our township is inevitable and necessary. Infrastructure including adequate essential services and transport facilities. and feel completely comfortable with the prospect of a more diverse, growing, dynamic population.
Theme 2: Parks, open space, waterways and	
What is most important to you regarding parks, open space waterways and environment?	Proper construction & maintenance and a balance consistent with the population that these facilities will attract.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That as a community we stay "ahead of the game" with regard to aged care and recreational facilities. Medical services and transport to support an ever increasing population.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	I feel that we have made strides in providing a safe connectivity model in recent years. If any future development was to follow our current model I would feel completely satisfied.

Other feedback	
If you have any other feedback, please provide it in the space below.	Since time began, development has been part of the landscape. It is improper for us to deny others the opportunity to share our community for selfish reasons. ie "because it's ours" mentality. We have a great community built over many generations on the back of an ever expanding population.

From: Sent: To: Subject:

Monday, 7 October 2019 5:22 PM Macedon Ranges Shire Council Fwd: FW: FEEDBACK ON AMESS ROAD PRECINCT STRUCTURE PLAN CONSULTATION

To whom it may concern :

I support the Precinct Structure plan for future Growth and possible job opportunities

Regards



Submission date: 12 September 2019, 7:39PM

Receipt number: AMESS-32

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	No
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I am concerned about not enough or adequate parking for shopping, Post Office, train station, too much traffic when a train arrives trying to turn onto the main street from Merrifield street.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Open space with peaceful surroundings is very important and keeping the lake and park area safe not too overcrowded
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	It is just as important to be able to park in attending the facilities as trying to find parking especially on a Thursday trying to pay bills at the post office, buying bread or enjoying a coffee. The parking opposite the supermarket needs updating, street parking is dangerous as drivers coming down Station st do not drive slow in allowing parked cars to reserve out safely,
Theme 4: Connectivity	
What is most important to you regarding connectivity?	There are not enough footpaths going on a walk and I am walking on the road.
Other feedback	

	Submission 4
If you have any other feedback, please provide it in the space below.	I feel the greed is taking over for te council and developers, they are not concerned about the residents and overcrowded school class rooms, waiting lists for joining sports clubs, more people in the area

Submission date: 20 September 2019, 8:46AM

Receipt number: AMESS-76

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Peaceful, rural lifestyle with generous size allotments and houses set back from the road. Open spaces for everyone to enjoy. In the design smaller blocks should be close to town center and the further distance you go from the center the larger the blocks as can already be seen with the town layout.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	There should be areas to incorporate trees and waterways with walking and riding paths. Do not believe a new oval is necessary in the new precinct but the same area to be an open treed area setup for everyone to enjoy. Investment in the current recreation reserve to use the land there for further sporting activities would be a more practical solution.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Recreation facilities are a big item for this community, investment in the current recreation reserve area would be more practical than to have a second one.	
Theme 4: Connectivity		

	Submission 5
What is most important to you regarding connectivity?	Walking and cycling paths are required more in the whole town precinct. It is one thing to look at having traffic lights at the intersection of Amess road and Main Road (which I don't agree should happen) but the traffic implications on other roads/intersections further out are also impacted, eg: Sutherlands Road and Melbourne Lancefield road.
Other feedback	·
If you have any other feedback, please provide it in the space below.	 Riddells Creek has a great country feel and community. When you walk around town it is open and you do not get the feeling of people living on top of one another. Yes there have been some unit developments over the last few years close to town center but these are required to accommodate retiring/downsizing families. I believe that the Amess road precinct is to far from the town center to justify such small lots. I believe the lots should be a minimum 2000m, this will bring in it closer to what all the surrounding areas to this precinct are. You have areas much closer to the center of town (east side of gap road for instance) that are going to be larger in size and can not be sub-divided smaller. As per the council document: C100 Riddells Creek Structure Plan Adopted 2013-11-25-D16-80223.pdf I would like to understand how this current plan fits in with 2.4.2 "one of the most recognizable features of the residential areas is the generous size of allotment with dwellings set back from the road".

Submission date: 10 September 2019, 6:55PM

Receipt number: AMESS-20

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Keeping the country large blocks, rural community and enough parking/ shops and facilities for residents.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	These are all great to have but additionally no blocks within riddells creek should be less then 1000sqm in size!	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We must have enough parking, school and shopping facilities before they think about creating any further subdivisions the train station does not have enough car spaces at the moment, and the small supermarket and lack of parking - it would be awful if more housing was created in the town	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Most roads in Riddell don't have footpaths	
Other feedback		

	Submission 6
If you have any other feedback, please provide it in the space below.	I do not want to see any high density subdivision in Riddell it will spoil the rural community and we do not have facilities to handle more residents Gisborne and Sunbury have large shopping precincts to support the growth RIDDELLS CREEK does NOT!!!

Submission date: 18 September 2019, 8:21AM

Receipt number: AMESS-66

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Absolutely integration with the existing township, which includes the look, feel, and character of this town. Marjority of blocks being 476m2 does not work in an outlying area of the town.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Unfortunately with a development such as this environment matters little. So why ask? Just cram them in and make your money.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That the community has enough basic facilities to cope with our population. That being, education, health, transport, recreation. None of these will withstand the population explosion you're suggesting.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	All of the above.
Other feedback	

If you have any other feedback, please	This is a major money grab.
provide it in the space below.	This
	development proposal is abhorrent. You're
	effectively doubling the population an instant (I
	know you're argument will be that this will happen over stages/years, but that's no time
	at all in relation to the growth over the past
	30+ years). I'm not against
	growth/development, but the only positive is
	for the developers lining their pockets, and
	council rubbing your hands together with all
	the new rate payers. Where are all these new
	families going to send their children to school?
	Where are all the city commuters going to
	park their cars at the station? What will
	happen in regards to policing, as crime will
	certainly rise? The influx of traffic in and out of
	town, with one main road? Our sporting facilities need upgrading as it is! Nightmare
	traffic in a small town. I'm disgusted by this
	development. I could go on, but I think you can
	catch my drift. Shame on you MRSC.

Submission date: 11 September 2019, 8:42PM

Receipt number: AMESS-22

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:		
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	I think the overall urban design should retain the rural feel of Riddells creek. That means larger allotments in the subdivision, not the smaller blocks currently proposed	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	There should be more open space and perhaps a walking track that is connected to the township that enables safe walking and/or biking riding into town	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The primary school is going to need a significant upgrade to facilities and capacity. As will the parking around the train station.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	As mentioned earlier, a walking/bike track that connects the new development to the greater township (but also encompasses the natural waterways that exist in the proposed development area	
Other feedback		

	Submission 8
If you have any other feedback, please provide it in the space below.	The current block sizes in the proposed development are far too small. To keep with the rural appeal and lifestyle that Riddells creek offers the block sizes should be a MINIMUM of 1000m2. The smaller blocks currently proposed are more suited to larger inner urban areas, they are ridiculous and not at all in keeping with surrounding properties. I understand that expansion and subdivisions around Riddells creek are inevitable, but PLEASE I implore the council to not throw away the rural feel of the town and start putting large subdivisions of tiny urban sized blocks. That is what Sunbury, Romsey and Gisborne subdivisions are for.

Macedon

Ranges

Amess Road Precinct Structure Plan Submission/Feedback Form

Shire Counc Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community

consultation as per State Government planning requirements. Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy-which can be - downloaded at mrsc.vic.aov.au/privacy

Theme 1: Urban design

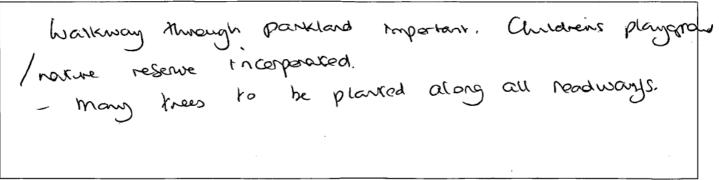
What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

Similar to the Rangeview Estate with very few very mail lot and vost majority being greater than 1000 ig in and opprove 20% being more than 1500 segm. Childrens planground. there is abiliably green need for bigger blocks as they sell very quickly when available. Streets to be wide enough for panking both sides - Wank to avoid the suburban look of wall-to-wall houses proved per Diggers Resv and Suburbs around weinber etc. s

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?



Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 9 - School size - Important to stay fairly small to Keep country feel. May need to incorporate a second Government School and pessibly Secondary College. - Too many lob => too much gropulation growth => too

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

mis is also needed working ber Paxhs to all Streets bur the rest of Riddell's Creek bounship. Main Rd. would need to be widered with turning lares to Amess Rd and to sub-during itsey from main Rd. Walking parts first length of mann Rd and over wheen till to connect to those part of sub-division Drowken

Further comments:

	ieny	we CFA access and for ability for unblabution our of sub-division if fine preserve. Surverage / worker needs/ coppe with their many lots,
70	zev	our of sub-division if fine preserve.
-	Can	Suverege / water needs/ cope with that many lots,
_	Train	skation - Carpond to be increased mankedly.
-	Need	more knains to actually stop in Ruddell's Cheek.

I would like to be kept up to date about this project via email:



Thank you for your feedback

Submission date: 12 September 2019, 9:13PM

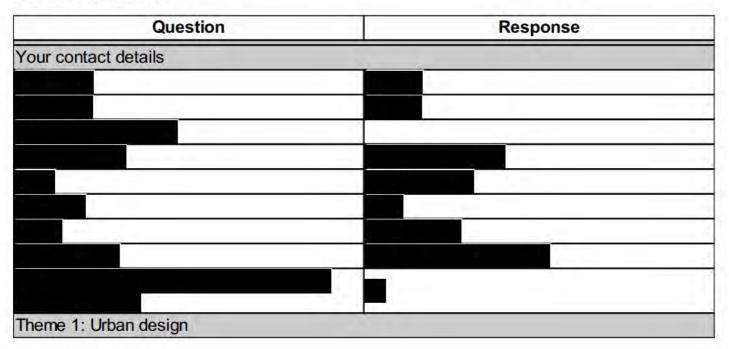
Receipt number: AMESS-38

Question	Response		
Your contact details			
I would like to be kept up to date about this project via email:			
Theme 1: Urban design			
What is most important to you regarding the	Look, feel and character. All with plunge with		
overall urban design?	such a disgraceful development		
Theme 2: Parks, open space, waterways and e	environment		
What is most important to you regarding parks, open space waterways and	Open space		
environment?	open space		
Theme 3: Community Facilities			
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Regarding riddells creeks facilities, it's almost at full capacity. Train station car park is almost full most day, shops are at capacity. It's a small country town that is inviting because we have big blocks and decent friendly family folk live here.		
Theme 4: Connectivity			
What is most important to you regarding connectivity?			
Other feedback			

	Submission 10
If you have any other feedback, please provide it in the space below.	Just in
	my small time I've seen how Riddell has changed with the amount of houses and units getting crammed in where ever they can. The smaller rubbish sized blocks will attract the wrong type of buyer and the town will lose its small communal country feel town. These smaller blocks and the type of people they will attract will no doubt increase crime and make many happy families feel less safe and threatened.
	Surely there needs to come a time when the town's integrity and residents need to come before someone's personal profit?

Submission date: 27 September 2019, 1:15AM

Receipt number: AMESS-115



What is most important to you regarding the verall urban design? It's important to me that Riddell maintains its country town feel, look and reality country air, country space, that inspires the kids to be playing outside People move to Riddell so that they have SPACE to move and breatheso why change the town to become more like other high density suburbs with no decent backyards for the kids to play in? I know you said that is the included draft map wasn't necessarily the actual proposal, but seriously, if the developer honestly thinks that this 'hypothetical draft' is in ANY way "preserving the rural feel of Riddells Creek" and "celebrat(ing) the rural character that makes people want to live in the Macedon Ranges" (http://www.amessroadpsp.com.au/), they're delusional. Riddell has been about playing cricket in the streets and playing outside with neighbours The suggested rabit warren of the town. I'd be very interested to know if you would think it to be appropriate (and give permission) for the property owners directly opposite this area (on the other side of Amess Road) to also cut their blocks into 500sq.m lots I also think it humorous that the very small percentage of quarter-acre lots on the concept plan are on the very edges of the development "Look at this lovely spacious town, with this lovely oh, no all a facade".		Submission 11
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	Submission 11
What is most important to you regarding parks, open space waterways and environment?	Considering the disgusting amount of houses (on appallingly small blocks) that is being proposed, it's important to have plenty of room for kids to run around (kick the footy, etc) and experience the beauty of nature. I like the idea that the existing waterways could be used effectively in planning (who doesn't get a bit of a kick out of a nice little creek?!) though I'm not sure how wet they are these days Hopefully nice enough to contribute to the environmental beauty of the area. :) Not sure about the "drainage reserves" If they're anything like the ones in Rangeview Estate, they look ugly and appear practically useless. I understand the need for good drainage obviously, but hopefully it can be done in a way that contributes to the natural beauty of the area whilst still serving it's intended (and not overstated) purpose. Having said that, I'm no expert in this area and I don't pretend to be, hehe.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	I think the local Primary School is getting towards borderline too big as it is, and that's before the town doubles with this proposed development so I guess a new school and kindergarten would be needed? Parking these days is not great, and parking at the train station is appalling!! So there'll need to be a solution to this. I think it'd be nice to include some simple sports things in other park areas, like the basketball ring and backboard at the Lions Club Park (anything to encourage kids to be active!)
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 11 The lack of foot paths around town is frustrating, especially from key estates (such as Rangeview Estate) to community facilities such as the oval. It's hard to find a good walking circuit (especially with kids), since one
	section of road may have path, then the next section doesn't. I've really noticed the difference in traffic on the main road through Riddell in the last couple of years (particularily at peak times obviously); obviously with the population doubling (as basically proposed), flow through town (especially entering Main Road from Station Street, Merrifield and Bolitho) will have to be thought about considerably. We would do well to have another access point to the school as well, especially if it's going to grow
Other feedback	

I don't pretend to be any kind of professional
on town planning, running a council,
community development (etc), but I have
SIGNIFICANT CONCERNS about the
INCONSISTENCIES of development
decisions, permissions, stipulations for
general town people wanting to build, etc
Having heard from numerous people over the
last couple of years (mostly the Average Jo
who wants to add an extra house or slightly
develop their land in a way that fits MUCH
MORE CONSISTENTLY with the current town
vibe than the upcoming proposed
development), I'm convinced that permission
to develop is more about knowing the right
people (in the right places) than it is about
common sense and what's best for the
community. Double standards doesn't give me
much hope to see integrity, but I still live in
some hope that these kinds of decisions
can be made based on what's RIGHT and
FAIR for the average (and majority of)
community people, and not what's better for
the hip-pockets, careers and personal
interests of council/councillors and/or town
planners. Hear me though, please: I'm not
suggesting any one person in particular is in
this for themselves (as I said, I'm not a
professional, and don't know exactly where all
these decisions start and finish, and I don't
know anyone on council personally, so refuse
to judge any individual) but time and
circumstance would bring me to a point where
I have to say I smell a rat (and not just in
regards to this proposed development) :(



Dear MRSC,

Please find attached our concerns and objections to the proposed Amess Rd precinct plan.

Best regards,





4th September 2019

Dear MRSC,

I am writing in connection with the proposed Amess Road Precinct Structure Plan.

Firstly, I should say that I am not against development *per se*; however, I am opposed to inappropriate development and I believe what is being proposed here is totally inappropriate for this area. I wish to formally object to this development.

The MRSC Settlement Strategy document dated 2011 recommended various population projections for the Macedon Ranges Shire. See Table 1 below. Riddells Creek was levied at 6,100, and the wording stated: *"It is recommended each town does not exceed the recommended population levels since these levels reflect the overall analysis of infrastructure capacity and environmental and other constraints"*. So why is the council allowing Sector Advantage to add 1,390 lots to Riddells Creek when their own analysis states only 950 lots would be required?

Let me be clear – the stated "*infrastructure capacity and environmental and other constraints*" have not changed as far as I am aware – please prove me wrong if you have data that suggests otherwise. Hence there is no reason why the projected population numbers should increase.

Macedon Ranges Shire Council Settlement Strategy July 2011

		2006 Population	Recommended population 2036	Increase in population 2006 to 2036	Est. lot supply required to accommodate 2036 population	Theoretical vacant lot supply (lower) @ 85% take-up ¹
æ	Gisborne ²	8,900	14,700	5,800	2,200	3,320
	Kyneton	5,700	8,600	2,900	1,310	1,310 ³
nts	Lancefield	2,000	3,000	1,000	480	590
ands	Macedon	1,400	1,400	0	0	n/a
Larger Settlements Surrounds	Malmsbury	700	900	200	90	230
	Mt Macedon	1,100	1,100	0	n/a	n/a
	Riddells Creek	3,500	6,100	2,600	950	520
	Romsey	4,100	6,000	1,900	760	760
	Woodend	3,700	5,000	1,300	530	520

Table 1 > Recommended population projections for Macedon Ranges Shire

It also baffles me why Council have published various documents attesting to the rural character and beauty of this region and the need to respect its character etc., and then flatly contradict all their beautifully-worded sentiments by allowing a developer-led proposal for an urban-style of development which is totally inappropriate and out of character for this area.

What Sector Advantage is proposing flies fully in the face of all the Council observations of this beautiful township, and it is for the following reasons I oppose it in its current form.

Riddells Creek Structure Plan

2.4 Principles, 2.4.1 Theme 1: Character and role of the town centre, Overview: *"Riddells Creek has a defining village character that provides a separate and 'unique' feel compared*

to other settlements in the Shire". Yes – it's nice...DO NOT spoil it!!!

2.4.2 Theme 2: Residential development and housing choice

"The local community has highlighted the importance of the peaceful, rural lifestyle contributing to the distinctive neighbourhood character and the relaxed village 'feel' of the town. The natural bush setting back-dropped by forested hills and a deeply incised creek valley contribute to the environmental and visual significance of the area. The townships' existing residential areas to the north, west and east of the town centre generally consist of substantial building setbacks and established gardens, which together with the expansive road reserves, create streetscapes of visual and environmental value...... The local community has identified the importance of the character of the town, being one of the main reasons why people choose to live in Riddells Creek".

How will any of the above be respected with a medium density suburban style development located some 2-3km outside the township centre?

- The proposed 1,290 houses, with an average household of 2.79 people (taken from Dwellings data https://profile.id.com.au/macedon-ranges/population?WebID=140) equals some 3,600 extra people. The current population of Riddells Creek is 4,600 according to https://profile.id.com.au/macedon-ranges/about?WebID=140 so this would almost double the current population and result in some 8,200 people. Table 1 above states that 6,100 is recommended for Riddells Creek by 2036 that is significantly less than what Sector Advantage is proposing. Indeed, since the current population is already at 4,600, technically there is only room for another 1,500 people to fulfil the MRSC own evaluations.....which could be provided for with some 550 dwellings. This is less than one half of what Sector Advantage is proposing, and it is for this reason I feel the proposed development is vastly inappropriate.
- 2.4.5 Theme 5, states "Ensure that the car parking demands of the local community are adequately met". Can this be guaranteed by MRSC? The proposed 1,290 houses, with an average household of 2.79 people (taken from Dwellings data https://profile.id.com.au/macedon-ranges/population?WebID=140) equals 3,600 extra people. Most of the adults will drive they will need to drive since the bus services here are very scant. I estimate conservatively some 2,000 extra cars will eventually need to be accommodated. Where will they all park? Can the road system support this?
- 3. Further, according to <u>https://economy.id.com.au/macedon-ranges/residents-place-of-work</u> some 52% of residents in the Macedon Ranges travel outside the area to work. Let's face it, there is not a lot going on in Riddells Creek to offer employment to all these people. Hence 52% of 3,600 equals 1,870, the majority of whom will assume they can simply catch a V-line train and commute to Melbourne city for work.
- 4. The station car park at Riddells Creek is already at capacity, and there is limited opportunity for growth. The V-Line trains to the city at peak hour are also at capacity, and with all the other developments proposed in Gisborne and beyond, the chances of getting a seat at Riddells Creek diminish accordingly. Has Sector Advantage or the MRSC even discussed this with V-Line? We have been promised more services and increased capacity for a while now but nothing has actually been delivered during the peak hours when it matters most. To add another 1,290 house will make this commuting misery no parking and sardine-filled trains!

Note exactly a lifestyle option of choice! So how exactly does MRSC propose to provide adequate parking and adequate transportation to Melbourne?

- 5. The proposed density of housing in the new development is totally out of character with the neighbouring area it is not close to the town centre, where it might be more appropriate, but is some 2-3km away. People choose to live here in Riddells Creek because of the character referred to in 2.4.2 Theme 2 what is being proposed is diametrically opposed to this and will be just another suburban development of oversized houses on undersized lots. I do not want Riddells Creek to become another Sunbury of Diggers Rest, which it will if this development is allowed at its current scale.
- 6. This week's Riddell Roundup (September 2019 issue) has an article from the CFA explaining that their Fire trucks require a width access of 4.5 m. Apart from the one major road through the new development, all the side streets will prove difficult if not impossible for a fire truck to navigate. Why because there is insufficient setback of all the residential houses to permit on-driveway parking for two vehicles....so they get parked on the nature strips instead (which are not shown on the plan) or along the edges of the road. You only have to visit any of the new developments around Sunbury to see how congested this makes an estate, and how difficult fire crew access would be. Given Riddells Creek is considered a bush-fire risk area (C100-Approval, 21.13-5, p.39, 2017), has accessibility to the new estate even been discussed with the fire authorities? I'd like to see the submission and the CFA's response.
- According to C100-Approval, 21.13-5, p.41, 2017, section 6.3 states: "Maintain the village feel of Riddells Creek through development that is low in scale and respects neighbourhood character". Sector Advantage's proposal most definitely does not respect the local neighbourhood of Riddells creek – it will be a massive suburban development of soul-less cookie-cutter houses on tiny blocks.
- 8. The primary school in Riddells Creek is already at capacity. It is likely the majority of new home owners in the proposed residential development will be young families with children needing school facilities. Where will they go? What happens when they pass Year 7 and need Secondary educations buses to Sunbury and Gisborne? There is just not the infrastructure here to support such a massive overdevelopment.
- 9. The indicative site concept plan map shows very little green space in such a huge development footprint. This suggests a lot of existing trees, shrubs and plants will be bulldozed to make way for the residential development. Some flora and fauna are protected where is the analysis and evidence showing how the protected habitats will be preserved?

To keep Riddells Creek attractive and preserve it as an area of outstanding natural beauty, I maintain what has been proposed is totally unacceptable and I shall oppose it vehemently. However, a more appropriate development of say 500 dwellings (out to 2036) as explained in Item 1 above would have much more appeal and meet the MRSC development objectives for Riddells Creek. (The fact 500 is less than the 950 lots suggested in Table 1 is simply due to the population growth that has already occurred between 2011 and 2019). The designated area could then have a much more relaxed and open feel to it that would blend well with the existing township.

Yours sincerely,

Reference documents

Riddells Creek Neighbourhood Character Precinct Profiles, August 2016 Riddells Creek Structure Plan, September 2013 MRSC Settlement Strategy document 2011 C100-Approval Macedon ranges Planning Scheme 2017 Riddells-Creek-Precinct-Structure-Plan Amess Road subdivision

Submission date: 3 September 2019, 7:58PM

Receipt number: AMESS-8

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	That it fits with the character of the area. Riddells Creek Structure Plan 2.4 Principles, 2.4.1 Theme 1: Character and role of the town centre, Overview: "Riddells Creek has a defining village character that provides a separate and 'unique' feel compared to other settlements in the Shire". Yes – it's niceDO NOT spoil it!!! Another suburban development of cram-packed oversized houses on undersized lots located some 2-3km outside the town centre does not fit with the local feel of the place.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	This is a lovely green area with a pleasant country feel to it. The indicative site concept plan map shows very little green space in such a huge development footprint. This suggests a lot of existing trees, shrubs and plants will be bulldozed to make way for the residential development. I fear this development, as shown, will scar the existing landscape and not blend it.

munity facilities within the precinct and for ells Creek overall? (a si	There must be sufficient community facilities or all to enjoy. Currently I feel the balance is about right. To add another 1,290 houses approx 3,600 people) in the next 15 years will imply overwhelm what is here and spoil hings for everybody.
munity facilities within the precinct and for ells Creek overall? (a si th	or all to enjoy. Currently I feel the balance is bout right. To add another 1,290 houses approx 3,600 people) in the next 15 years will imply overwhelm what is here and spoil
ne 4: Connectivity	
nectivity? w si R m tc tr tc a T S g o o o	Arrow Corrections and walking paths would be velcome. However, this new development is situated at least 2-3km out of the centre of Riddells Creek. It's unrealistic to assume many people will be walking or cycling into own to do their shopping or catch the train - he vast majority will drive, leading to congested roads, lack of adequate parking, and general frustrations all round. The realities of rural living, with scarce bus services, mean most households own and use one or more cars. I cannot see how this level of growth could be accommodated in a place as small as Riddells Creek.
r feedback	

	Submission 13
If you have any other feedback, please provide it in the space below.	The station car park at Riddells Creek is already at capacity.
	The V-Line trains to the city at peak hour are also at capacity.
	Over 50% of local residents commute outside
	the Macedon ranges to work every dayyou will consign us to commuter hell if you allow a
	1,290 lot development to be given the go ahead.
	The primary school in Riddells Creek is already at capacity. Where will all the new children go to school?
	There is no secondary school in Riddells Creek. Where will all the older children go to school?
	Why does Council publish various documents attesting to the rural character and beauty of this region and the need to respect its character etc., and then flatly contradict all their beautifully-worded sentiments by allowing a developer-led proposal for an urban-style of over-development which is totally inappropriate and out of character for this area?
	None of this makes sense. Please do not let Riddells Creek become another Sunbury or Diggers Rest!

Submission date: 13 September 2019, 6:51PM

Receipt number: AMESS-54

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Adequate fire access/exits. Preserving existing/ replacing removed vegetation and tree canopy. Keeping the rural nature of the area. Keeping property sizes decent and liveable for a "country" lifestyle. ORGANIC growth. A cohesive township, ensuring the "added" bits are included in the existing town. Maintaining an "everyone knows everyone" feel/ a feeling of neighbourly safety and friendship. A layout that flows WITH the land.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	As much open space with vegetation as possible. A chance for native birds and animals to CONTINUE living in the area. Waterways NOT to be tampered with/ damaged/ removed/ filled with waste and pushed through concrete tunnels. An upkeep of taller trees for birds. Maintaining "country living" through keeping the "country" aspect.	
Theme 3: Community Facilities		

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 14 Facilities must be able to cater for more people. Community events/activities to bring everyone together. Adequate roads and road safety for pedestrians, vehicles and cyclists.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	That there is enough on offer to ensure the community stays a community. Enough space and facility for everyone to have their share while still feeling involved. Adequate access points to ensure safety.
Other feedback	
If you have any other feedback, please provide it in the space below.	Riddells Creek is a small, rural town with a gorgeous community and charming nature. Turning it into a "suburb" rather than a "township" carries many negative impacts. Many people who are living here have done so to escape exactly what has ultimately followed them here. Riddells Creek is a community, not a money grabbing project. Prioritise the existing town rather than whacking an estranged, alienated chocolate box estate on the back end in the hopes of "improving" the town.

Submission date: 12 September 2019, 9:53PM

Receipt number: AMESS-41

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Look & feel, integrated with Riddells creek, keeping the trees & open spaces	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Maintenance of the environment	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Accessible Health care, gyms, parks	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking	
Other feedback		
If you have any other feedback, please provide it in the space below.		

Submission date: 19 September 2019, 4:40PM

Receipt number: AMESS-70

Response
Yes
Riddells Creek should stay a rural townIt is not suburbia. People live here because of the country feel, the sense of community. It's a safe place for children to grow. We need to keep blocks large, in keeping with the rest of the town.
l environment
Open space and paddocks are life in Riddells.
because we felt it was a place where kids can wander. Ours played in the parks, the creeks, under the bridge. It is special and unique.
the second second second second
It is important that we have the infrastructure and support to maintain a sense of community and well being. our current community systems will nit cope with an influx of 1200 houses

	Submission 16
What is most important to you regarding connectivity?	It is great that kids can ride their bikes around town without fear from traffic or safety. How will Amess Rd cope with such a massive increase in traffic? It will not. What is being proposed is on a ridiculous scale and infrastructure such as carparks, railway stations, town centre are not able to handle the proposed increase in flow.
Other feedback	
If you have any other feedback, please provide it in the space below.	I will firmly object to the proposal based on the quantity of blocks on the plan. 1200 in one place is ridiculous. And the size of the blocks a little over 400m2 is ludicrous. This is Riddells Creek, not Taylors Lakes. People live in Riddells Creek for the rural aspect, the big size of the blocks. The developer is being greedy and no-one I know in Riddells Creek wants a development of this scale. I live directly opposite the proposed site in Amess Rd, so I will be objecting based on noise and traffic pollution. Also against the fact that my beautiful views of trees and paddocks will become an urban nightmare. It will be a housing slumwho wants to live so far from the city without a backyard. I know that the township is going to expand but to do this in one hit will destroy the soul of the place.

Submission date: 27 September 2019, 10:13AM

Receipt number: AMESS-116

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

	Submission 17
What is most important to you regarding the overall urban design?	Riddells Creek is a small country town and as such any large subdivision should have a country feel to it. The subdivision should have larger blocks (ie min of 800m2) making up a majority of the sites, there should be large blocks of 1200 or more around the road side to keep the feel of larger rural properties. Like the subdivision across the road called Range View the fencing should be rural post and wire fencing to keep it from feeling boxed in and suburban. Houses should be sympathetic to the region with lots of timber style homes and not the horrible small brick homes you see in a Werribee subdivision. There should be large open park spaces and protection of existing large trees. The wildlife needs to have access through the subdivision so keep waterways clear of buildings. It should have a high end feel to the buildings to help maintain existing property values of the Macedon ranges and reflect the high rates we pay in this area. The roads should be wide avenue style with plenty of width to accomadate emergency service vehicles and not lots of dead end cul de sacs that just end up being dangerous during bush fire times for people trying to safely get out. There needs to be a safe area that can be used as an area of last resort during fire season if evacuation is not possible.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	All exisiting large established vegetation must be maintained, the water ways need to be regenerated and there should be full access along the creek for wildlife to access and use as safe pathway through the subdivision. All green areas should be linked with pathways. It shouldnt have little isolated pockets enclosed by houses. Protection of the Dromkeen site needs to be paramount so lots of neighbouring open space around the boundary of that property. Protect the native frog population is top priority.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 17 At present the parking at the Train Station is inadequate to meet our current needs with commuters having to park in the paddock near the station, if we double our current population we need to at least double the size of the train station car park. Trying to get to the existing shop area is a bottle neck so we need to have further services placed away from this area. We would need a new doctors surgery, new kindergarten and sporting facilities. There
	needs to be double the number of tennis courts to accomadate the increase in players we should expect. This should ALL be done by the developers as too often they come in destroy an area then leave without having to deal with the congestion and chaos left for the residents.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	There needs to be designated cycle paths from the primary school and the train station through to the subdivision. We do not want to live in town full of traffic lights and bottle necks so need to make sure there is more than 2 points of access in and out of the subdivision. I live on the other side of Kilmore Road and DO NOT want to face hundreds of cars just trying to get out of the school buses running through Riddells Creek at 8am and 4pm needs to be incorporated into this new area so couple of good bus stops and good access for the buses through the subdivision needs to be accounted for. We have lots of small acerage propertyies so lots of kids have ponies so access for them getting to the pony club also needs to be allowed for.
Other feedback	
If you have any other feedback, please provide it in the space below.	 Please take a walk through Range View estate and see what a tastefully done subdivision looks like. Whilst I would prefer NO subdivision I understand the need for some growth so if we have to have something make it tasteful. I am not living in the Macedon Ranges and paying the high council rates (compared to Hume) to live next to a Werribee subdivision. I want to maintain our current feel of being a small country town so dont put a ghetto in the middle of it.

Submission date: 27 September 2019, 2:20PM

Receipt number: AMESS-120

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I feel the lot size of 476m in such large numbers is rediculously small for our community, 800m should be the minimum. Also wondering what the development would bring to our existing community beside more conjestion on our already strained infrastructure. I am not opposed to development and realise that growth is inevitable, but it needs to be done with empathy to the community as a whole. I am curios to hear the councils view on the submitted proposal and wonder if it believes this is the best way forward for our community, I hope not.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding	certainly we need to keep a semi rural feel to
parks, open space waterways and environment?	the area, therefore all of the above are equally important.
Theme 3: Community Facilities	

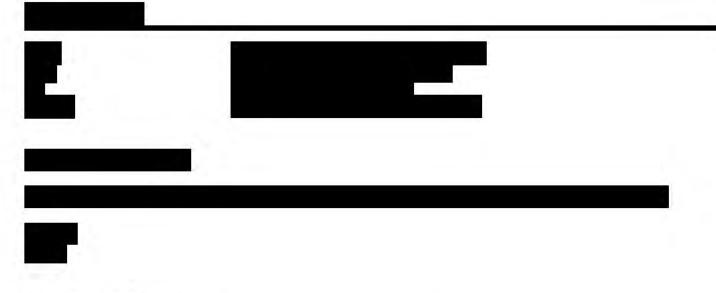
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	we need adequate parking especially where the train station is concerned. Also supermarket parking and access to all shopping areas. Also postal deliveries will need to be upgraded.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Definately good footpaths and cycleways would help ease the congestion that is guaranteed to follow any development.	
Other feedback		
If you have any other feedback, please provide it in the space below.	Also the need for increased public transport, schooling, childcare and medical facilities would have to be addressed.	

Submission date: 12 September 2019, 6:00PM

Receipt number: AMESS-28

Question	Response
Your contact details	
Luculd like to be kept up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The most important thing to me is density and block size. The number of blocks and small size of them is totally inappropriate in this rural setting! If I wanted to live in Sunbury I would have bought there!
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	We need to optimise the amount of open space and parkland in any such development.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Parking at the station is already very tight and will need to be addressed. A proposal like this will have significant impact on the primary school and the facilities there will need to be upgraded and the size significantly increased. Development of the town centre needs to take account of the current character of the town and the aspect overlooking the lake, rather than just dropping a big concrete box shopping centre there as per the most recent proposal that thankfully did not proceed.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 19 Investment needs to be made in walking and cycling paths and tracks to connect the new estate to the existing centre as it is quite a distance from town.
Other feedback	
If you have any other feedback, please provide it in the space below.	I strongly urge council to reduce the number of blocks and increase their size for this new development.



Begin forwarded message:



Dear councillors

I'm very concerned about the proposed Ames road development in Riddells Creek. Whilst we all understand that the town will grow in the future, the density of what is proposed, the number and size of the blocks and the location of them a distance from the town centre seems ridiculous!

1,290 new lots in Riddells Creek, 73% under 500m2, 95% under 600m2 and potentially, another 3,600 people all has significant implications for the town. Surely the number of blocks can be reduced and the size of blocks increased to make it more in keeping with the semi- rural feel of the town?

Even if larger blocks and fewer of them is achieved, the town infrastructure will need significant investment eg walking and bike paths to connect the new development to the centre, more railway station parking, significant investment in the primary school (it will need to at least double in size!)

I'm very concerned. If I had wanted to live in Sunbury I would have bought there instead of Riddells Creek. I worry about the additional traffic and pollution too.

Anything you can do to ensure that any plan is more appropriate in scale would be greatly appreciated.

Kind regards



Submission date: 15 September 2019, 12:24PM

Receipt number: AMESS-61

Question	Response	
Your contact details		
Luculd like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	To maintain a small country town feel with majority of surrounding properties as small holdings to ensure the feeling of space is maintained for the entire town. Small blocks as indicated are for city developments, not rural townships.	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	Living in Riddells Creek that it is kept as natural as possible, people live here because of the natural surroundings. Creating parks and open space waterways is only necessary because of the development not the natural state which should be maintained. In an urban development such as the outskirts of Melbourne, Geelong etc these principles are very necessary but not here in Riddells Creek.	
Theme 3: Community Facilities		

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 21 With this development the current and planned infrastructure would not support the dense and increased population that would be created and would become more city like more than rural. Current community facilities within the township are good, the township would lose so much of its feel if this development progressed.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Connectivity is important and should be incorporated in any development. The concerning thing is the size of the blocks and the amount of them, having another 3,500 to 4,000 residents of the township is far too many.
Other feedback	
If you have any other feedback, please provide it in the space below.	Riddells Creek is a unique small country town off the main arterial routes and this should be maintained, Gisborne has lost it's appeal and is becoming an overflow we need to hang on to our rural towns and be a lot more forwarding thinking rather than just building huge new housing estates.

Submission date: 29 September 2019, 6:20PM

Receipt number: AMESS-128

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	This development as shown on the plan will make the town of Riddells Creek too long in an Easterly direction so that we will lose our small town character. There are too many house sites and the blocks are too small, so the development is too dense for something so far from the centre. The houses are unattractive stock standard developers designs with no attempt to make this an energy efficient layout and well integrated with the environment
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	The part of the land with the oval is not owned by the developer. The creeks would need rehabilitation, but so do other creeks in Riddell, like Main Drain, and we would like to see that done first! The rare species known to be in the area of the development should be clearly identified and protected.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 22 This high density development is very much out of town. This means people would have to drive to shops, school, sports grounds and other services. There would need to be more infrastructure in town to service the population. The primary school is at capacity.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	As the development is way out of town there will be many more cars entering town from a dangerous part of a busy main road with a 100km speed limit. There needs to be a bike and pedestrian path too.
Other feedback	
If you have any other feedback, please provide it in the space below.	It is a bad site for such a large development. Far from town, hard to access, no thought of sustainable buildings and it will be like an outer Riddells creek ghetto! In this day and age, with more thought on sustainabilty and community needed, this is a perfect example of what not to do

Submission date: 24 September 2019, 1:06PM

Receipt number: AMESS-88

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Riddells Creek is a small rural town and the overall urban design should be in keeping with this. Block sizes in the Amess Rd precinct should be mixed, with the smallest no less than 1000 square metres (a full quarter acre), and the majority of blocks should be one half acre, one acre, two acres or five acres, in keeping with the current mix in and around Riddell. There should be a significant amount of green space in the precinct, including both "wild" space for conservation and recreational purposes, and active recreation areas including parks, playgrounds and walking/cycling tracks. Trees are very important. Existing trees in the precinct should be preserved, and more planted to offset the environmental impact of the development. Streets need to be wide enough to cater for emergency access and egress, noting Riddell is in a bushfire prone area. Walking and cycling tracks should connect the precinct with the main township of Riddells Creek.

	Submission 23
What is most important to you regarding parks, open space waterways and environment?	There must be a very significant amount of wild space left to provide habitat for indigenous flora and fauna. A full environmental assessment needs to take place and its recommendations followed. As noted earlier, parks are also needed for family recreation - existing parks in Riddells Creek are already heavily utilised, and additional parks will be needed for a growing population.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Facilities must meet the needs of the population and also preserve the character of Riddells Creek as a small rural town. The subdivision is likely to attract young families, therefore priorities include: adequate childcare and school facilities; parks and playgrounds for families; adequate train station parking (it is already inadequate and cannot cope with a growing population); adequate trains and carriages (again already inadequate); walking and cycling tracks to encourage active transport options; a town library; and additional sporting facilities.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	As noted earlier, walking and cycling paths are very important. Too many new developments are car dependent which has deleterious effects on the environment and on people's health and wellbeing.
Other feedback	

	Submission 23
If you have any other feedback, please	Like many in the community, I am outraged at
provide it in the space below.	the concept plan that has been circulated
	showing the Amess Rd precinct being
	subdivided into a large number of very small
	blocks. Such a development would ruin the
	character of Riddells Creek as a small rural
	town; place enormous strain on transport,
	infrastructure and facilities; and as other
	similar developments have shown, create
	living circumstances for the residents of the
	new development that work against individual,
	family, and community health and wellbeing.
	Like many others, I accept there will be some
	development in the precinct, but the concept
	plan that has been circulated is completely
	unacceptable. I attended the community
	meeting on 19th September and the number
	and demographics of people attending
	represented just the tip of the iceberg in terms
	of community concern - many young parents
	cannot attend after-work meetings during the
	week as they have children to feed and get to
	bed, plus the meeting clashed with a primary
	school theatre production which many
	attended. There will be very strong and very
	widespread community opposition to any
	development proposal which is out of keeping with the character of our town.
	with the character of our town.

Submission date: 29 September 2019, 8:22PM

Receipt number: AMESS-134

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Keeping the country feel is important, that's what Riddells Creek and all the Riddell community is all about. Larger blocks is a necessity IE 1/4 and 1/2 acre blocks.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Riddells Creek at the moment wouldn't cater for such a big increase in our population. Not enough parking etc
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	No overcrowding, no congestion, country feel,
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Parking spaces, shared pathways
Other feedback	
If you have any other feedback, please provide it in the space below.	Please make blocks larger IE 1/4, 1/2 acre

Submission date: 30 September 2019, 3:29PM

Receipt number: AMESS-156

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	It is important that the rural look of our rural town be maintained, and that the new development not be like a development you would typically see in Sunbury, Melton or any outer suburb of Melbourne. This development will be surrounded by properties that are more than 1 acre in size, and to have a " suburban look" dropped into this environment will look ugly and out of place. (Just like the numerous unit developments that have been approved over the last few years). Typically in such developments as these, there is insufficient space for the growth of trees, adding to the "building" only look and this is definitely out of keeping with the general tree lined streets that is more common in this town. Small block sizes do not allow for the growth of trees either, which is incongruent with the usual appearance in Riddell. I am also concerned that a development such as this will not allow buildings to have a high star sustainable rating as small block sizes do not give any opportunity for correct orientation of a building.

meme 2. Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	I thought the protection and enhancement of the existing waterways presented in the plan was positive, and provision of open space areas also good. It is very important to me that Riddell maintain the parks and open space waterways that we have and which is available for the public to enjoy. Likewise the bush area surrounding Riddell is very important as a habitat for native flora and fauna. And for those who like to observe and appreciate all the plants and creatures that live in that environment. All aspects of our natural environment should be protected and preserved for now and for future generations.
Theme 3: Community Facilities	·
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	I would like to see community facilities where they are now- in the central area of our town. I do not like the idea of separate facilities in the Amess rd development as it would cause our town to be split. I think extra playing fields could be catered for in the area surrounding the tennis courts, stadium and oval. The Community hall and Neighbourhood House provide sufficient areas for many activities, and the scout hall and school Multi purpose room can also be used as meeting areas. The Lions Park has been developed into a great play and bbq area, and the Lake park is also well used by the locals. There is a walking track being developed along Riddells Creek providing opportunities for those who like to explore the natural environment. And Comglomerate Gully has also been preserved for all to enjoy. All of these provide spaces and places for residents to connect with each other which I think is very important

Theme 4: Connectivity

What is most important to you regarding	Submission 25 If you want to walk or cycle anywhere in
connectivity?	Riddells Creek, you will most likely have to do so on a road. There are so few designated footpaths, and no shared pathways that I have seen in Riddell, meaning that if you want to walk to the shops then you have to walk along the roads. If you want to walk away from the town on the Main rd., it is very difficult to
	cross over the creeks as there are no pedestrian bridges spanning the creeks. With the expected doubling of the population in Riddell, and only one main access road, that road is going to be very busy at peak times- school drop offs and pick ups, and connections to train services. I would like to see shared pathways enabling those from the Amess Rd development to get to shops, school, station and community facilities safely and without having to resort to cars. This would require the existing pathways to be extended to the new development to enable safe pedestrian and cycling access to the main town facilities. The lack of designated pathways in Riddell is already of concern and
	will only be exacerbated by population growth which inevitably leads to more cars on the roads and less safety for pedestrians.

Other feedback

	Submission 25
If you have any other feedback, please	I, and many like me, moved to Riddell as it
provide it in the space below.	was a country town with a rural look - there
	were trees, gardens and a feeling of space.
	Our facilities were few, but we really
	appreciated the rural atmosphere. Over the
	years the town has grown and we have many
	more facilities which has benefitted us all and
	it is good not having to drive to Sunbury or
	Gisborne for supermarkets, drs, chemists etc.
	But the rural look and feel of this town is being
	downgraded by the infill policy allowing very
	ugly units to be crammed into small allotments
	as though this town is but another Sunbury
	development. And now we have to be
	concerned that another planned development
	is going to have a very negative impact on the
	rural nature of this town. I understand that
	Riddell is set to grow, but I do not want to see
	a development which has no regard for this
	town being a rural town with traditionally larger
	sized (1/4 acre to 5 acres) blocks of land
	being the norm. And I would like to see the
	Amess rd development take into account the
	rural setting it is part of.

Macedon

Ranges Shire Council

TION

Amess Road Precinct Structure Plan Submission/Feedback Form

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's *Privacy Policy* which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>

Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

. it onewed be setting a clear township boundary with the towns centres character respected and contributed there should be connectivity and consolidation of +0. the community facilities so that the avea is not an isolated community on its own by aniding out of centre development it will at impact on the economic viability of the town centre. the historical dignificance and character of the town centre sharts here and character of the town centre should be maintained. Existing landscape (water ways, vegetation & landcare) should carefully planed to avoid forther development Theme 2: Parks, open space water to avoid flooding bothfire visite isks er. Theme 2: Parks, open space, waterways and environment What is most important to you regarding parks, open space waterways and environment?

· native flora and fauna should be a major consideration, · natural waterways need careful consideration (VPO) · environmentalists need to be employed to assess the area. (esp. movement of animals, drainage etc.) · open spaces are important but high density housing on small blocks is not conducive to "green" environmedtally viendly aveas. · Cultural values need to be considered. (esp. indigines)

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

 consideration to educational facilities is a priority atel
 - feeder secondary schools ? Gow only alsome by a polate)
 - new schools ? (fragmenting the town?)
 - baby health centres / child care etc. Submission 26 aged care? Riddells Greek has a large aging population -again will it fragment the town? · we need to know that nedical staff /carers/community service workers will come to these areas. · do use have enough emergency pervices available to cater for an increasing population? shopping - parking

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

• roads are already in need of wagent upgrades especially with new developments around the existing town. This will only increase with a development this size. Main roads such as Sunbury (Riadell Rd. are a disgrace) . we have been asking for cycle patho and connecting pathways for years. · intersections are a problem now, this will only be made worse personal safety needs to be antidered for pedestrians band cycliffs as the town grows · dinate charge/environmental sustainability. · train station patking already overcrowded as are Further comments: Further comments: Consideration needs to be given also to :-· waste management (robbish water sewage etcil. · water (or lack of) tanks? · electricity · directions of houses for optimum use of solar power. · bus service · streets at present are damaged by trucks and large

, I would like to be kept up to date about this project via email:

🗹 YES Thank you for your feedback

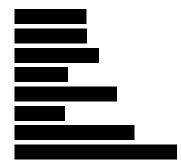


Dear MRSC

Please accept my Submission for Riddells Creek Northern Development Precinct Structure Plan. Please see attachment

As instructed by it is ok to submit a late Submission for Riddells Creek Northern Development Precinct Structure Plan to MRSC





Dear MRSC

I wish to place a Submission for "Future Amess Road Precinct Structure Plan, Riddells Creek"

I object to the Northern Amess Road Riddells Creek PSP for the following reasons and wish the MRSC to holt this PSP until a proper study has been done independently and includes a study on the current population needs of Riddells Creek prior considering the Northern Area proposed Concept Plan for a 1290 lot subdivision as a New Subdivision in a Bushfire Prone Area which is similar to a Bushfire Management Overlay requirements.

Also, MRSC to calculate and advertise the Developer Contribution Plan payment for infrastructure beyond the development site itself.

In February 2015 the Northern Development had submitted to MRSC for the C100 Amendment process, lot details estimated that it will only do 700-800 lot at 10-12 lots per Ha. It is not acceptable for this quoted number of lots to be increased to 1290 lot by the Northern Developer, to MRSC for Concept Plan in a new subdivision located in a Bushfire Prone Area "BPA" including the Ember Overlay, which together are very similar to a subdivision in a Bushfire Management Overlay "BMO".

The original information of 700-800 lots supplied to MRSC, was the information that the Independent Panel Hearing and Richard Wynne, Planning Minister had relied on to make a decision to grant this area to be rezoned, "UGZ" and the Southern Area Investigation Area. Note, the balance of the required State Government 15 year of housing lots supply was to be utilised in the Southern Investigation Area as it was required, per the Riddells Creek Township "PSP".

If this current Concept Plan of 1290 lots in the Northern Area was released publicly at the time of the C100 Amendment process was being finalised, the Government may have consider it to be to much of a life threating risk and it would be healthier to have Commuters walking or biking to the railway station in the central hub of town, then strain the township's infrastructures and resources for all the proposed 15yr house supply to be located on the extreme outer fringe of the township not in its central hub and railway station.

In the C100 Amendment process it was common knowledge during this consulting period that both priority areas Northern and Southern areas will be needed to be developed as per a "PSP" demands to provided acceptable infrastructure to **protect human life and infrastructure**. Such as that recommended by the 2009 Bushfire Royal Commission. Which was adopted into the Planning requirements for new subdivisions in a "BPA".

Such required infrastructure as, Residential Evacuation Routes and an alternative Emergency Vehicles Access Routes. This access is not just to and from this subdivision, but for the whole township and local district.

New Subdivisions in a "BPA" also had to comply with Defendable Space Areas around the actual house, subdivision's Perimeter Roads for defendable space of a Subdivision and community safety and welfare by including the above-mentioned Access and Evacuation Routes away from danger.

Vicroads (Mr Brian Westley, Vicroads' Regional Director – Northern Victoria) acknowledged at a meeting on 09/01/2019 in Riddells Creek, that Kilmore Road in Riddells Creek was not currently an acceptable Evacuation Route due to having unmanaged vegetation along its route. He also commented that in a major evacuation its safety would be challenged by the restriction of the only route out of town south left.

This route has a hazard with a narrow bluestone overhead railway bridge, comprimising the evacuation of the Riddells Creek township's people away from the main fuel source of a bushfire in the north at Riddells Creek.

The PTV after the 2014 grassfire in Riddells Creek also stated that the Railway Line was no longer identified as an efficient fire break anymore. Due to unmanaged weeds and grass along that railway line.

The PTV are aware that the proposed separate grade railway crossing is linking the two main development areas up to enable the residence to evacuate to the south away from the main source of bushfire, including to function in maintaining the community welfare in its day to day life.

The MRSC information collected formed a comment from the Independent Panel Hearing into the C100 Amendment, that both priority areas need to be developed, subject to the "PSP" controlling the supply of house lots and the relevant infrastructure to support all development with safety and wellbeing for developing in the North.

As 2006 Cense stated that 60% of Riddells Creek population commutes to Melbourne for work. So, the population from the proposed 1290 lots in the Northern "UGZ" would inundate the local traffic and minor roads to and from that site through the township towards Riddell Road to access the Highway to Melbourne.

The Riddells Creek Railway station is already currently overfull with parking problems resulting in commuters parking in the Central Business Shopping Hub forcing local trades to lose customers and have vacant land destroyed with cars parking illegally.

The PTV stated they own a larger area of land on the south side of the railway station that could be utilised for parking if the Southern Developer was able to provide access.

State Government's "Plan Melbourne" document stated for population growth, you need to develop the area around the Central Township Business Hubs and Transport Corridors, emphasising the Railway Station.

Why is MRSC considering creating an unhealthy community that relies on cars to go to the local shops and Railway Station, when it makes sense to encourage walking or bike riding to the local railway station to commute to work in Melbourne.

The Traffic from this Northern Development will cause a very big knock-on effect for all roads to Melbourne that a Developer should contribute funds (Developer Contribution Plan) "DCP" towards for upgrades beyond its actual development site.

Western Water stated that all upgrades for town water that is required for the current population needs to be put through or past the Southern Area first to supply the township's current poor supply and then the excess could be used by the Northern Development Site.

There is no suggestion the Northern Developer will contribute to these upgrades. It seems it is left up to the current residences to fund the costs in our fees and rates to supplement the Northern Developers cost to develop this site.

The Township's Sewage System is currently at maximin capacity. It needs to be upgraded throughout the township to cater for just the current township's demands before the Northern Development site demands are considered, as the Developer just wishes to "tap" into it and not install their own Sewage Pump nor their own sewage line direct to the treatment Plant.

The Southern Development site had the Developer providing and self-funding this infrastructure.

This Southern Developer's proposed infrastructure was also going to rectify the current raw sewage leak at the current sewage pump station.

Western Water intended to reduce the excess load into this proposed sewage pipeline to stop the raw sewage leaking problem.

Now Western Water is in the process of buying land in the centre of the business Hub area to build a Raw Sewage Retarding Tank.

(Locals didn't want a new super market at this location, but now they get to shop next to a giant septic tank and its associated smell.)

(Once the public finds out about this there will be a conflict again.)

In 2003 Russell Best started an Environmental Report that identified many protected and endangered species of flora and fauna in the Northern Development Site.

Russell Best was a qualified and recognised Environmental Investigator that has many governments assigned reports to his name.

Unfortunately, Russell passed away before the final Report could be completed, but he did inform a contact he had in the council at the time, Mayor Jennifer Anderson who is still a current Councillor for MRSC.

I wish MRSC to consent and instruct this Environmental Report to be completed by an independent qualified investigator before any further irreversible damage is done to this area.

There is a very large Wetland Area, that is currently being reduced incorrectly to cater for an inappropriate very high density (1290) lots in this Northern Area

Why should Riddells Creek be any different to a normal regional town layout.

A traveller as they approach the township would normally see Farms, Farmlets, low density residential, High density Residential and then the Central Business Area Hub.

Instead if this Northern Development Site is allowed to have 1290 lots, we would have, Farms, Farmlets, High density Residential, low density residential, High density Residential again and then an off Centred Business Area

MRSC has a 40/30/30 Rule for house lots to calculate 40% for the covered area (buildings), 30% for paths, and 30% for vegetation.

The sizes of the lots in the Northern Area (proposed 1290 lots) are to small and will need multi-level houses to be built to comply with this MRSC 40/30/30 Rule. This type of development is not in the current character or style for this area.

Summary and Requests

MRSC please consult with the local residents of their current needs and also any infrastructure upgrades required.

The Developer contributes "DCP" to infrastructure beyond their site in order to be able to support supply for that development.

Consult all building requirements for New Subdivisions in a Bushfire Prone Area "BPA" and its Ember Overlay. Note, "BPA" are similar to the "BMO".

2009 Bushfire Royal Commission adopted Recommendations are very informative for knowing the requirements of a new subdivision in a "BPA". Especially when providing Evacuation Routes and the separate Emergency Access Routes.

Defendable space within and beyond a new subdivision in a bushfire prone area must be adhered to.

MRSC to put in place documented protection for future infrastructure. Such as the separate grade railway crossing that links both southern and northern development areas. This Crossing also gives the required second route if the Northern Area is inundated with a bushfire again, and people need to flee from the heavy fire fuel source in the northern area of the township.

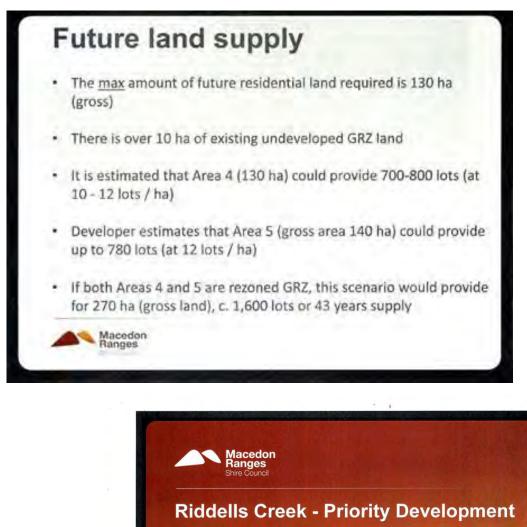
Size of the blocks should be increased to enable it to support at least a 3-bedroom home that is complying to the MRSC 40/30/30 Rule

Have an Independent environmentalist complete Russell Best;s Environment Impact Report for the Northern Area before anymore destruction occurs.

Please see below support documents,

Regards

On 11/02/2015 MRSC had a meeting "Riddells Creek Priority Development-Areas" It was stated that "Area 4" would only have 700 to 800 house lots, not 1290 miniature house lots If this information about 1290 house lots had been revealed in 2015, I think MRSC would have intervened to maintain the township.



Areas, 11 Feb. 2015

CHININ MAN

d Nevin, Coordinator Policy Development





Truck Crashed into the Bluestone overhead railway bridge at the intersection of Riddell Road and Kilmore Road at Riddells Creek.

The only south route from the township, without heading into roads north and east with unmanaged vegetation along those roads next to the "BMO", The west would be inundated by safe workplace requirement of the Bluestone Railway bridge as it is at the intersection of Kilmore and Riddell Road.

What would have happen if this Truck crash happens in Ash Wednesday, Black Saturday or 2014 bushfire at Riddells Creek???

There is no second route south away from the high risk bushfire area in the northern side of the railway line

This incident has frightened many locals that Riddells Creek is land locked if there is an incident. People will panic if a clear familiar Evacuation Route from this area is not established as a route that is used in every day commuting.

I understand Vicroads have a future plan to duplicate Riddell Road from Sunbury, but they are unable to have it on the table, whilst the Bluestone bridge traffic restriction is not overcome by a Connector Road to relieve traffic congestion crossing under the railway line to access Riddells Creek Township and surrounding areas

Western Water

Western Water planned for the southern area to be developed "UGZ" as they had an extension on the time requirements to overcome an EPA request to eliminate the sewage spills into the Riddells Creek Park Lake and Riddells Creek waterway from the Sewer Pump Station located in the centre area of Town.

The Developer for the Southern Area south of the railway line was to fund a direct Sewer Line to the Treatment Plant with its own pumping station, where Western Water were going to off load extra sewage as the current pump station has a larger inlet pipe then its outlet to the Treatment Plant causing spillage in heavy rains.

Now this is not going to happen in the near future due to the Planning Minister Richard Wynne disregarding the 2016 Riddells Creek C100 Amendment's Panel Hearing Recommendation.

Western Water is currently trying to obtain land at their cost (our cost) next to the current pump station to build a Retarding Tank, right in the middle of the town's central business area. Once this becomes public information it will also create an outcry as it did with the proposed supermarket on the same site.

Western Water states that the whole Riddells Creek Sewer System needs up grading and the Southern Area Developer funded Sewer Line to the Treatment Plant would have allowed this upgrade to be spread out over time and have a less of an impact on the day to day functioning of the township and accommodate any further development in the northern side of the railway line in Riddells Creek.

Western Water recycled water is an issue as it is being penalised by the EPA for dumping this low "C" Grade water into the Riddells Creek / Jackson Creek Waterways. When the public become aware it will set the Environmental Groups into an uproar The Developer in the south was going to utilise this water in its public areas and have the pipeline travel through the subdivision to the west where the Rural C110 Amendment which prohibited new dams being built will become a marketing area for this Recycled Water reducing an environmental hazard impact on the Water ways.

These rural properties are acceptable for the sale of this Recycled Water, so instead of paying extra on heavy EPA fines for dumping it in waterways it could become a financial asset to the Government.

The Riddells Creek Waterways on the south side of the railway line are not water catchment areas for storage and has three Treatment Plants (Gisborne, Riddells Creek and Sunbury) using these waterways as mixing zones from them dumping low grade treated sewage in them.

It is a known fact residential areas increase stormwater runoff and this concept would help and make these mixing zones have a more predictable flow of water and reduce this environmental conflict.

Western Water stated that Riddells Creek Township needs its Town Water Supply to be upgraded and Western Water stated that this upgrade needs to go through or near the Southern Area south of the railway line to the northern side to service the township's future demand

MRSC has in the past slandered that there is no infrastructure on the south side of the railway line, but this area does have several locations with Town Water, etc, In saying this Western Water has corrected this and emailed MRSC and stated that it is the same cost to supply infrastructure to both proposed north or south areas in Riddells Creek for population growth.

At a meeting at Melbourne in 2016 with Robert Rorke, Manger Loddon Mallee Regional Planning Services, spoke about the importance of the 2016 Riddells Creek C100 Residential Amendment's Panel Hearing Committee recommendations. Which the Planning Minister, Richard Wynne disregarded, causing a conflicting situation with many of the planning requirements such as 2009 Bushfire (Black Saturday) Royal Commission recommendations that was enshrined in the planning requirements for new subdivisions in a Bushfire Prone Area "BPA" etc etc.

When Robert Rorke was asked if The Minister's actions may put the State Government in the future at risk of liability as the Government's Duty of Care will be eventually breached, if there is another bushfire such as Ash Wednesday or Black Saturday in the future. Robert Rorke only responded the Precinct Structure Plan process would rectify any concerns and may require the Southern Area south of the Railway line Developer's Proposed Connector Road being accepted for compliance for Development in the northern side of the railway line area if required.

The 2016 Riddells Creek C100 Amendment Panel Hearing recommended a similar point that the "PSP" will control the release if any oversupply of land in the township for population growth if required

LOCATION, LAYOUT AND SITING OBJECTIVES

52.47-3 Location objective

18/11/2011 VC83

To ensure that development is located and sited so that it does not increase the risk to life, property and community infrastructure from bushfire.

Standard BF3

Development should avoid locations where the risk to life, property and community infrastructure from bushfire cannot be reduced to an acceptable level through bushfire protection measures

Decision guidelines

Before deciding on an application the responsible authority must consider.

- The characteristics of the bushfire hazard including the type, area and location of vegetation.
- The topography of the land and its potential impact on the intensity and severity of bushfire.
- The likely bushfire behaviour at both the local and broader scale.
- Access and egress both to the site and within the site.
- The proximity of the site to established urban or township areas.
- The impact of bushfire protection objectives under the Bushfire Management Overlay and any schedule to the overlay on the level of risk.

52.47-4 Siting and layout objective

18/11/2011 VC83

To ensure that the sitting and layout of development reduces the risk to life, property and community infrastructure from bushfire to an acceptable level and prioritises the protection of human life.

Standard BF4

The siting and layout of development should

- Minimise the bushfire risk having regard to slope, access, aspect, orientation and vegetation.
- Avoid or minimise the removal of vegetation.
- Site new buildings as far from the bushfire hazard as practicable.
- Minimise the need for long access and egress routes through areas of bushfire hazard and locate habitable buildings as close as practicable to property entrances.
- Provide safe access and egress for emergency services.

Decision guidelines

Before deciding on an application the responsible authority must consider:

- Reasonable siting options which may be available to achieve acceptable bushfire protection through the siting of development
- Whether acceptable bushfire protection has been achieved through the siting and layout
 of the development.

52.47-8 Defendable space and construction for other occupied buildings objective invited

> To ensure that the defendable space to be provided and the construction of buildings are appropriate to the number, age and mobility of anticipated accupants.

> This objective only applies to an application to construct or extend a building in association, with the following uses

- Accommodation (other than a dwelling or a dependent person's unit)
- Ehild care centre.
- Education centry
- Hospital

100401

- Leisure and recreation
- · Phose of assembly

Mandatory Standard BF8.1

Defendable space and construction requirements must be calculated

- In accordance with the requirements of the Budding Art 1993 but subinneing Table 3 to this classe for Table 2.4.2 in AS5939 Construction of buildings in bushfire prone areas (Standards Australia), or
- Using an alternative method to the sanafaction of the relevant fire authority.

Standard BF8.2

Buildings should be provided with the defendable space specified in Table 2. This does not apply where an alternative method in accordance with Standard BFS.1 is used to calculate defendable space and construction requirements where defendable space must be provided to the satisfaction of the selevant fire authority.

Buildings should be sated, designed and constructed having regard to the likely finneocclipants

Decision guidelines

Before deciding on an application the responsible authority must causader.

- The building site assessment prepared in accordance with Standard BES 1.
- Whether an appropriate level of defendable space has been provided.
- The characteristics of any likely future occupants including their superied age, multility and capacity to exacute diming a busisfire energency.
- The entended frequency and nature of occupation.
- The need for a building energency plan to be prepared to the satisfaction of the relevant five automity.
- Any relevant guidance published by the relevant five authority.
- The labellabol of fire service or other emergency service attendance is the event of a bushfire
- The need for bushline emergency and economics procedures

56.01-1 Subdivision site and context description

00/18/2806

- An application for subdivision of 60 or more lots must also describe in relation to the surrounding area;
 - Location, distance and type of any nearby public open space and recreational facilities.
 - Direction and distances to local shops and community facilities.
 - Directions and walking distances to public transport coutes and stops.
 - Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.
 - Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods
 - Local street network including potential connections to adjacent subdevisions.
 - Traffic volumes and movements on adjacent roads and streets.
 - Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.
 - Any places of cultural significance.
 - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, sidgelines and hill tops.
 - Proximity of any fire threats.
 - Pattern of ownership of adjoining lots.

56.06-3

AN VOIDEN

Public transport network objectives

To provide an arterial read and neighbourhood street network that supports a direct, efficient and sofe public transport system.

To encourage maximum use of public transport.

Standard C16

The public transport network should be designed to:

- Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.
- Connect new public transport routes to existing and proposed routes to the satisfaction
 of the selevant public transport authority.
- Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne
- Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide.
 - Safe and direct movement between activity centres without complicated turning manoeuvres.
 - Duect travel between neighbourhoods and neighbourhood activity centres.
 - A short and safe walk to a public transport stop from most dwellargs-

56.06-4

Neighbourhood street network objective

19990371

To provide for theest, safe and easy movement through and between arighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

Standard C17

The neighbourhood street network must

- Take account of the existing mobility network of artenal roads, neighbourhood streets, cycle paths, shared paths, foetpaths and public transport routes.
- Provide clear physical distinctions between srienal roads and arighbourhood street types
 - Comply with the Roads Corporation's arternal road access analogement policies.
- Provide an appropriate speed suvaronment and movement priority for the rafe and easy movement of pedesmans and cyclists and for accessing public transport
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Piorule safe and efficient access to all lots for service and emergency vehicles.
- Provide cafe massement for all volucies.

 Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to

- Implement any relevant transport strategy, plan or policy for the area set out in this voltence
- Include asterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arternal roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedetitians, cyclists, public transport and other velucies.
- Provide an appropriate level of local traffic dispersal.
- Indicate the appropriate street type:
- · Provide a speed environment that is appropriate to the street type.
- Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestmans, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrum, cyclist and driver behaviour.
- Provide safe alarang of access lanes and access places by pedeshians, cyclists and vehicles
- Minimise the provision of culs-de-sac.
- Provide for service and emergency vehicles to safely tirm at the end of a dead-end street.
- Facilitate solar orientation of lots
- Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
- · Contribute to the area's character and identity.
- Take account of any identified significant features.

Nillumbik Municipal Fire Management Plan

2016-2019

Within the rural areas of the municipality, there are a number of communities with restricted access and egress. This is due to the pattern of existing roads (both minor unsealed access roads and major arterial roads), being predominantly single carriageways that follow the topography and landscape. This creates challenges in planning bushfire mitigation programs. There are additional concerns relating to the ability of road networks to accommodate the evacuation of an area's population during a fire event, and emergency fire tighting vahicles and police being unable to respond in certain breas and under certain conditions.

Access and Egress in an emergency context

Roads provide access and egress for the community, emergency services and other service, providers. In an emergency context this means facilitating residents leaving an impacted or threatened area, residents returning to the area, emergency services responding into an area and the delivery of receivery services.

Note: THERE SHOULD BE NO EXPECTATION THAT ROAD TRAVEL WILL BE SAFE IMMEDIATELY BEFORE, DURING AND IMMEDIATELY AFTER FIRES OR OTHER EMERGENCIES.

The Risk

There is a risk that impacted roads will fail, leading to the following consequences:

Residents will be trapped and unable to escape the fire

Emergency services will not be able to respond into impacted areas.

Residents will not be able to return to their homes.

The recovery services will not be able to be delivered

References:

The following publications were considered in the development of this treatment plan:

CFA Roadside Management Guidelines

2009 Victorian Bushfire Royal Commission final report

Road Bushfire Assessment Guidelines and Methodology

Evaluation of roadside vegetation management for fire management purposes

Planning and Environment Act 1987

Panel Report

Macedon Ranges Planning Scheme Amendment C100 Riddells Creek Structure Plan

2.5 Other background documents

Council prepared or commissioned the following documents in support of the Structure Plan process and/or the development of the Ameridment:

- Riddells Creek Residential Land Needs Assessment, July 2013 (SG5 Economics and Planning)
- Riddells Creek Commercial and Industrial Study, Revised Draft, February 2013 (SGS Economics and Planning)
- Riddells Creek Residential Demond Assessment, March 2016 [Urban Enterprises]
- Riddells Creek Bushfire Risk Assessment, February 2016 (Terramatrix).

The Panel has considered the relevant elements of these reports and, where appropriate, nefers to them in this report.

Elause 13.05-1 (Bushfire planning strategies and principles) includes the overarching strategies.

Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.

the set without a power car, we provide that with provide a provide a set without a size of the set of the set

 Clause 21.06-3 (Bushfire) supports prioritising fire risk in planning decisions, avoiding increasing bushfire risk and minimising exposure of people to bushfire risk.

(viii) Planning Practice Note 64 - Local Planning for Bushfire Protection (PPN64)

PPN64 provides guidance about local planning for bushfire protection and assists councils to tailor the Local Planning Policy Framework in response to bushfire matters where necessary.

Parliament of Victoria 2009 Victorian Bushfires Royal Commission ISBN 978-0-9807408-1-3 Published July 2010

Volume	978-0-9807408-2-0
Volume II	978-0-9807408-3-7
Volume III	978-0-9807408-4-4
Volume IV	978-0-9807408-5-1

In the case of pushtings, roads and readsides can be important fuel breaks, so read managers need to reduce the fuel levels to preparation for the tre session. Floads are also essential for people beeking to escape five and for emergency services seeking access to fires. Since the 2009 fires land and road managers and the CFA have identified high-risk roads and are carrying out fuel-reduction work to reduce the future risks of bushtine.

Note in the 2014 Riddells Creek grass fire it was noted that the railway line did <u>not</u> act as a firebreak due to several reasons. The main reason by the CFA was that the Significant Native Grass Reserve is unmanaged and compromised it acting as a firebreak.

The grass fire simply jumped the railway line resulting in the fire impeding towards the "Riddells Creek Emergency Assembly Area" resulting in the CFA having to take action and all evacuators couldn't flee as the only road from town to south was blocked and all other roads had unmanaged vegetation so a wall of CFA Fire Trucks were placed between the public evacuates and the fire whilst Fire fighting helicopters were used to control the advancing fire to a point the fire trucks could cope.

As a result of fire and water the railway line at great cost had to be replaced in that area causing the daily life for rail commuters to suffer.

So the Railway Line in the Township of Riddells Creek is not deemed a fire break asset and needs that infrastructure to be protected

But from CFA Media residential subdivision is so this implementation my protect the Macedon Ranges from fire in the south as if it got in the Macedon Ranges it may not stop till it reaches the Murray River

Planning Practice Note | 65 September 2014

Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes

General guidance for new subdivision

Roads

- Future residents and fire authorities require safe access within the subdivision and to and from the subdivision.
- Two different access options to the wider road network will enhance bushfire safety and support more effective fire fighting.
- Direct roads away from the bushfire hazard and avoid situations where roads pass through areas of unmanaged vegetation.
- Apply the requirements of Clause 56 of planning schemes when designing the road network.

Macedon Ranges Shire Council Riddells Creek Bushfire Risk Assessment

Report commissioned by Macedon Ranges Shire Council

February 2016

4.6.4 Bushfire Controls for the Proposed UGZ areas

The two proposed UG2 meas represent green field sites, and can be designed with protective features that provide a hard edge against grassfire. These could comprise perimeter roads, public open space to provide assured low fuel setbacks, and minimum 8AL-12.5 construction for houses. The road network could be designed to facilitate mevement of residents away from the interface with the grassland and to facilitate property protection by the fire-services, through provision of



61

Republic Greek linching Rick Assessment

multiple 'spoke' roads that connect the 'rim' perimeter road to the sale area within the 'hub' of the precinct. A community facility near the 'hub' could provide a formal or informal place of shirtler and reduce reliance on the existing NSP.

PLANNING AND BUILDING

Villame II. Fro. Preparaliset Response and Reportery

6 PLANNING AND BUILDING

6.3.2 SETTLEMENT PATTERNS

Protessor Hansen told the Commission about the need for good planning trid the risks inherent in allowing residential development and population growth in bushine-prone areas without adequately considering bushine risk:

In my opinion seeking to protect communities living in avvelings scattered across runal landscapes from the ravages of suching, often with one access road in and out, is tantamicant to "death trap" planning. Unfortunately there are areas within Victoria where runal living and runal residential development is instructorood by this pattern of settlement and yet, in my opinion, it is this very type of leathermank pattern that makes if very difficult for planning, and building provisions to receipt and manage publisher rok.⁴⁶

This question of land tragmentation was also nominated by Mr Greg Johnson of Eilends of Nilumbik as one of the challangus taoing Nilumbik Shire Council in land-use planning to reduce bushfire risk.⁴⁴



GUIDELINES FOR MEETING VICTORIA'S BUSHFIRE PLANNING REQUIREMENTS

Land use planning plays a central role in building community resilience and safety. Indeed, one of the key findings of the 2009 Victorian Bushfires Royal Commission (VBRC) was the need for planning to prioritise human life over all other policy objectives. This priority was enshrined in Victoria's Planning Provisions through Planning Scheme Amendment VC83.

access routes should be located away from the bushfire hazard and sited where the bushfire risk and vegetation removal are minimised. Access routes should be located away from the bushfire hazard.

Existing development

The proximity of a subdivision in relation to established urban or township areas can also influence the bushfire risk. Subdivisions should be located close to public roads and access ways and provide clear and ready access from all properties to the public road system for both residents and firefighters. Access routes should be located away from the bushfire hazard.

Do I need to consider bushfire if my subdivision is not covered by the BMO?

If a development is not covered by the BMD bushfire risk should still be considered in accordance with the State Planning Policy at Clause 13.05. Bushfire risk should be managed irrespective of whether the site is covered by the BMO and all subdivisions should be designed to reflect the level of bushfire risk on the site.

- Direct roads away from the bushfire hazard and avoid situations where roads pass through areas of unmanaged vegetation
- Provide perimeter ring roads.

ACCESS FOR SUBDIVISIONS

General requirements for subdivision objectives (as relevant to access)

To ensure that all lots created are capable of:

 providing safe access to properties for emergency and other vehicles at all times.

Standards BF1 and BF2 for access (in part)

All lots created should be capable of providing

 access and egress which meet the requirements of the relevant fire authority.

For subdivisions of 10 lots or more, the need for a perimeter road to be provided adjoining the bushfire hazard for firefighting purposes should be considered. **Planning Practice Note 64**

September 2015

Local planning for bushfire protection

Information that may inform a schedule

A arrhedule that seeks to modify the measures in Clause 52.47 requires a clear justification and musible able to demonstrate that the modified measures continue to give effect to the objectives in Clause 52.47. The justification will be included in the explanatory report to any planning scheme amendment which seeks to introduce a schedule. A schedule is not an appropriate tool to reduce bushine measures where inclusion will prioritizing turner bits.

Four-step approach to considering bushfire

STEP 1: Establish the context.

STEP 2: Identify the risks from bushfire.

STEP 3: Analyse and evaluate the risks.

STEP 4: Translate risk mitigation into planning scheme provisions

Submission date: 29 September 2019, 8:50PM

Receipt number: AMESS-132

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	We strongly feel that block sizes averaging 460m2 are too small. Blocks this size do not fit a rural lifestyle and support a 'rural character and amenity'. Surely block sizes could be a minimum of 1000m2. Very small block sizes are not conducive to a rural lifestyle.	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?		
Theme 3: Community Facilities		

	Submission 2
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We are very concerned that existing infrastructure will not cope with the large increase in residents. Schools in particular cannot simply be increased in size in a short space of time to accommodate with the increase in student population. An interim measure is of course to provide portable classrooms however we believe this is a 'patch' approach that is not in line with proper planning or quality educational facilities. Town medical facilities are already limited with some people choosing to travel to Sunbury or Gisborne rather that wait to see a local doctor.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Parking availability within the town precinct is limited and with the increase in population, this would mean parking long distances from the area. Railway station parking is already limited and again would not cope with the increase in vehicles.
Other feedback	
If you have any other feedback, please provide it in the space below.	Obviously like many other rural towns Riddells Creek must be allowed to grow. We are not against progress, however, we just want it to be supportive of the lovely rural atmosphere we have enjoyed for many years
	It was suggested that any submissions be supported by evidence. Whilst the suggestions we have put forward may seem anecdotal, it is only a matter of common sense to see that the issue s raised must be addressed very carefully BEFORE any further development of the town. Furthermore surely it is not the residents that should provide any evidence, but rather the developer with stringent oversight by MRSC.

Submission date: 30 September 2019, 2:36PM

Receipt number: AMESS-159

Question	Response	
Your contact details		
I would like to be kept up to date about this	Yes	
project via email:		
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The size of the blocks is much too small. Out of sync with surrounding properties. Not integrated to township at all.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Ability for wild life to continue to move through the area is non existent. They will need parachutes to access the reserves. The sports precinct is unnecessary as there is room in the main rec res for a couple more ovals	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	No provision for a school. 1200 new homes will totally overload the existing primary school. Again the station car park is already full to overflowing and this will worsen the problem	
Theme 4: Connectivity		

What is most important to you regarding connectivity?	Submission 29 No provision for walking and cycling access to town Internal roads exit onto 2 100km roads will the speeds limits be lowered? No footpaths at all into town making everyone reliant on cars, we are supposed to be designing to decrease car usage
Other feedback	
If you have any other feedback, please provide it in the space below.	The Town Planners of the MRSC are slowly but surely RUINING the character of the Macedon Ranges. In another 20 years the way you are allowing development, we will be indistinguishable from and continuous with Sunbury, Ramsey and Gisborne

Submission 30

0 2 OCT 2019

26/9 19-90384

Macedon

Ranges Shire Council

Amess Road Precinct Structure Plan Submission/Feedback Form

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council *Privacy Policy* which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>

Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

NULROMMENT REES TREES REES There to have aardens with the new have Araila no need to be all jan ned into tiny hause-filled blocks, bope who choose to live in R creek have left the suburles, embraced the disadvantage of distance from work and city life because they want a RURAL fifestyle with space. They have rejected the housesfills a 500 or 600 sem block is to small to plant a tree. If the majority of the blocks in the times precinit are this small, there will be no trees the repairs need to be wide enough for street trees to, Otherwise the sotate will be a contrast to the nest of R. C with its: Lace lat and then there is chimate charge: RC people are kein to save the Theme 2: Parks, open space, waterways and environment planot - TREES.

What is most important to you regarding parks, open space waterways and environment?

(a) Community, With its 3 600 population A C & chaam is its friendly community where everyone greets one another in the street. The football oval and community buildings on the Sector incert Plan orgest be creation of a new separate community, In incert Plan orgest be creation of almost twice the existing population addition, the sudden introduction of almost twice the existing population addition, the sudden introduction of almost twice the existing population addition, the sudden introduction of almost twice the existing population is the end of R. C. as a small Ruik AL community. The Rangeoiceo is the end of R. C. as a small Ruik AL community, Much better! Estate has been developed in 25 lot increments, Much better! Buterways of environment. We like the way Delphim developed Buterways of environment. We like the way Delphim developed Theme 3: Community Facilities Londoraped Ruagh the village to the man-made

What is most important to you regarding community facilities within the precinct and Riddells, Creek overall? Wildlife corridor too. The RURAL environ men Wildlife corridor too. The RURAL environ men Wildlife are No, 1 priority for user profitu + the wildlife are No, 1 priority for user profitu

Submission 30 There phondod only be a very small number of blocks under 90 spm., max of 3% of the total. This is a RURA L area not Caatton. We need to focus on the size of the lots, not on how many can be joenmed in for maximum profit, "High how many can be joenmed in for maximum profit, "High liveable means just that - not so mawhere so cadmped that liveable means just that - not so mawhere so cadmped that here heridents flee their homes at every opportunity to enjoy of the heridents flee their homes at every opportunity to enjoy the resumment of place and comminity " there already is if elsewhere serve of place and comminity " there already is Establishing a serve of place and comminity in RC, This is what people a ranse of place & community in RC, This is what people a ranse of place & community in RC, This is what people a ranse of place & community in RC, This is what people a ranse of place & community in RC, This is what people a ranse of place & community in RC, This is what people a ranse of place & community is a ranse here to enjoy - the acm a ranse of place & into the existing comminity NOT. Theme 4: Connectivity Create a new comminity. Ц

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

(think walking, cycling, shared pathways, roads and access points) D Roads need to be wide enargh for emergency vehicles, the live in a bushfire area! the houses need to ve on blocks by enargh for cass to be kept inside the lot, not on the streets prese is plenty of room in the country no need to dolls houses with parking affeceas giving tickets of pending on streets. When we moved to RC, we found it remarkable D Walking When we moved to RC, we found it remarkable D Walking then we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking the we moved to RC, we found it remarkable D Walking to the bustop. Come H ' 30, there are alword is people walk to the bustop. Come H ' 30, there are alword is people walk to the bustop. Come H ' 30, there are alword is people walk to the bustop and the people who D walk to the bustop and the people who D walk to the bustop and the people walk to the people of there is a people want a bealthy lifestyle. They are too and they jog. Key walk to the people Ravelview don't exit Raweview at amound the people with Ravelview don't exit Raweview at amound be done Rd, hey exit Caceenase, Umess & Main R. 19 Such that the residents of Rangeview don't exit Rangeview at amous Rds, Trey exit Rangeview along Southelmenne Rd, Tura briefly into Racenserse Hen reach the Main Rd via Richardson St. We live on the corner of morease in traffic along Southborismo simp into the perfect total was opened into the endof Southborn I would like to be kept up to date about this project via email: 6 years geo. Not- one in Man defortly seems to be awase of this. Nothing has Wes been date to provide entre transing leves at Richards, I no of or to the bouches that obscure the view Thank you for your feedback at the end of South Indian of traffin exiting Richardson St into Racerous Rd of them cutting the comes into South bouque this weird configuration of nonds at the intersection of hacecourse, amens & Main Rods needs to be rectified if you expect residents of The amens Rd precinct to exit into amens + then turn into

Submission date: 13 September 2019, 7:03AM

Receipt number: AMESS-46

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Supports Riddell's Creek township look and feel, character and amenity - (1) wide streets with large street trees; (2) larger size blocks; (3) enough interface between residential and rural; (4) sustainability - streets designed to assist each lot with water management, solar collection, breeze cooling; (5) township enhanced to provide for more traffic etc; (6) nature corridors accommodated (20-30m wide); (7) good interface / buffer between residential and rural
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	(1) open bush feel; (2) retain mature native trees; (3) bush retained around existing creek (ie Creek not closed into concrete pipe); (4) multiple parks - ie Parks accessible to every lot; (5) parks joined by a trail and parks with natives; (5) therefore pedestrian walkways / access throughout; (5) nature corridor - at least 20-30m wide - full of trees and pedestrian path - animals can use
Theme 3: Community Facilities	

	Submission 31
What is most important to you regarding community facilities within the precinct and	(1) multiple parks with natives; (2) walkways within development and linking to and around
Riddells Creek overall?	Riddell's Creek; (3) Riddell's Creek township
	supported so commercial in one general area
Theme 4: Connectivity	
What is most important to you regarding connectivity?	(1) walkways with development and linking to walkways in and around Riddell's Creek; (2) walkways link multiple native parks/groves; (3) nature corridors (at least 20-30m wide, planted with trees - encourages wildlife, serves as a nature corridor for animals
Other feedback	
If you have any other feedback, please provide it in the space below.	 (1) Please integrate into Riddell's Creek, rather than as a separate town, or a satellite of Sunbury. (2) Please manage the development to encourage large tree lined streets and walkways and larger sized blocks - thereby ensuring long term amenity remains in 30 years once the new houses have aged (3) Please provide for integration between rural and residential so that adjacent farms are not forced to sell (ie residential dogs in paddocks, lights, complaints about rural use including machinery, sowing, spraying, shooting, etc) - ie start the development from nearest the township and the furtherest from rural, and work out - and ultimately leave a good interface between them (which could form part of a walkway /nature corridor).

Submission date: 22 September 2019, 7:15PM

Receipt number: AMESS-85

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Sustainability of the township and the environment of Riddells Creek and the surrounding Macedon Ranges.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	The environment and how it is continually being destroyed.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The community facilities being equipped for the current capacity of people who currently live in Riddells Creek and this capacity not exceeding the infrastructure we currently have.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Trails for the community to explore the surrounding environment safely	
Other feedback		

	Submission 32
If you have any other feedback, please provide it in the space below.	I have grown up in the Macedon Ranges and have watched over the second the beautiful surrounds become overpopulated and suburban. This is damage that cannot be erased and will only get worse if we are not proactive about our current actions.

Submission date: 13 September 2019, 2:38PM

Receipt number: AMESS-50

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The slicing up of the land into housing blocks. We will lose the feel of a rural town.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	That the area is left as it is so wildlife can continue to live there. Any development will ruin the land for wildlife.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The facilities in the town are adequate due the population that live here now. Leave Riddell alone.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Connectivity in Riddells Creek is adequate for our population. Leave Riddells Creek the size that it is and we won't have to worry about this.	
Other feedback		
If you have any other feedback, please provide it in the space below.	Please do not develop Riddells Creek as per the plan that is advertised. Take a look at what is being done to Gisborne and the development that is going on in Romsey. The soul of the towns are being lost! Leave Riddells Creek alone!	

Submission date: 26 September 2019, 7:59PM

Receipt number: AMESS-111

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Maintain the original planned lot size of 800Sqm, allowing for sufficient car spaces within each lot to reduce road congestion and integrate within a country town, and not turn Riddells Creek into a city suburb no one wants to visit as a Tourist shire.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Protection of existing Native Flora and Fauna. Maintain reasonable size lots to allow the precinct to blend in with surrounding areas of Riddells Creek	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Consideration for walking and cycling tracks into the Riddells Creek town ship, not just within the proposed precinct. Open space recreational facilities to integrate with the surrounding vegetation and greenery for example planting of trees and native bushes	
Theme 4: Connectivity		

What is most important to you regarding connectivity?	Submission 34 Consider access points to reduce traffic congestion upon fire risk days, increase entry and exit roads. Retail infrastructure to be centralised not segmented into two areas within the town. Reduction of concrete pathways by using alternative material
Other feedback If you have any other feedback, please provide it in the space below.	Protect the Macedon Ranges tourist shire by managing the size of the allotments created within the precinct to not turn our country towns into another suburb. People travel form the city to see the Mountain rangers and open spaces not to look at roof tops merging into each other.



To whom it may concern,

I am a resident of Riddells Creek and I would like to register my objection to the Amess Road Precinct Structure Plan for the following reasons.

Theme 1: Context and Process

Riddells Creek is a small country town which should never have had a change of Zoning to Urban Growth Zone in the Amess Road area.

To allow the population of Riddells Creek to grow to such a volume will destroy the town.

Riddells Creek is rural and should remain so.

So many towns within the Macedon Shire are experiencing rapid development and growth and the towns are losing their character and appeal.

Theme 2: Urban Design

The proposed development does not take into account the rural township context, the surrounding rural living and agricultural land uses. It does not take into account the existing low density scale of the surrounding residential area.

If you look at the front cover of the Amess Road Precinct Structure Plan Project Summary Booklet it is obvious that the proposed development is not in harmony with the existing rural living.

The proposed development belongs within the confines of a city or a suburb within a city not a small country town. If you drive to Sunbury, particularly the area opposite Bunnings and the new Woolworths, you will see examples of the high density housing that is proposed in this development. Totally inappropriate for a rural town such as Riddells Creek.

Theme 3: Parks, Open Space, Waterways and Environment

No matter what consideration is given to the existing environment within the precinct the damage done to the land, wildlife and native vegetation will be irreversible.

Man made, manufactured open space will only destroy the trees, create ugly concrete paths and bring more people to the area pushing our wildlife further out.

One of the valued aspects or our township and outer areas of Riddells Creek is the wildlife and flora that exist in these areas. This development will destroy that aspect.

Theme 4: Community Facilities

The location of this development will divide the town into two destroying the appeal and character of Riddells Creek.

Community facilities should be located within the existing town centre and not kilometres up the road.

Theme 5: Connectivity

The proposed development is too far away from the centre of town.

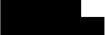
The development relies on the creation of new roads, footpaths and cycle paths which will destroy existing flora to provide particularly through the Sandy/Dry Creek Corridor and Wurundjeri Creek Corridor. Once again pushing wildlife out of these areas.

Conclusion

The proposed development is not in keeping with the rural context of Riddells Creek.

There will be an overwhelming sacrifice of the Flora and Fauna within the area.

Regards,



Submission 35

D19-88664

Submission 36

MACEDON RANGES SC RECEIVED				
2 5 SEP 2319				
CRM REG				

23/9/2019

Macedon Ranges Shire Council P.O Box 151, Kyneton. 3444.

To Whom It May Concern,

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Conclusion

The proposed development is not in keeping with the rural context of Riddells Creek. There will be an overwhelming sacrifice of the Flora and Fauna within the area.

Regards,

Submission date: 27 September 2019, 6:31PM

Receipt number: AMESS-121

Question	Response			
Your contact details				
I would like to be kept up to date about this project via email:	No			
Theme 1: Urban design				
What is most important to you regarding the overall urban design?	Maintaining the semi rural "feel" of Riddells Creek is important. Having conventional lot sizes of an average of 476 square metres in this development is hardly conducive to maintaining this feel, especially given that comments in the Riddells Creek Structure Plan , "The CFA considers average lot sizes of 1,000 square metres within this area to be appropriate"			
Theme 2: Parks, open space, waterways and environment				
What is most important to you regarding parks, open space waterways and environment?	Maintaining and enhancing these assets should be a priority.			
Theme 3: Community Facilities				

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 37 The history of development reveals community facilities and infrastructure upgrading rarely occurs in sync with the development, if at all. It is not appropriate to nominate responsible authorities are investigating, we need concrete plans and commitment. For example, the PTA indicated that the train station car park would not be enlarged yet it is currently at capacity - how would it cope with hundreds of additional train commuters?			
Theme 4: Connectivity				
What is most important to you regarding connectivity?	Good to develop although development must be sympathetic with a rural landscape.			
Other feedback				
If you have any other feedback, please provide it in the space below.	Having average conventional lot sizes of 476 square meters is not at all conducive to a rural life style. We moved from inner Melbourne 8 year ago and our lot size there was larger than this. Without locking in infrastructure and community facilities upgrades, this development has the potential to turn this precinct into a ghetto.			

Submission date: 29 September 2019, 12:07PM

Receipt number: AMESS-126

Question	Response			
Your contact details				
I would like to be kept up to date about this project via email:	Yes			
Theme 1: Urban design				

What is most important to you regarding the overall urban design?

to escape the same issue whereby development and population increase caused the town to choke and lose its guiet serenity. Given that the majority of house lots lends Riddells Creek its character and country charm, 1290 house lots is an excessive amount. If at all, the blocks need to be much larger in size. 1290 more housing lots mean at least, if not double, the amount of vehicles and people in the community. Considering that there is a high number of outsiders from Gisborne, Romsey & Lancefield that drive into RC and through it, the infrastructure is not there to cope. The RWS is already often at capacity. The shopping centre and intersection close-by is slowly becoming congested with vehicles. It is a small town that will quickly lose its character if such an increase in population is to occur. In addition to that at the moment I commute to inner metro for work and whilst I am all for progress the addition of yet another housing estate close to Melbourne Lancefield Road will make my the journey a lot longer.

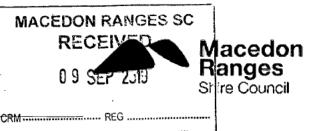
The majority of these weekly runs take place on the roadway (due to insufficient pathways) This is not a problem at the moment but with 1290 more housing lots being developed it will be of concern. It goes without saving that if a development is to happen that the housing should be spaced apart and not resemble another rabbit warren housing estate. Its bad enough that Gisborne have approved a further development of 600 lots we don't want RC to turn out that way either. Perhaps some thought around infrastructure and transport options should be a priority. Macedon Shire is having all these developments approved but they are not wanted by locals who moved there for a reason to get away from the rat race and enjoy their peaceful surroundings.

Theme 2: Parks, open space, waterways and environment

	Submission 38
What is most important to you regarding parks, open space waterways and environment?	We need to keep as much open space as possible. Natural waterlands/surroundings in line with existing environment is important. Bike paths and walkways connecting RC with Gisborne & Romsey need to be considered in line with increased traffic.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	With respect to Amess Rd I am unsure as to the plan of residences and retail precinct at this stage so I am unable to comment specifically re community facilities.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	RC lacks adequate pathways in a lot of areas, although that forms part of RC charm and character. Shared bike/walk pathways will be a necessity as will and an increase in retail precinct size.
Other feedback	
If you have any other feedback, please provide it in the space below.	If we are to see another development in RC then something needs to be done about entry and exit routes because traffic is slowly becoming an issue for this once quiet little town. Perhaps another road into Station Street, further car parking and more retail outlets as per the plan I heard about when I moved in? A lot of the community do not trust that MRSC have the locals interest at hand and that it will be developed regardless. I hope that I have not wasted my time. I'd like to know who at MRSC lives in Riddells Creek because I don't think that they would be happy with the proposed development either.

D19-81313

Amess Road Precinct Structure Plan Submission/Feedback Form



Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's *Privacy Policy* which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>



Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

the subdivision matring like suburbia as blocks to small. Always told Riddell's Creek was to remain a country taun, large block livina

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?

More shade to be made available in parts for elderly + children

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

there are not enough facilities to cater for the amount of people living now in Rialdells Creek

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

A lot of roads still need rescaling and cuttering with for flow of Rain water glso footpaths

Further comments:

fix things in Riddell's Creek before verturing off to make more liverable space for q larger community when the inforstructure 19 not their fox this

I would like to be kept up to date about this project via emait: Post



Thank you for your feedback



To whom it may concern,

I am writing to make my serious complaint about proposed development behind Dromkeen. It's very sad that developers, whose real aim is to make as much money as possible, are allowed to dictate to council. The proposed land size allotments are unit or inner city style sizes, the town will suffer greatly and quite possible brew ghetto type scenarios like in Diggers Rest. Our Train parking is already as full as a boot and the intersection from the station dangerous. The school isn't big enough and the town will suffer greatly. It's such a hideous shame it's even being proposed

Sent from my iPhone





Dear Macedon arranges Council,

I am horrified and completely against this development due to the size of the blocks. This is not Inner city, this is rural, and the size of the blocks being so small is just putting money in developers pockets. Even if the smallest blocks were 1/4 acre (1000sqm) we would still need massive funding to our local school shopping precinct, railway parking and parklands. Shame on the people who allowed this development to even get this far.

I'm completely opposed to the size of the blocks in this development and believe the greed behind this plan should actually see someone out of a job at Macedon Ranges Council. Disgrace.

Sent from my iPhone

Submission date: 30 September 2019, 11:03AM

Receipt number: AMESS-145

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The size of the proposed building blocks seems to be wrong. I can understand small blocks (less than 500 sqr M) in the centre of the town but when this developement is almost 2 km from the town I believe that the minimum block size should be increasing not decreasing.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	With the proposed number of houses in this developement environmental aspects such as Water supply, Storm Water and Sewer water, Electrical power must be considered. Can the proposed houses be forced to install solar power panels to reduce the electrical power load.
Theme 3: Community Facilities	

	Submission 42
What is most important to you regarding	The infra structure within Riddells Creek is
community facilities within the precinct and	already stretched to limits. With the potential
Riddells Creek overall?	of over 1000 children in the new
	developement, can the local schools cope
	with the extra students.
	Many people from the new developement will
	want to use public transport and the train
	station parking is already over its capacity
	with travellers having to park half way up
	Station St on weekdays.
Thoma 4: Connectivity	
Theme 4: Connectivity	
What is most important to you regarding	Road access will also be a problem. With only
connectivity?	one road in and out this can create a bushfire
	danger. Also road size must be made wide
	enough to allow trucks to use the roads
	safely.
Other feedback	
If you have any other feedback, please	I am not against expansion of the township but
provide it in the space below.	the required infrastructure must be provided
	by the developer and not left to the local
	Council, State and Federal Governments to
	provide.
	the required infrastructure must be provided by the developer and not left to the local Council, State and Federal Governments to

Submission date: 15 September 2019, 12:56PM

Receipt number: AMESS-62

Question	Response	
Your contact details		
Luculd like to be kent up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design	1	
What is most important to you regarding the overall urban design?	The character of the town. I don't want it to turn into just another boring suburb with little boxes for houses all jammed up against each other.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	We need to keep our open spaces. We need room for the geese. Our lovely big nature strip and established trees must stay.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We need to move with the times, but not in a way that changes the aesthetic of our town.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	We need slower speed limits and bigger signs warning people about the geese. I saw someone plough into them and it was not pretty.	
Other feedback		

	Submission 43
If you have any other feedback, please provide it in the space below.	There are too many houses being proposed and the blocks are too small. We don't have the infrastructure to cope with this. The train station car park is already over flowing. Have the developers for any plans to fix this? Have the put money in so the school can be expanded? Even the supermarket car park will struggle to cope. I think this development in its current proposed form is a very bad idea.

Submission date: 25 September 2019, 8:51PM

Receipt number: AMESS-101

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	This proposal is disconnected from the main town. It is too far from the town centre, shops, and railway station. It will be necessary for people to use cars to get to the town and parking at the station is already overflowing. The look and feel are not in keeping with that of a country town and the blocks are ridiculously small. The need for traffic lights at the two intersections are the indication that there are way too many houses, cars and people living in this small development.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	This development is placing pressure on already overloaded roads, power, water and sewer systems thus having an adverse effect on the environment. Any improvement costs required should be borne by the developers and be upgraded before the development begins. The fact that there is need for a football ground and community centre is clear indication this is too far from town. The better proposal is south of Sutherlands Road which is close to the town centre.

	Submission 44	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The precinct should be abandoned for a development south of the town centre. Small improvements could be made to existing facilities for new residents to use.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking - Too far from town to make use of walking. Roads - Terribly inadequate and no proposals for improvements. There will be mass congestion due to increased population and vehicles. There is no place to improve car parking. Would be better to put new development and infrastructure like car parking on the south side of the railway line. Access Points - The traffic lights will be a horrible eye sore and an absolute joke and total insult to the residents if Riddells Creek.	
Other feedback		
If you have any other feedback, please provide it in the space below.	I cannot support this proposal in its current form at all. This is the beginning of the end for Riddells Creek. The Macedon Ranges Shire Council have allowed a massive blunder to occur and I am certain there will be wholesale changes at the next council elections. The large attendance and anger at the information session should be a clear indicator that there is very little support for this proposal.	

Submission date: 12 September 2019, 12:33PM

Receipt number: AMESS-26

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Integration with the township	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Allowance for parks and open space	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Public open spaces and sporting facilities	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Shared cycling and walking pathways into township	
Other feedback		
If you have any other feedback, please provide it in the space below.	Not happy that so many lots are being proposed for the township want to keep the small town and country feel to our community!	

Please find attached a submission from Road development.

on the proposed Amess





Submission on Amess Road Draft Framework Plan



Urban design

Lot sizes are too small. Of the 1,290 lots, almost 73% would be under 500sqm, and over 95% would be under 600sqm. This is not in character with the adjacent areas of Riddells Creek, and does not align with the Riddells Creek Structure Plan: *"It is envisaged that future development within Area 4 will result in block sizes of approximately 800 – 1,200 sq metres to allow for the preferred neighbourhood character*". (p 62)

The area for development is too large. With an average of 2.8 persons per household in Riddells Creek (2016 census), 1,290 lots could add over 3,600 people to Riddells Creek. The Macedon Ranges Settlement Strategy proposed that the town accommodate 6,100 people by 2036, including Rural Living and Low Density zoned land near the town, not just the town itself. Riddells Creek has capacity to absorb much of that growth, but not all of it: 'Supply estimates indicate potential capacity for approximately 4,900 people on existing residentially zoned land' (Settlement Strategy p58). With another 1,200 persons to accommodate by 2036, the Riddells Creek Structure Plan identified another 57ha was needed. The Amess Road development area is 131 ha. and is more than required. Land should be rezoned only to the extent needed to meet the target of 6,100 people.

Sustainability of housing. The orientation of lots should allow for passive solar, with design controls to require energy efficiency homes, solar panels and green space for trees in front and rear yards, for a tree canopy that reflects heat. The developer should be required to provide more green space in road reserves and public areas and agree to guidelines that mandate native trees and shrubs.

Parks, open space, waterways and environment

Protection of remnant native vegetation. A thorough assessment is needed of native vegetation and its condition, and of fauna, at the right time of the year to identify species, right across the area. The area is Grassy Woodlands, with potential for presence of species protected under Commonwealth EPBC and Victorian Government FFGA. There are significant remnant Candlebark Gums (*Eucalyptus rubida*), records of the Purple Donkey orchid *Diruris punctate*, and the potential for the presence of *Dianella amoena*. As detailed in MRSC's Biodiversity Strategy, the Shire should 'ensure that detailed flora and fauna assessments are undertaken in areas likely to support grasslands or grassy woodlands as part of planning processes such as permit applications for subdivisions and the preparation of development plans and precinct structure plans' (Biodiversity Strategy, 2018).

We ask Council to inform residents what monitoring and constraints have been placed on the developer and property owners to guard against destruction of remnant native vegetation.

Creation of green corridors of native vegetation. Residents should have access to corridors of native vegetation within the development. Native species such as birds and sugar gliders should be able to move from the surrounding area through the development. Planting of native vegetation in the development should connect to surrounding corridors, and be part of a longer-term plan to strengthen biodiversity corridors from the township into surrounding bushland, in particular along Sandy/Dry Creek and Wurundjeri Creek.

Restoration of waterways. We support the intention to restore Dry and Wurundjeri Creeks, using local indigenous species, to Melbourne Water standards for revegetation.

Managing movement of pest animals and plants. Cats and dogs will migrate into adjacent farming and bushland. Foxes, rabbits, deer and weeds can migrate into the development. Both flows have to be managed, while allowing for movement of indigenous fauna. There is no detail on this in the Draft Framework Plan.

Surface water and groundwater. Hard surfaces will yield increased run-off. Flooding is already occurring on Sutherlands Road after heavy rain. How will high rainfall events be managed? How will flows in the development allow for local infiltration and accessions to groundwater? What impact will construction of waste water and stormwater systems have on groundwater? We look forward to specifics.

Consultation with the community

The current round of consultation is welcome, and the information on a Precinct Structure Plan and its main elements filled in many gaps in people's understanding. However, there are two limitations in Council's approach to face-to-face consultation:

The information session focused on the Amess Road development alone, not the development in the context of the town itself. Little was done to support people thinking about impacts on the town, and questions on this were put to one side with the coverall statement that the Shire would work in partnership with relevant authorities to ensure adequate infrastructure. This left many people fearful that weaknesses in existing infrastructure will persist and get worse.

The information session had no provision for discussion between residents, but instead locked down into an 'us and them' exchange between the administrators and experts (Council) and the fractious residents (us). Information on the PSP process is indeed needed, and appreciated, but discussion between residents is also needed, to understand differing points of view, and to enable people to move from first reactions to more considered opinion.

Council should provide opportunities for discussion, and for considering how the impacts of growth will be managed through improvements to town infrastructure and facilities. This must include planning for the town centre, with residents, to resolve how increased movement of pedestrians, cyclists and vehicles, and commercial and recreational activity, can be integrated.

Yours faithfully,

We attach one further matter in relation to the development.





Submission on Amess Road Draft Framework Plan



Transparency about the developer of the PSP

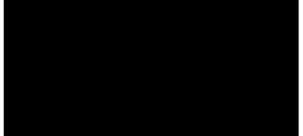
We have one further issue to raise with Council and that is to know more about Sector Advantage. Who is running the company, what is their experience in putting together residential developments, and what are their aspirations for the Amess Road site and for the Riddells Creek community?

For an entity whose development work will have a big impact on the current residents of the town, they have been remarkably out of sight. The website <u>www.amessroadpsp.com.au/</u> reveals nothing about the company behind the development.

We note that Sector Advantage has briefed Councillors, so Councillors at least have been assured as to the experience and intentions of the developer. A human face makes the whole process more tangible and trustworthy.

The recent information session revealed that trust in Council is an issue for some people in the Riddells Creek community, based on their experience in the perceived failure of Council to follow through on community opinion in planning for the town. MRSC counts Sector Advantage as a partner in developing the PSP, and we think it would relieve people's anxieties as to what is happening to their town, and lift their confidence in Council acting in their interests, if there was more transparency about who is behind the development.

Yours faithfully,



Submission date: 13 September 2019, 12:52AM

Receipt number: AMESS-45

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	That it is in keeping with the feel of the town and not high density	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	That there are plenty of them for all to use	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That retail is kept within its current location. That services are expanded to cope with extra population - school will need to be bigger, public bus to Gisborne and Sunbury, roads are able to cope with extra traffic. Police presence should be increased with such a large increase to population.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	That it is safe, easily accessible for all, including horse rider's as there's lots of them in the town.	
Other feedback		
If you have any other feedback, please provide it in the space below.	The lots are too small in this proposed development. We don't want postage stamp blocks here. 1/4 acre min.	

Submission date: 12 September 2019, 9:49PM

Receipt number: AMESS-40

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The small country town living	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Environment	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Heath care and parks	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	That the town doesn't get congested	
Other feedback		
If you have any other feedback, please provide it in the space below.	There needs to be more town infrastructure if there is going to be 1200 blocks	

Good morning

The attached letter relating to the proposed Amess Road precinct is referred for your attention

Regards



12 September 2019

Macedon Ranges Shire Council

AMESS ROAD PRECINCT STRUCTURE PLAN

Thank you for the opportunity to comment on the proposed development plan for Ames Road.

We have a number of concerns about the proposed development, particularly in relation to infrastructure within the town.

The addition of 1290 lots adds potentially another 2000+ vehicles using Amess Road, Gisborne-Kilmore Road and Sutherlands Road.

Amess Road particularly is narrow with no footpaths on either side. Amess Road is deemed dangerous to walk along at present and will only become far worse with the additional traffic.

Parking spaces in both Station Road and along the service road near the Post Office are scarce as it is. This was exasperated with the recent removal of yet more spaces with the new pedestrian crossing.

Parking at the railway station is no longer sufficient with many cars parking in the paddock on the west side of Station Street and also in Hamilton and Stephen Streets.

What are the plans for expanding the primary school to cope with an additional estimated 2,000+ children? The addition of portable class-rooms is not deemed to be a viable option. Gisborne secondary college is already at capacity with a secondary school at Romsey now off the table by the State Government. How will a potentially large influx of students be catered for?

At present the police station in Riddells Creek is staffed spasmodically. With the numbers of the town increasing dramatically the risk of crime also increases thus permanent police will need to be provided to ensure residents and property are protected.

We realise that education and policing is not council's responsibility however we believe that it is incumbent on council to include these major issues when considering additional development in the town, especially large ones such as this.

Other major concerns include the availability of constant water supply, general drainage and sewerage.(ie can the current sewerage treatment farm cope with the additional waste that will be generated?)

As not all children and adolescents are interested in sport, what other facilities will be provided to engage these young residents? At present the town has limited capacity with this regard. Are there any plans to provide library facilities for the town? This would at least provide a safe space and engaging facilities for all residents.

If you are effectively doubling the size of the town with a stroke of a pen we feel that all these issues need to be addressed beforehand, not after they have become very real and urgent problems.

Yours sincerely

Submission date: 29 September 2019, 4:38PM

Receipt number: AMESS-129

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I'm concerned about the increase in population that Riddells Creek is not built for and would like to keep Riddell as it is not more or bigger shops, carparks etc to cater for this increase in population . I don't want it to become an extension of Melbourne. I chose to move to this small country town because that's just what it is, and should stay that way. If i wanted an urban environment i would have stayed in Melbourne. I'm also concerned about the disruption to wild life that this level of urban development would cause
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Keep open spaces, parks, waterways and environment as it is no building on it to disrupt wildlife
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Neighbourhood House is fantastic love it! Food works is perfectly adequate for our needs. Cafés and restaurants are also fine for a town this size. Don't need any others.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 51 Back roads of Riddell are calm so little traffic, don't need an increase in footpaths at the moment walking along the edge of the back roads, or nature strips is safe and pleasurable. Walking in the bush uninterrupted by people and cars is ideal at the moment keep it this way
Other feedback	
If you have any other feedback, please provide it in the space below.	The Amess Road Precinct Structure Plan is totally against what i had envisioned for this area not at all sure who had the idea of this plan and why but it needs desperately to be rethought. Riddells Creek residents' wishes need to be listened to, taken seriously and acted upon accordingly

Submission date: 12 September 2019, 2:57PM

Receipt number: AMESS-27

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	integration with the Riddells Creek Township such as large block sizes, open fencing, areas of open green space for residents.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Large trees are maintained. Riparian vegetation along Dry Creek to be maintained. More native vegetation to be planted	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Current Riddells Creek facilities are already at capacity and will be under stress with the proposed number of new dwellings. The precinct should include its own facilities where possible to avoid stress on current town - i.e. shops, parks.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Opportunities for new residents to avoid driving where possible would be great.	
Other feedback		

	Submission 52
If you have any other feedback, please provide it in the space below.	The proposed block sizes are too small and not in keeping with other parts of Riddells that far from the town centre. Block sizes should be 1000 - 2000m2 like the other side of Amess in Rangeview. The distance from town of this development means that most new residents will drive, significantly increasing east-west traffic on Kilmore Rd. This road is already difficult to cross in peak times.

Submission date: 20 September 2019, 10:01AM

Receipt number: AMESS-77

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Keeping the RURAL feel of Riddells Creek is paramount.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Wildlife must be catered for. Large blocks of land, nothing smaller than 800sqm. Room for existing native trees encouraging natural habitat.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Accessible roads. At the moment, Main Road is flooded with many cars everyday. It is not a viable option to introduce 3000+ new residents when the roads do not cope as it is.
Other feedback	

	Submission 53
If you have any other feedback, please provide it in the space below.	Please do not ruin our town for the sake of a few bucks. Riddells Creek was chosen by our family because of its rural feel. The community do not want urbanisation at all. The overlay that was applied in 2017 should never have been approved. Very disappointed with our council.

To the Macedon Shire Ranges Council, Councillors and the Member for Macedon,

I am writing with concerns to the proposed development of Amess Road. I am aware community consultation close today, 30 September. No where does it stipulate that submissions close by 5pm so I hope this email is taken into consideration.

After reading the FAQs produced by MRSC there is no clear indication of the impact on infrastructure including:

- Public transport. Most days I already need to stand on peak hour trains the whole way from the city to Riddells Creek.

- Train station parking: Every day I have to park on a side street as the car park is full

- Schooling: Riddells Creek PS is already on the way to having a larger enrolment than neighbouring schools.

- Roads: Main street Riddells Creek is already very busy at peak hours.

The FAQs simply state the relevant authority is responsible for these infrastructure issues. If we don't have transparency from the relevant authorities about the impact of this development on vital infrastructure I can't make an informed assessment about this development.

I understand that development is inevitable but it needs to be well planned in order to ensure the township of Riddells Creek maintains the rural character that has attracted many new residents.

The proposed land sizes starting at 476sqm is significantly small which will impact on sewerage infrastructure and drainage, green corridors and biodiversity.

If the blocks were a minimum of 1000sqm that would reduce the some of the infrastructure pressures as it will reduce the number of the dwellings. It would also be consistent with the rural nature of living in Riddells Creek.

I moved with my family from the city to Riddells Creek to avoid the big housing estates in suburbia. To double the population of Riddells Creek through one planning development opens the door for future population increase beyond the townships capacity. If population increase is incremental over a number of years then infrastructure and town planning can be assessed and reviewed over time to accommodate the changing the landscape.

I hope residents concerns are seriously taken into consideration as the MRSC progress to the next planning stage.

Thanks

Dear Macedon Ranges Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Member for Macedon.

Attached is my objection to the partnership development arrangement between Sector Advantage and Council for the Riddells Creek Amess Road Precinct Structure Plan.

As there was nothing publicly available to say that feedback must be made by COB, I expect and appreciate that my feedback will be considered.

Regards



30 September 2019



Dear: Margot Stork (mstork@mrsc.vic.gov.au) Chief Executive Officer Macedon Ranges Shire Council

Copy to: Cr Mandi Mees (mmees@mrsc.vic.gov.au) Cr Janet Pearce (jpearce@mrsc.vic.gov.au) Cr Henry Bleeck (hbleeck@mrsc.vic.gov.au) Cr Natasha Gayfer (ngayfer@mrsc.vic.gov.au) Cr Bill West (bwest@mrsc.vic.gov.au) Cr Helen Radnedge (hradnedge@mrsc.vic.gov.au) Cr Andrew Twaits (atwaits@mrsc.vic.gov.au) Cr Jennifer Anderson (janderson@mrsc.vic.gov.au) Cr Roger Jukes (rjukes@mrsc.vic.gov.au) Mary-Anne Thomas MP, Member for Macedon (maryanne.thomas@parliament.vic.gov.au) mrsc@mrsc.vic.gov.au, <u>mrra.sec999@gmail.com</u>

Dear Ms Stork,

Thank you for providing residents of Riddells Creek an opportunity to provide feedback on the proposed major residential development Cnr Amess Rd and Kilmore Road.

I note that the feedback period closes today, 30 September 2019, however, nowhere in publicly available information does it say that feedback closed by COB. Thus, I expect and appreciate in advance that my feedback will be considered.

I request that Macedon Ranges Shire Council unanimously reject the developer's request for a planning scheme amendment and ensure this irresponsible development is stopped until it can be altered, to ensure Riddells Creek can maintain its character, liveability and sustainability.

My concerns are as follows:

1. 2016 ABS data states that Riddells Creek currently has 1,419 dwellings with an average of 2.9 people per dwelling and 2.4 cars dwelling.

Adding 1,290 lots through a single development means that the town will double in size, adding an additional 3,741 people and 3,096 cars (extrapolating from the current average). This is too much, too fast.

While I have no issue with expansion of the population, such a large expansion in such a short period of time is contrary to the Riddells Creek Structure Plan (it says that we should reach 6,000 population by 2036). Once the development is complete there will be a TOTAL of 7,688 people, conservatively not including other developments.

To undermine a *council* written plan written not six years ago is, frankly, poor form.

Lastly, I don't want a 'them' and 'us' feeling to creep into this town. Such a huge expansion in a short period of time is not wise. To double the population of any place, if you're to consider from a sociological perspective, cannot be without its risks.

2. V/Line services are already stretched. MRSC has made their position clear that increased V/Line services are not their issue, that it's a State government issue.

I take great exception to this position. Already, we are impacted by increased numbers of commuters and stagnant services that often don't stop in Riddells Creek. It is not acceptable for MRSC to simply wash their hands of this issue. In the very least, MRSC should be lobbying the State government to increase services that stop at Riddells Creek and, should it be a factor that sways State government to increase our services, contribute funds to make it happen.

MRSC stands to significantly increase their rate payers base with this new development. It is public positions resembling a 'this is not our problem' approach that significantly erode public confidence in MRSC.

3. What will MRSC do regarding significant increases in waste? As seems clear, most blocks will be small, thus, more 'affordable'. The reason why this developer would want to decrease the block size is precisely for this reason. It is also pretty likely that people that have less space but consume the same as everyone else are likely to look for ways to 'get rid' of their unwanted rubbish.

Already, there is no hard-waste collection available for the shire. There is a high likelihood that people, instead of paying to take their waste to a transfer station, will dump waste in rural areas with very little chance of being caught.

My question is: what will MRSC do to ensure that dumping is minimised if they won't introduce a hard waste collection?

While I applaud MRSC for their decision to remove glass from the commingled recycling stream (a serious contaminant to cardboard and paper), and for their move to increase kerbside organics collection, it remains to be seen whether MRSC will actually be a leader in the waste and resource recovery space. Decisions such as these may come back to haunt MRSC.

4. Blocks are too small. 476 to 1,041 m2 is insufficient, not to mention that most of the houses are much closer to the smaller end of the spectrum.

It must be questioned why MRSC is allowing a developer such as Sector Advantage (with almost no information available on their website about their history, approach and previous development locations) to develop on such terms. It is clearly inconsistent with the town's character and most previous development.

A development of this scale will invariably change the town's character and put significant stress on existing infrastructure. I am not alone in saying that we moved to this town from Melbourne because of the 'feel' of the town and because it maintains a rural feel while remaining in reach of the Melbourne job market.

5. Sustainability and biodiversity in our region

We came to this town **because** because it is so beautiful. It has such amazing wildlife. While the Amess road development is not big enough to drive wildlife away impacting on biodiversity, the development must be done in a way that allows for wildlife to move through and thrive. I urge MRSC to increase the size of green corridors in the development area, make sure there is running water for birds and other wildlife such as frogs (increase the numbers of wetlands, storm water runoff filtration, etc).

I urge MRSC to be brave with the planning regime and require that the developer show some leadership with sustainable house design. Make the developer accountable for building sustainability features into their housing as standard. Oblige them to look to consider the aspect of their houses, energy and water use. MRSC, you have an opportunity, make some good of it.

In closing, having such an increase in population in this way is just not right. Let's not be a Melton, a Sunbury, a Diggers Rest. The Residents of Riddells Creek want to do things differently, to be more sustainable. A housing estate of the type we are seeing develop simply represents a lack of imagination and foresight.

I implore you to increase the block sizes.

Submission date: 30 September 2019, 4:54PM

Receipt number: AMESS-170

Response	
Your contact details	
Yes	
Consideration needs to be given to developing this new area to fit in with the existing homes in the area. The area should not be turned into a development such as is occurring in Sunbury, with tiny blocks, houses nearly touching and no back yard space. Riddells Creek's charm is the rural nature of it - away from the city and allowing for natural vegetation and bird life	
environment	
I have an interest in the maintenance of the fragile environment in this region. Detailed information is required on the supply of domestic water to all the proposed additional residences and the discharge of sewage. This needs to take account of any future discharges and the capacity of the existing sewerage plants. Furthermore the effect these discharges will have on Jackson's Creek and its tributaries needs to be investigated and made clear.	

	Submission 56	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Details need to be provided on infrastructure provisions related to sewerage discharges and storm-water management. Also, environmental studies of discharges from sewerage and storm-water into Jackson's Creek and its tributaries need to be undertaken. Consultation with all stakeholders downstream of these discharges needs to take place urgently. Jackson's Creek is a tributary of the Maribyrnong River and then discharges into Port Phillip Bay. Riddells Creek also lacks sufficient Community facilities to cater for any increase in current population. The existing Medical facility is already at capacity. There is not even enough parking at the Station, meaning that Clarkefield is getting the overflow, plus commuter traffic from Gisborne and Sunbury already. Station Street at train times is already overcrowded.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?		
Other feedback		
If you have any other feedback, please provide it in the space below.		

Submission date: 12 September 2019, 7:27PM

Receipt number: AMESS-30

Question	Response	
Your contact details		
I would like to be kept up to date about this		
project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The town can't accommodate all the extra house it is simply not big enough. In regards to public transport and resources. The crime will increase and we will lose the small country town we all love	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	The creek running through the proposed lots will be affected with all the houses. And all the pullotion along with the building and construction and and large open area will be reduced and slowly start to look like Sunbury witch riddell people do not want	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	There are not enough facilities to support these amount of houses and the school can not cater for all the extra kids	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	No we're near enough pathways to access town and people don't really want that look in this town	
Other feedback		

If you have any other feedback, please provide it in the space below.	Do not let happen and ruin this great town
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Submission date: 25 September 2019, 6:14PM

Receipt number: AMESS-99

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Keeping in character with the township especially the aspect from Main Road.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Parks and bicycle/walking corridors should be considered to integrate and meld the boundaries between new and old.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Community Fire Refuge specifically the Riddells Creek Leisure Centre Riddells Creek will not meet the needs of the whole community when this plan is in place, as it currently stands. Has MRSC considered this and if so, please advise your rate payers.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	As previously stated, please consider connecting bicycle/walking trails to connect with surrounding estates/housing/parks.
Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 30 September 2019, 10:38AM

Receipt number: AMESS-144

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	This PPS has no interface with the surrounding existing rural lifestyle, and the scale and type of the development is a gross over development. This PSP would deliver majority size lots between 476m2 and 596m2 which is a surplus of what is required for the predicted population growth of 2000 people by 2036 of under the Riddells Creek Settlement strategy and the Riddells Creek Structure Plan. This development would create 1290 lots with an average of 4 persons per dwelling, this development alone would grow the population by 5136 people!!!!!!!!! This development should be low density residential to interface with the existing town village feel, with properties along Amess and Kilmore Road having wide frontages and the lot sizes of an acre.
Theme 2: Parks, open space, waterways and environment	

	Submission 59
What is most important to you regarding parks, open space waterways and environment?	Wide streets and wider lot frontages and more open space. This lot sizes are very small so children have no way of playing so more parks are needed to ensure a healthy lifestyle. The environment and the native animals need to be protected, in particular the frog.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	One footy oval is not enough in this development as the town's current resources are already stretched. The basketball stadium is at capacity as is the footy oval. More open space is required
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Currently walking down Amess Road to Kilmore Road people run across the the bridge as it has no pedestrian access to cross the bridge safety. This would need to be addressed as a development on Amess Road would significantly increase the cars travelling on Amess Road making this bridge crossing more dangerous than it already is. Also no connectivity has been addressed to access the train station, how would people walk to the town station without walking paths.
Other feedback	
If you have any other feedback, please provide it in the space below.	These PSP needs to change the lot sizes dramatically as it is inconsistent with the rural township of Riddells Creek. Riddells Creek has low density housing scales and this PSP would completely change the feel of the town. It is an over development and contradicts the predicated growth of Riddells Creek and need to be scaled back to bring it in line with the neighbourhood character.

Submission date: 24 September 2019, 7:37PM

Receipt number: AMESS-90

overall urban design? residential area for Riddells Creek and w severally impact on the character of the especially as it is on a rise on the main r into Riddells Creek, it would very much b your face'. Ideally a mix of quarter and ha acre blocks would best align with the exis character of the town and the immediate surrounding areas along, Amess Road a areas immediately opposite in Gyro Clos Sandy Creek Road. Whilst there is some green space allocated it is unclear n the proposal how and when that will be avail given this is a staged development over potentially a long period of time. It would	Question	Response
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overall urban design? residential area for Riddells Creek and w severally impact on the character of the especially as it is on a rise on the main r into Riddells Creek, it would very much b your face'. Ideally a mix of quarter and ha acre blocks would best align with the exis character of the town and the immediate surrounding areas along, Amess Road a areas immediately opposite in Gyro Clos Sandy Creek Road. Whilst there is some green space allocated it is unclear n the proposal how and when that will be avail given this is a staged development over potentially a long period of time. It would	Theme 1: Urban design	
sequence and stage project delivery to	overall urban design?	proposal how and when that will be available, given this is a staged development over potentially a long period of time. It would be good to see how the develop proposes to sequence and stage project delivery to understand how this will evolve over time.

	Submission 60
What is most important to you regarding parks, open space waterways and environment?	Need to preserve the integrity of wildlife corridors especially for the Kangaroos. These are already a problem in terms of traffic accidents and interaction with domestic animals and households along Gyro Close and Sandy Creek Road and any blockage of their normal routes via intensive development is likely to exacerbate problems in surrounding areas. Again it will be critical to understand the sequence and staging of any development and how this will impact on these aspects during the construction phase, as well as the final outcome.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Key issues are in regard the impact of additional population on key services such as the train station, and availability of seats on trains, parking and access to the town centre, including any impact on current informal parking areas for the train and the town centre. The reality is that despite any cycle and/or pedestrian paths people will drive into town and to the train, this will exacerbate already busy intersections at peak times and will require traffic lights, roundabouts etc along Kilmore Road, these should be delivered early on in the development and not left until too late. This is compounded by the ongoing development of Romsey and Gisborne and the financial incentive to use Riddells Creek train station due the lower costs of tickets. Other key community considerations are the Primary School and access to public Secondary school spots in Gisborne and existing pressures on both Riddells Creek Primary and Gisborne Secondary. Overall Riddells Creek town centre, train, and the local road network is not setup, nor funded/planned to accomodate this degree of growth. This would be somewhat alleviated by lower density development, but would remain a serious issue.
Theme 4: Connectivity	
What is most important to you regarding	Please see previous comments in regard the
connectivity?	community facilities.

	Submission 60
If you have any other feedback, please provide it in the space below.	I accept that development of the Amess Road PSP is inevitable, but the current proposal is so out of character and inappropriate for Riddells Creek that I cannot support this proposal.



Hello Planning Officers,

Firstly, thank you for giving the residents of Riddells Creek the opportunity to give input towards a development that will change the face of Riddells Creek for ever - it's liveability and character could be irrevocably damaged if this development is not carried out with the greatest of care and foresight.

The reality is that this single development (once complete) has the potential to double the size of the Riddells Creek population - something that was planned to occur in the mid 2030's!

With regard to this population growth, the most obvious issues that I feel need to be addressed are:

1) An increase in traffic will necessitate an upgrade to the current major intersections - the Riddells Rd / Sunbury Rd, Kilmore Rd / Station St and Kilmore Rd / Amess Rd to "round-abouts". The main street of Riddells Creek should also have its gravel shoulders replaced with bitumen (the road widened) so vehicles can safely get past stopped turning traffic. The proposed installation of traffic lights at some of the intersections on Kilmore Rd will reduce this major rural thoroughfare to a standstill at peak times.

2) The increase in population will also place increased pressure on the Riddells Creek Primary School - not only with an increase in student numbers, but also the increase in vehicle numbers during drop off and pick up.

3) With regard to parking at the Riddells Creek Train Station, an increase in Riddells Creeks' population, along with growth in nearby Romsey, will far exceed the available parking (which is already at capacity). This parking issue may be resolved when the proposed shopping area development proceeds and when consideration is given to parking on the south side of the train station.

MRSC documentation emphasises the importance of maintaining the character of our rural town, which has predominantly large blocks, wide tree lined streets and many period homes. I believe that a high density development of this magnitude, even beyond the boundaries of the current township, would destroy the character of our town. High density development, with a majority of lot sizes averaging 480 square meters (as proposed in the current "draft" plan) does not compliment the township. Despite the attempt to "hide" the small lots behind the aesthetically pleasing facade of larger blocks on the edge of the development, inside it will look and feel like a "suburb" that is typical of the "greenfield" sites on the edge of the current metropolitan area - not a historic rural town.

It is my belief that a development that emulates the Lomandra Estate in Romsey is a development that compliments the township with regard to its aesthetics and its generosity of lot sizes. I would encourage the MRSC to view this successful and award winning estate as a benchmark for the Amess Rd development in Riddells Creek.

With regard to environmental impact, with the MRSC acknowledging the reality of, and the need to combat climate change, any development should embrace (and indeed mandate) the installation of solar panels, storage batteries and solar hot water to minimise the ongoing damage to our fragile and valuable environment. The capture of rain water for use in gardens (and where appropriate inside the home) will be best served if the blocks are large enough to allow a reasonable amount of storage of this precious asset. Larger blocks, with increased setbacks, will also enable trees to planted both at the front and rear of the house blocks, increasing shade and dramatically improving the aesthetics of this development.

Finally, as a resident of Riddells Creek

, I look forward to the benefits that growth of the

township can bring. The upgrades and additions to our facilities, roads and services will be gratefully received if they compliment the character of Riddells Creek. The community does not want a town that comes to a standstill every morning and afternoon because it just cannot cope with the increase in population - where you cannot get a park to catch a train, shop for your groceries or simply pick up your mail. Please consider our town, it's wonderful community and its history. We will only get one chance to get this right.

Kind regards,



Sent from my iPad

Sent from my iPad

Submission date: 28 September 2019, 11:57PM

Receipt number: AMESS-124

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	For appropriately sized lots for the outer edges of a rural town. I believe to maintain a more rural character the lot size should be no less than 800m2 and allow wide enough streets, pathways and adequate open areas with mature trees. Allowing a sense of openness within the development is important. Lots should also be located to allow maximal passive heating ability and every house should have solar panels and batteries and large water tanks. Linking of paths for bikes and walking tracks into the centre of Riddell. Incorporating currrent waterways into the design and improving on their ability to support quality environmentally friendly and community friendly development.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	Keep existing large mature trees intact and as a central part of any green open spaces. Riddells Creek is in desperate need of another Basketball Court- this would be excellent to develop.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 62 To ensure the increase in population is matched by optimal resources, school infrastructure and student numbers within the local school.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	footpaths and bike tracks to be prominent within the development. Need more train parking spots.
Other feedback	
If you have any other feedback, please provide it in the space below.	The development draft allows for almost a doubling of dwellings in Riddell with a majority small lots of <500m2 which is not consistent with the rural nature of the town. Such small sized lots are similar to the new housing development in Diggers Rest and I this does not suit the character of the town. The larger lot sizes within the Rangeview Estate Development in Riddell or the Lomandra estate in Romsey are more approriate to this town.



The developement of properties on amess rd is an obvious burden to riddells creek. The truth is riddells creek cant handle sudden population increase. Riddells creek has a lack of infastructure and basic commercial estates for these developements.

The new traffic on amess rd would be too much for existing residents. The already dangerous amess rd cant handle any more traffic. The children who live here find it scary to ride their bikes and walk because of this road. Adding a whole new estate on the road wont solve these issues.

The new estate wont fit the feeling of the pre-existing properties on amess rd. Riddels creek is a small country town and small suburbian houses do not match the lifestyle of riddells creek.the pollution emitted by these houses will overwhelm the riddells creek ecosystem.

Regarding the Amess rd development I'm writing in to formalize my objection based on the following points.

Block sizes, Riddells Creek is made up of mainly large blocks which gives the town it's character, 1200 blocks of very small size is obviously way out of keeping with the rest of the town. Refer too C100 which seems to be overlooked so far.

Population growth, plonking a large development on the fringe of town will cause problems with traffic flow during school drop off and pickup times as well as commuters travelling to Melbourne for work. Amess rd is currently at 80kph past our house with traffic more often than not travelling well over this. No footpath means kids on bikes and anyone walking are forced onto the road especially to cross the bridge. A footpath on the Northern side of Amess rd would be needed.

There was a footbridge at the end of Kathryn crt which was never finished, (the access at either end required climbing up almost a meter) was taken away by Council.

Currently homes Along Amess rd East of the bridge are on bottled gas, septic tanks and no stormwater runoff, I'm assuming those in any proposed development would have these facilities.

The train station Carpark is full and over flowing at the moment, with commuters travelling from Gisborne and other towns for the cheaper fares from Riddells Creek it will lead to more problems with more commuters.

The shopping precinct is also at capacity regarding car parking.

Consultation with the CFA also needs to take place, it's a dangerous area to build a lot of homes. For example streets need to be wide enough for a firetruck to access when cars are parked along the street.

There is a lot to consider before a plan of a proposed development can be drawn up and the one being presented at the moment has a lot of shortcomings, mainly everything listed above. Lets hope sensible decisions are made going forward...

Sent from my Samsung Galaxy smartphone.

I'm writing to have my say on the development on Amess road in Riddells Creek. I have been raised in Riddells Creek and live here for all my life. I have loved living in this small country town because I feel safe, I can walk and ride my bike ride around. If this development goes ahead then there will be more road accidents and be an unsafe area for pedestrians. One of the many nice things about Riddells Creek is the block sizes for all of the houses are a great size and Riddells Creek shouldn't have any tiny house in such a beautiful country area

Submission date: 12 September 2019, 12:25PM

Receipt number: AMESS-25

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I think that the old slogan of "Keep Riddell Rural" still applies. Bigger house blocks, sensitive house designs.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Keeping our environment protected is important. Making central places for the community to meet and play is important. That shouldn't replace their backyards though.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Their ability to cope with a doubling of our population. Parking along Main Rd & Station St is already overloaded. You cannot have spontaneous meal out at the pub or Thai. The train station is bursting at the seams. You cannot get onto Main Rd when a train has arrived and all the traffic is flowing straight out of town. How are you going to improve our town BEFORE all these extra people arrive??
Theme 4: Connectivity	

What is most important to you regarding connectivity?	More paths is always a good thing. Kids have no choice but to walk on the road to get home from school. My kids love walking home from the Post Office . They have to either walk on the road or in the mud the entire way. Make the rest of the town usable before you put in another estate! You cannot turn right into Main Rd from Sutton St at school time, or when a train has arrived. Doubling our population will only make this worse.
Other feedback	
If you have any other feedback, please provide it in the space below.	This subdivision, or any version of it (looking at what's just happened on Willowbank Rd) will make our beautiful little town unliveable. You cannot double the population of a town in the space of 6-12 months and expect a tiny town like Riddell to a)be happy about it or b)cope with it. With the level of pure absolute bullshit you put my family through with our extremely sensitive subdivision on the Sector , to see you allowing something like this is abhorrent. Not listening to the people goes against everything our council is meant to be about. Riddell was never earmarked for such huge and insensitive growth. Block sizes under 800sqm is reserved for town centres and suburbia. 400sqm blocks create a horrible environment, no room for gardens or trees to alleviate the pollution that population growth brings. I don't mind the small blocks in town for the oldies to move into but creating an entire other 'Riddell' of blocks that size is just wrong. You should all be ashamed of yourselves for even letting it get to public consultation point. Riddell residents are fiercely protective of our country lifestyle and you assholes will have a massive fight on your hands if you let this go ahead.

Submission date: 30 September 2019, 7:57PM

Receipt number: AMESS-174

Question	Response	
Your contact details		
l unaula like te he kent un te dete eheut thie		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The design must be able to integrate with the existing township, maintain its existing look and feel including within the design as a whole not just its façade.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Parks to be well landscaped and have ample community facilities / playgrounds for families so as to not overwhelm current township facilities	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Water park, playground's, BBQ facilities	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Riddells Creek has an elevated fire risk including significant ember attack risk, roads must be wide enough to fit a fire truck down each street with cars parked on either side of the road and also have enough separation to avoid house -house fire exposure	
Other feedback		

	Submission 67
If you have any other feedback, please provide it in the space below.	Riddells Creek township services are already stretched to the limit there is inadequate parking, poor water, sewerage and gas as well as poor parking at the train station and supermarket. I don't feel adding this many lots in the immediate future is in the best interest and feel of the town. I feel lot sizes should not be less than 1000sqm and maintain wide frontages with centered building envelopes to keep with the feel of the township

Submission date: 30 September 2019, 8:46PM

Receipt number: AMESS-109

Question	Response
Your contact details	
I would like to be kept up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	As I would class this area as being on the fringe of the township, I would expect bigger allotments, more rural characteristics like the Old Stock Run in Rolling Meadows. I feel the the increased traffic into Kilmore Lancefield road, especially turning traffic will cause traffic issues as well as the Amess road intersection. I cannot understand the continuing expansion of the shire when commodities such as water is becoming increasingly short supply each year and yet the numbers of new allotments being allowed continually increases.
Theme 2: Parks, open space, waterways and	environment

	Submission 68
What is most important to you regarding parks, open space waterways and environment?	The rural character remains and it doesn't become a cookie cutter suburban estate. As mentioned previously, there are limited resources such as town water, and with more people moving in, there will be added stress to a finite resource, if the subdivisions are not larger enough to have small acreage, then there needs to be parks for residents to play in, walk dogs and be breathing space between houses.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	There are a wide range of ages and people at different life stages in the township and facilities should reflect that diversity. Areas to walk with dogs (on leashes), horse and riders to traverse safely and sports facilities are important
Theme 4: Connectivity	
What is most important to you regarding connectivity?	You should be able to safely walk from one end of the town to the other. There may not be pavements everywhere, but at least a formed pathway to allow, pedestrian, bike or limited horse and rider traffic
Other feedback	
If you have any other feedback, please provide it in the space below.	As mentioned prior, I am extremely concerned with the relentless increase in people in the shire (and other shires) with services such as water, struggling to be supplied in some drought years already. Also people move to areas such as Riddells Creek for the village atmosphere. With more people, more roads and traffic, that village atmosphere is gradually going. We are contemplating moving out of the shire in the coming years, and this is one of the factors.

Submission date: 27 September 2019, 1:56PM

Receipt number: AMESS-119

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Look and feel To keep the country feel Family facilities	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Parks are very important, need open spaces of greenery and parks with some waterways.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Children's facilities Good for families Sporting facilities	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Shared pathways for walking and cycling Wide roads or an extra road due to how busy Riddells Creek is already	
Other feedback		
If you have any other feedback, please provide it in the space below.	Riddells Creek will need another petrol station and supermarket, and that open earlier and finish later with the amount of people living now and will be living through this plan.	

Submission 70

Macedon

Ranges Shire Cound

Amess Road Precinct Structure Plan Submission/Feedback Form

4

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at mrsc.vic.gov.au/privacy

Theme 1: Urban design

BOX..... ACTION What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

The most important thing for me is open space. Lot sizes of 476 and 596m² are way too small. The character of the town will disappear and become suburbia just like Craigieburn and Cireenvale. Lot sizes should be no less than 800 or even 1,000 m²

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?

It is very important to have parks, but infortunately the majority of Riddell will not benefit, as no one will venture into the new development. Open space will be gone with the mass of houses which is unsightly like Diggers Rest. waterways will become more polluted with over population.

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 70 As important to have facilities that everyone will utilize but the size of them will also take away the rural look of the town. With the higher population growth crime will become more prevelent and Riddell's doesn't have the man power, and time frome for Police to come from surrounding towns, will take too long.

b

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

It is important to have enough parking for trains. At the moment it is impossible to get a park after 7-30 a.m. How would it be like with more people !!! Traffic now is Lectic with car's coming from Lancefield and Ronsey. with more cars dangerous for pedestrians. The roads can't cope now. Vic Roads Laten't upgraded and will take years and years for any improvement. I don't want any signalling of Gyro and Sandy Creek roads. We are country/rural - not SUBURBIAN.

Further comments:

in peace and quiet. 1 left suburbia for this beautiful town. Do not let it be destroyed like all other towns.

I would like to be kept up to date about this project via email:

Thank you for your feedback 🕔

Submission date: 19 September 2019, 8:17PM

Receipt number: AMESS-74

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Maintaining the rural aspect of the town and especially this specific area, which has large blocks and open paddocks surrounding it. It is not a suburban environment.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding	Open spaces, waterways and bush parks. I	
parks, open space waterways and environment?	because it is a country road and the views are wonderful and unimpeded.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	School, sportsgrounds, train, running club, pub, a few local shops and doctors, and a small town feel	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking and running paths, traffic flow, I am concerned with an over concentration of housing creating pressure on roads, trains, facilities	
Other feedback		

	Submission 71
If you have any other feedback, please provide it in the space below.	The housing block sizes are ridiculously small and do not at all reflect the surrounding small acre blocks. I strongly object to plans with blocks under an acre along Amess rd as it greatly changes the aspect of the town and especially this rural entry road into town. They should be no smaller than 2acres along Amess road, and 1, 1/2 & 1/4 acre blocks hidden behind with more parks and bushland provided in the planning.

Submission date: 19 September 2019, 2:50PM

Receipt number: AMESS-67

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Currently Riddells Creek has a rural landscape. When you look around you can see paddocks and trees and space. this is what we love about our town. We don't want an urban landscape we want a rural landscape. We don't want the town to be cluttered with dense housing. we have a small town feel and would like it to stay that way.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	We like open spaces and places where we can walk and move around. The two current parks we have are sufficient with the current population. A large part of the RC population like to explore the surrounding landscapes and enjoy the peaceful surrounds in which are on our town boarders. These natural landscapes keeps our community fit and healthy and enjoying the outdoors.
Theme 3: Community Facilities	

	Submission 72
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	With current population we are stretch to the limits with different infrastructure. Such as the train Station parking and Vline services. A high percentage of residents commute to different areas of Melbourne using the train system. If there was to be an increase of population these services are really going to struggle. Parking is a night mare if you don't arrive early at the station, and it overflows to surrounding areas causing different issues.
	Secondly our current school is pushed with current population numbers. We have make shift classrooms in communal areas of the school, as it hasn't got enough class rooms to accommodate the current students. If there was to be an increase of population due to the Amess rd development the school would seriously struggle to house the increase of students.
	Thirdly, traffic and road infrastructure is really struggling with the current population. Some roads at peak times are impossible to use causing traffic delays. Which then creates traffic being diverted through different urban areas. As there is only three main roads in and out of Riddells Creek these intersections will have to be re designed to accommodate the in fluctuation of vehicles that will be associated with the new development.
	Fourthly, The sporting facilities. The current sporting facilities are heavily under demand and need expansion. The leisure centre hasn't enough court space to provided room for the basketball clubs and netball clubs. The tennis club could use with more courts and to support themselves and the RC football Netball club. If there is an increase of population due to the housing development this would then increase member numbers to all clubs within the community.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	The majority of current residents of Riddells Creek either use there own vehicles or the Line service to commute. Cycling and walking are mainly for leisure activities. With an influx of residents our roads and train services would have to have a major overhaul if it was going to efficiantly work for all the community.

Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 30 September 2019, 10:32AM

Receipt number: AMESS-143

Question	Response	
Your contact details		
	· · · · · · · · · · · · · · · · · · ·	
Lwould like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	To keep the character of this lovely town intact.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Space, space, space	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Sporting facilities for all ages. Also activity centres for the not so young.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Safe walking paths and bike paths, preferably separate.	
Other feedback		

	Submissio <u>n 73</u>
If you have any other feedback, please provide it in the space below.	have seen the destruction of a community due to small lot development. I realise that there must be progress but I implore the powers to be to not destroy this beautiful town by cutting it up in small lots. I am sure development can occur successfully by having quarter acre lots with parks and trees. Definitely don't go the same way as my special little town has. 380 - 500 metre blocks, concrete, no trees and the decimation of community spirit - and cars, congestion and crime. Developers are only interested in money in their pockets - not the end result

Submission date: 13 September 2019, 7:14PM

Receipt number: AMESS-55

Question	Response	
Your contact details		
Email address		
I would like to be kept up to date about this project via email:	No	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The block sizes are becoming too small, the town will loose its country feel.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Walking tracks and seating are important as are plenty of beautiful trees	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That our sporting facilities are kept up to date and are big enough for each club to be successful.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	More concrete walking paths. Many people walk around this town and enjoy running. Intersection main rd and Richardson need a big street light. The park with geese it's nice to walk around and go fishing. Needs to be filled with fish more often, needs more seating basic steel bench seats would be easy enough around the lake. Shade for the sunny hot days.	
Other feedback		

	Submissin 74
If you have any other feedback, please provide it in the space below.	The park compared to others is plain, no huge big slide for kids of all ages, could do with another basketball half court and drinking fountain, the gym equipment is way way too basic. Surely we want to encourage all ages to use the outdoors more especially during the warmer months and longer days. Mums drive to Gisborne and sunbury for better parks that keep the kids amused for longer than 10mins, good take away in that area for the kids even better if they have somewhere out in the open to hang out and enjoy it.

Submission date: 29 September 2019, 7:53PM

Receipt number: AMESS-133

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Block sizes need to be a minimum 1000m2 Shopping complex/building a county design. Plant more trees, walking tracks needed	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Walking tracks Well lite, more trees. Picnic tables, shaded areas and a bridge to cross at the creek, more fish for fishing. More equipment at the park for all kids even the older kids 10-16,	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Bigger sporting facilities and comparative to bigger suburbs, promote shade and seating too	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Need more footpaths, walking tracks, well lit.	
Other feedback		
If you have any other feedback, please provide it in the space below.	All new block sizes should be a minimum of 1000m2	

Submission date: 24 September 2019, 12:46PM

Receipt number: AMESS-87

Question	Response	
Your contact details		
I would like to be kept up to date about this		
project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	That it's consistent with the country feel of the town. That small blocks like the proposed are kept n the town fringe. Seasonal creeks are kept natural open space and not more parks	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	That they are kept indigenous to the area, more nature reserves and preserved water ways	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That they are kept where they already exist. Why have two separate sport precincts?	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Supporting infrastructure. What we have isn't well maintained at all. Drive through the main town and see poor quality roads and un safe shoulders due to no maintenance	
Other feedback		

	Submission 76
If you have any other feedback, please provide it in the space below.	I am opposed to the location of so many homes so far from the urban boundary of the town. The estate will be surround by large rural properties which doesn't fit the neighbourhood character of the town. Another sporting precinct. You a don't maintain the one we already have. I do not want traffic lights on my road. How does that fit with the character of the town? It's not rural and not safe for heavy vehicles driving east over the hill to have to try and stop for built up traffic. Why would the entrance to the estate be on a 100km road when you have safer access on Amess road which is 60kms

Submission date: 15 September 2019, 1:15AM

Receipt number: AMESS-59

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Natural environment being totally changed and destroyed and lost of indigenous flora and fauna. Contamination of the waterway by development- ie. (existing creek which is marked as a drainage reserve on the draft). Traffic congestion to main road way; town centre traffic congestion and management, (traffic lights, and roundabout would need to be erected). Lack of town infrastructure to accommodate increased population; supply of additional town water; sewage waste; electricity supply; garbage waste disposal and recycling (schools primary and secondary- transport to and from these); supermarkets; health facilities; public transport access (railway station parking area development) at this stage does not accommodate the current population demands.
Theme 2: Parks, open space, waterways and	environment

	Submission 77
What is most important to you regarding parks, open space waterways and environment?	Keeping the area natural and free from contamination, ie introduced domestic Geese. I have for many years picked up and disposed of litter along the areas I walk, this is a loosing battle. I do not see council cleaning up around our township roads, mowing is done in selective areas often running over the rubbish. Nor do I see Roads Victoria cleaning up the roadsides outside our 60 zone. If council wishes too investigate Sandy Creek at the Sandy Creek road bridge they will see plenty of rubbish.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Having the appropriate facilities too accommodate the population. Disability services; facilities for the elderly and youth; walking and bike tracks.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	All of the above.
Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 1 September 2019, 4:09PM

Receipt number: AMESS-5

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	This design contains far TOO Many 476m2 lots for a start!!!! Yet another deplorable decision by the MRSC to focus on smaller lot sizes to bring in more revenue to bloat the salaries of the already overpaid and under worked councillors!!!! The look feels cramped and there is no vision or thought for the existing town of Riddells Creek-think existing roads and the already over patronaged v-line train station.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	That if this goes ahead, the environment will be further damaged by the influx of people bringing their polluting cars, trucks and heavy machinery to Riddells Creek which is already at breaking point with their sprawling estates and continued lack of infrastructure. The open space waterways will become polluted {if there not already}, leaving further scars on an already fragile environment
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 78 There is currently NOT enough infrastructure for Riddells Creek and filling up 131ha with people and houses does NOTHING to keep this peaceful town RURAL!!!
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Main roads and side roads will become clogged on most days of the week for surrounding residents. A residential development of this size will be a blight on this community.
Other feedback	
If you have any other feedback, please provide it in the space below.	Having looked at the DRAFT proposal, it is 1. Far too big a development size for this community. 2. The 476m2 lot sizes are in number, FAR TOO MANY!! 3. The noise from this development will be unbearable for years for existing residents.4. The environmental damage to this area will be unprecedented and 5. The lack of infrastructure and already existing poor roads in and around Riddells Creek {Thanks again to MRSC} will make this town a polluted, damaged over populated town {or should i now say CITY????}

Submission date: 9 September 2019, 10:40AM

Receipt number: AMESS-13

Question	Response
Your contact details	
	,
I would like to be kept up to date about this	
project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Riddells Creek is a small country town, this new development is 'suburbia' it does not fit in with the rest of Riddells Creek. It will far over populate what our town and it's amenities can handle.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	There needs to be more and bigger open spaces for the wildlife of the area. We have a large native animal population and they will be pushed out of their environment, they need more safe places.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 79 The train station cannot handle the amount of vehicles we currently have parking there, with the current proposal there will be roughly 2,500 more vehicles in town, many of them will probably needed to catch the train for work. Where will they park? How will they even get on the train? There are already very limited seats by the time it arrives at Riddells. I believe our town amenities have not been considered with this new proposal. Our supermarket is built for a small town and small town needs. Riddells Creek is not equipped for a 50% population increase and nor do we want to be.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	With approx. 2,500 more vehicles on the road, traffic will increase dramatically making it harder to get around town and during peak times, almost impossible. The traffic coming through Riddell at peak times is already heavy. Single lane roads with no overtaking possible will cause more road blockage and inevitable accidents. Vehicles wanting to turn right into station road of an evening will be finding it almost impossible to do so and those vehicles needing to get out of station street will be facing lengthy waits (more so than usual). I believe none of this has been considered with the current plan.
Other feedback	
If you have any other feedback, please provide it in the space below.	The residents of Riddells Creek LOVE the small country town feel. We love the fact that we aren't living in fear of violent crimes and that we have that good old country 'open door' policy.
	we love this town and it's vibe. We love everything about this town but this new development will destroy all of that. With the proposed population increase comes increased crime, increased traffic, increased road use/wear and tear. The proposed block sizes do not fit in with the rest of the Riddells Creek 'township'. We are not suburbia and nor do we want to be. Please, do not destroy this beautiful, friendly and green town with more shoebox houses.

Submission date: 9 September 2019, 1:45PM

Receipt number: AMESS-15

Question	Response
Your contact details	
I would like to be kept up to date about this	
project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I feel that the planned works won't integrate with our town, we need slow growth that is able to fit in with the small town that Riddells creek is.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	There needs to be a larger availablity to parks and recreational areas, 1 park is no longer sufficient.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Riddells creek is already lacking facilities, traffic and parking is becoming a problem within the town.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	The roads and cycle/foot path options in Riddells Creek creek are already lacking, other routes around the planned works and town centre are required.
Other feedback	

	Submission 80
If you have any other feedback, please provide it in the space below.	I don't think that the town can cope with the planned works, we are already lacking in services, the train station and doctors office are impossibly busy. Policing within the town is next to non existent, by almost doubling the population there will be major issues with day to day life and enjoyment within the town. I strongly oppose the planned works.

Submission date: 19 September 2019, 3:05PM

Receipt number: AMESS-68

Question	Response
Your contact details	
Email address	
I would like to be kept up to date about this project via email:	No
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The town is currently a fantastic community and it will not be able to withstand this influx of people. The town will be ruined
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Again this area cannot sustain a development such as this. It's money grabbing from our council at its best
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Leave it the way it is
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Leave the town the way it is, more than likely nobody within the council will care as they will be lining their pockets
Other feedback	
If you have any other feedback, please provide it in the space below.	This change must not go ahead, it's a disgrace to destroy a fantastic town within the Macedon Ranges.

Submission date: 6 September 2019, 12:25PM

Receipt number: AMESS-10

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Im worried Riddells Creek doesnt have the infostructure for the new development. I hope our small country town stays like this and isnt over populated like Gisborne.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	
Theme 4: Connectivity	
What is most important to you regarding connectivity?	
Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 30 September 2019, 2:26PM

Receipt number: AMESS-158

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Looking at the proposed block sizes I feel they are much to small for this country town. And we are a country town and block sizes that small do not belong here. I feel most infrastructure is already being pushed to the limit and we simply cannot sustain a development of this capacity. Perhaps if the block sizes were 1 acre lots than perhaps I could support this but unfortunately I will be objecting to this.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	All I can say is this will have a huge negative impact on the environment. As it stands the shire are having major recycling issues. How will the council deal with all the extra rubbish, recycling and glass issues when it cannot process it now?
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	There are not enough community faculties as it is
Theme 4: Connectivity	

What is most important to you regarding connectivity?	No comment
Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 27 September 2019, 8:57PM

Receipt number: AMESS-122

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The overall urban design of the township and in particular new developments should take into account the character of the area. High density housing has no place in Riddells Creek. The introduction of property lots of less than 500m2 is out of place with the character and feel of a commuter town in a semi rural environment. There is a real risk that the character of the township will be destroyed in the pursuit of maximising developer profit. If a development is to take place the minimum sized lots should be 2000m2. restrictions should be placed on housing style and there should be a requirement for minimum of 4 car parking facilities for each property. Streets should be widened and Restrictions placed on on-street parking. Failure to address these issues will result in many of the problems now experienced with higher density developments across the western and northern suburbs. Do not destroy the character of Riddells Creek.
Theme 2: Parks, open space, waterways and environment	

	Submission 84
What is most important to you regarding parks, open space waterways and environment?	Natural green spaces and buffer zones are priority. The use of indigenous flora is a must. Do not use imported plants and shrubs. Do not create english style gardens.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Public community facilities should be provided. These should be multipurpose venues used all year round.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	The township of Riddells Creek is bereft of footpaths and bike paths. This has been on the MRSC agenda for 10 years and there has been little action. It is disgraceful that residents cannot walk safely or ride safely to the township. The Council has been delinquent in its responsibilities to residents. The parking at the Riddells Creek train station is grossly inadequate. The 2013 plan referenced this and stated PTV and council were working on increasing parking spots - this has not happened. The introduction of a further development will only make this worse.
Other feedback	
If you have any other feedback, please provide it in the space below.	Above all - do note destroy the character of Riddells Creek through the introduction of high density housing. This has been the bane of many new developments across the western suburbs with limited parking available and poorly formulated traffic management plans. Many suburbs are urban ghettos with cars parked on streets, nature strips and public green space. The residents of Riddell deserve better.

Amess Road Precinct Structure run Submission/Feedback Form Please feel free to provide feedback on one or all of the following four themes Freedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community community of the precinct Structure Plan before undertaking future community

D19-90381

Submission 85 Macedon

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage./The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>

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Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

The CIOO Amerdment had a maximum number of allotments for the Amess Road Precinct of 800. OF the 131 hectares that make up this precinct, 69 hectares are to be built upon 69 hectares × 10,000 m²/hectare = 690,000 m2 690,000 m² = 862.5 m²/allotment 000 allotments The minimum allotment size should be 800 m2

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?

Consideration of drainage, expert assessment of impact of sewerage and stormwater works on surface and groundwater drainage.

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 85 Council to provide a timeline ord responsibilities For upgrade of town Facilities. Council to work with residents to plan for town centre upgrade required for doubling of Riddells Greek population.

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

Redestrian and bicycle access upgraded through Cathryn Court to Sutherlands Road. Amess Road reconfigured for pedestrian/cycling schety, to carry heavier vehicle bads. **Further comments:** Allotments should allow for orientation of houses to allow passive solar heating - ie, houses should face north - be oriented to the north.

I would like to be kept up to date about this project via email:



Thank you for your feedback

Submission date: 27 September 2019, 11:18AM

Receipt number: AMESS-117

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	It should reflect the amenity of the surrounding area. eg: various size blocks of 2,000 to 20,000 square metres, perhaps a small number of smaller lots near Amess Road.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Keeping as many existing trees as practicable, enhance existing creeks with adjacent parkland, playground, picnic areas, walking/cycling tracks.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Our existing Community Facilities will obviously be in demand, perhaps another indoor sports building may be required, another sports oval, another school and Kindergarten may even be needed. Land should be set aside for these future requirements.
Theme 4: Connectivity	•

Sub	omis	sion	86
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	Submission 86
What is most important to you regarding connectivity?	Footpaths/shared cycle paths along Amess and Main Road will be needed, as well as within the development. To have them join up with footpaths along Main road to the school and bus stops, a footpath between Richardson St and Amess Rd would be needed. Development of this area will create a lot more traffic on Amess, Sutherlands, and Main Rds. Upgrading these roads may be required.
Other feedback	
If you have any other feedback, please provide it in the space below.	



I just wanted to give my feedback on the current proposal for the Amess Rd development in Riddells Creek.

I do not dispute there will be development on that site but the current proposal seems at complete odds to the character of our rural community, which is after all a big part of why most of us want to live here.

I know you have been seeking feedback on integrating the development into the rest of the town but it feels to me that concerns re the type of development need to be addressed first.

The planned lot sizes are much smaller than in the rest of the community which maybe, unfairly or not, interpreted as placing profit over and above the needs of our community. Whilst they maybe suitable for urban development they are not in keeping with the rest of the township and would fundamentally change Riddells Creek for the worse

I am all in favour of thoughtful, carefully planned development sensitive to the needs of our community but I do not believe the current proposal meets those criteria as it stands today.

I would be grateful if you could acknowledge receipt of this feedback and that it will be reviewed.

Many thanks.

Submission date: 25 September 2019, 1:36PM

Receipt number: AMESS-95

Question	Response	
Your contact details		
I would like to be kept up to date about this		
project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	As a small town/village the essence of it needs to be fitting in with the rest of the town. Small suburban blocks do not do that	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Space for nature reserves and parks are important	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Riddell does not have the facilities and infrastructure to support the planned population growth	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	The proposal has roughly attached to the rest of the townno integration with the restneeds to support and therefore promote walking and cycling	
Other feedback		

	Submission 88
If you have any other feedback, please provide it in the space below.	The fact the land has not even been sold, this whole process is premature and a waste of rate payers money. I would like to know how much this exercise cost. The risk is that when a developer does buy the land, they may have a very different view. The only value that this exercise may have if the consultation process and design that the locals are happy with, is somehow enforced on the developer- not sure this is legal. Finally, the block sizes are too small400sm block is not country livingit's the whole reason people move to the country

Submission date: 19 September 2019, 5:45PM

Receipt number: AMESS-71

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Too many houses, keep the block sizes at a minimum of 1 acre. The town can NOT cope with 1200 + extra houses. It's already hard enough to get onto main road from side streets. You will cause accidents with 3000 more cars trying to enter main road. This is a country community NOT a housing development suburb. Take your planning to clarkfield, Romsey and lancefield which has the services and roads for such developments. Everyone has moved to Riddells Creek to get away from housing construction and bursting at the seams suburbs. DONOT DISTROY RIDDELLS CREEK with money hungry developers.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Leave the open spaces, wildlife need to survive
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Riddells creek does NOT have the facilities for any development

	Submission 89
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Riddells creek doesn't have any of the above and that's how we like it
Other feedback	
If you have any other feedback, please provide it in the space below.	NO DEVELOPMENT for Riddells Creek goes somewhere else and develop

Submission date: 13 September 2019, 7:31AM

Receipt number: AMESS-47

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Bigger allotments. A town like Riddell does not need small units or housing lots unless it is for a retirement village.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Riddell has enough Parks. The less parks in a country town brings the population closer together. That way we get to know everyone in town.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Naturally if you choose to expand population you need to provide an increase in facilities. These facilities need to be in place before expantion not after.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Riddell has goid connectivity.	
Other feedback		
If you have any other feedback, please provide it in the space below.	Permit building of a retirement village and agecare. This will entice elderly locals to downsize providing family homes for sale and the young people of Riddell to buy in there own township. Let Riddell stay Country	

Submission date: 30 September 2019, 4:13PM

Receipt number: AMESS-168

Question	Response
Your contact details	
I would like to be kept up to date about this	
project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The urban design is extremely overcrowded and the average allotment size is completely out of character with the generally significantly larger allotment size of urban zones in the shire overall and in Riddells Creek in particular. The 'urban design' as shown only refers to allotment size and some concept of streetscape. There is no mention of sustainability in terms of water catchment from individual houses (water tanks) and of distributed energy such as energy capture from solar panels and shared energy from a stored energy hub involving the planned subdivision. Modern 'urban design' in Australia must now involve distributed and shared solar energy to address the issue of climate change and the forced closure of fossil fuel consuming, climate destroying emissions of carbon dioxide from centralized coal-burning electricity stations and fossil fuelled cars.
Theme 2: Parks, open space, waterways and environment	

What is most important to you regarding parks, open space waterways and environment?	Submission 91 The large number of dwellings proposed will have multiple negative impacts on the environment. Fewer people is better for the environment and the natural environment in Riddells Creek in general and reduces the pressure on our native animals.
Theme 3: Community Facilities	-
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Fewer and higher quality people is the most important issue with this and similar subdivisions. Cheapening the development by lowering the allotment size will inevitably result in a housing commission type of development which will lower the standards of the community with consequences on teaching in schools for example. Current Riddells Creek parents do not want their children experiencing a Broadmeadows school experience.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	The most important issue for anyone living on the planned subdivision is how to get to work and where will that work be? The lower economic strata attracted to such an estate will inevitably need to use a car to get to work, not a bicycle, given the distance to jobs in the Melbourne area. Perhaps the 'urban planners' and Council imagine that people living there will not have jobs in any case, given the bleak prospects for working class people in Melbourne, let alone the shire, with the spread of AI and its impact on employment. Perhaps the people living there would need walking tracks, pathways and bicycle tracks to spend the time of day in a permanently under- employed or un-employed lifestyle.
Other feedback	
If you have any other feedback, please provide it in the space below.	In summary, this proposed subdivision is entirely unsuitable for Riddells Creek and would be better place in Cambellfield.

Submission date: 30 September 2019, 8:22AM

Receipt number: AMESS-138

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Large blocks of land with sustainable structure in place like solar energy, large water tanks, connection to recycled water so the gardens and green space can be maintained. Roads into Riddells Creek should be upgraded to support the extra population. Tullamarine from airport to Sunbury, lancefirld roAd duplicated and the appalling road surface and lack of passing lane from Riddells to Sunbury vastly improved.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Maintain current Creek foliage leaving places for the native fauna- not kangaroos and rabbits which should be managed before more road deaths occur due to the roos.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The noise of volume of traffic passing our residence. Our service road is unsealed the drains flood after rain and if the council can't deal with current properties why should they be expanding.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 92 Footpaths for all abilities should be installed on any new subdivisions is essential. A pity current rate payer don't have this
Other feedback	
If you have any other feedback, please provide it in the space below.	The small blocks demonstrate the greed that land developers have and the council support this reinforces the greed. Why live in Riddells Creek on a block so small you cannot grow your own food and have plants for cleaning the atmosphere. It's appalling without the road info structures from Melbourne in place. Travel has become a nightmare

Macedon

Ranges Shire Council

Amess Road Precinct Structure Plan Submission/Feedback Form

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>



Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

Growth that keeps open living with the feel of Rural a 1011 sq mtrs (14 dave). This development needs to have a mixture of 1/4 acre 1011 signifier upto 3000 sq metres to keep the country feel a openess; with kinds caped parks & meandering Pathouaus through and connecting the development with centre of Riddell. So people can walk & ride safely to school, shops tran station, dectors a community hubs . Tree-street scape.

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?

Nater supply is No1: * where is the water coming from to supply the houses? All homes being built must have compulsary 25000 Lte water tank or more. Homes being built should all be enviro friendle, eg water tanks, solar panels, double glassed windows. The natural water thanks, solar panels, double glassed windows. The natural water thanks of a reak should be protected from any run of from housing 4 detelopment. Delvelopment this size should have at least 6 large open park areas with some sporting fichters

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 93 Road up grades. Footpoths, cycle tracks, street lighting public toilet Blacks, Community Centre, A Maned Police Station. A wide Walking / cycling track which connects the whole of Riddell that include a safe track up & over Chamley Hill pass Dromkeen connecting up with Gyro close A refirement Village for agoing population

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

Safe d'level & wide fastpaths that everyone can use to get to facul ties with in the town. Useable for elderly with walkers wheelchairs mobile scoolers: Mothers with prams. Walking tracks in & around Riddell, so pedestrandont have to walk halking tracks with car traffic. Easier access in 4 out of main shopping area & train station

Further comments:

Development is going to happen in Riddell But PLEASE be sensible keep the open Rural Country Town with minium 1011 squatre but preferrably larger blocks mixed up. Make a keep this one town Not two seperate towns which the current development Plan is creating; Do NOT TURN RIDDELL INTO ANOTHER GHETTO Like Tarnief & Craigeburn. We are a country town and that is why PEOPLE WANT To live HERE

I would like to be kept up to date about this project via email:



Thank you for your feedback

To: Mr Evan Krausgrill Senior Strategic Planner MRSC

Thank you for the opportunity to comment on the Amess Road PSP

To quote the 2013 Riddells Creek Structure Plan: Riddells Creek is characterized as having a village character. A much loved characteristic derived from its natural landscape, predominately single story houses with substantial building setbacks, established gardens and generous vegetated road reserves. The plan also notes the importance of ensuring future growth reinforced these key attributes.

Should the Amess Road development proceed in the manner indicated in the Draft Site Concept Plan, then **none** of the above characteristics will be maintained.

Urban Design

Density of housing shown in draft is too high (Apx 90% of lots < 600 sq m) If lots are allowed as proposed, this would result in:

* reduced building setbacks

* restricted yard sizes.

* increased incidence of double story homes.

* limited garden areas.

The development of a proposed 1290 lots would escalate population figures far in excess* of the 2013 Structure Plans estimate of 6000 residents

by 2036. *Based on MRSC estimate of 4604 residents by 2018 + 3600 new residents (1209 lots x 2.79 av. persons/house)

An increase of this magnitude would necessitate an enormous upgrade to existing facilities and infrastructure.

While acknowledging the need to respond to increased population growth, changing demographics and demand for different types of housing, this proposed plan would be a step too far.

Recommendation: My preferred option is for a development along similar guidelines as the more recent stages of Rangeview Estate.

At least 80% of lots apx 800 - 900 sq mt. with the remaining 20 % being made up of a mixture of smaller (400 sq m) and larger lots

(>1000 sq m). Building setbacks to be at a minimum of 6 mt (to accommodate off street parking) and generous treed road

reserves.

Parks, open spaces, waterways & environment

Clearly an important issue also, and I am sure a multitude of considerations will be raised in regard to protection of native flora & fauna, block orientation for solar heating, requirements for sewerage, stormwater and drainage assessment, provision of open space, bushfire risk assessment etc. etc. In this regard, expert assessment will obviously be required.

Community facilities

Within the new estate:

Provision of-

* safe pedestrian and cycle paths to link with town centre, school, recreational facilities and railway station. * additional convenience stores, child care facilities, medical facilities may be needed within the estate as parking space within town centre is already close to capacity.

Within town:

* increased parking (especially at railway station, medical facility and supermarket)

* improved roads to accommodate a potential increase of 2500 + vehicles (Based on 1290 lots x 2.4 av. cars/ house)

* increased requirement for child care, pre school and primary school places.

Other concerns/queries:

*Coordination of infrastructure delivery with staging of development. Need to be **proactive** rather than reactive. (So many new developments seem to occur with no corresponding improvement in infrastructure until problems occur.)

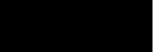
* Cost of new facilities and infrastructure - will these fall on ratepayers to fund?

*May require upgrade of older sewerage lines as increased usage may impact on older inner areas of town. (in light of problems experienced in Melvins Rd properties in recent years)

*Town Water supply: Rosslyn Dam & Sunbury supply - Is it adequate?

In conclusion, we must rely on MRSC, as our elected representatives, to ensure that the Amess Road Development progresses in harmony with the "village nature" of our town and reinforces the key attributes that sets the character of Riddells Creeks apart from other places. To do otherwise would be a breach of our trust.

Sincerely,



Submission date: 25 September 2019, 12:03PM

Receipt number: AMESS-94

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

	Submission 95
What is most important to you regarding the overall urban design?	I believe that the current proposal for block size is far too small for a rural country town. Therefore, my request would be to have the lot sizes as follows,
	Approximate 80% Lots to be no smaller than 1000 square meters 10% Lots to be no smaller than 800 square meters 10% Lots to be no smaller than 600 square meters (Sizes can be increased but not decreased in size.)
	Also a staged approach to allow infrastructure to keep up with the new development
	My main reason for this is, Riddell is a small country town with basic infrastructure. It has a tight-knit community with country lifestyle living. If block sizes are allowed in mass below 1000 Square Meters you will end up destroying the feel of a country town.
	Major issues with high density housing • Crime will increase – Riddell currently doesn't have full time police presence • Cars Packing on the road – Destroying the feel of a country town • Increased cars on the road – Riddell currently doesn't have foot paths for kids The list goes on
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	In regards to Parks, open space, waterways and environment the following things will need to be addressed.
	 Maintaining existing trees where possible Ensuring adequate drainage Common areas for families i.e. Play grounds for kids community centre Animal relocation Most important to maintain the country feel
Theme 3: Community Facilities	

	Submission 95	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	 Facilities which I believe will need to improve or provisions for duplication, to cope with the influxes of people in to Riddells Creek Parks and Playgrounds Sporting Facilities such as the Football Ground, Tennis Courts, Basketball Courts Shops and parking Foot paths / Bike Paths for kids Increased Schooling facilities 	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	 Foot paths / Bike Paths for kids (leading to train and bus station for school kids) Roads and access points in to the new development will need to be increased. 	
Other feedback		
If you have any other feedback, please provide it in the space below.	Keep Riddells creek a country Town not a rural slum.	

Submission date: 26 September 2019, 6:24AM

Receipt number: AMESS-103

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I believe that the current proposal for block size is far too small for a rural country town.
	Therefore, my request would be to have the lot sizes as follows,
	Approximate
	80% Lots to be no smaller than 1000 square meters
	10% Lots to be no smaller than 800 square meters
	10% Lots to be no smaller than 600 square meters
	(Sizes can be increased but not decreased in size.)
	 1 of 3

	Submission 96 Also a staged approach to allow infrastructure to keep up with the new development
	My main reason for this is, Riddell is a small country town with basic infrastructure.
	It has a tight-knit community with country lifestyle living. If block sizes are allowed in mass below 1000 Square Meters you will end up destroying the feel of a country town.
	Major issues with high density housing
	· Crime will increase – Riddell currently doesn't have full time police presence
	 Cars Packing on the road – Destroying the feel of a country town
	 Increased cars on the road – Riddell currently doesn't have foot paths for kids walking to school eg kids walk on the road everyday to the bus station along Southbourne rd and with increased population in the area this would be a problem
	The list goes on
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	In regards to Parks, open space, waterways and environment the following things will need to be addressed.
	· Maintaining existing trees where possible
	· Ensuring adequate drainage
	· Common areas for families i.e. Play grounds for kids community centre
	· Animal relocation
	\cdot Most important to maintain the country feel
Theme 3: Community Facilities	

	Submission 96
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Facilities which I believe will need to improve or provisions for duplication, to cope with the influxes of people in to Riddells Creek
	· Parks and Playgrounds
	 Sporting Facilities such as the Football Ground, Tennis Courts, Basketball Courts
	· Shops and parking
	· Increased Schooling facilities
Theme 4: Connectivity	
What is most important to you regarding connectivity?	 Foot paths / Bike Paths for kids (leading to train and bus station for school kids)
	 Roads and access points in to the new development will need to be increased.
	. Intersection at Sutherlands and Lancefield rd will be a major problem with neighbouring towns growing and increased traffic from Riddell (already a dangerous intersection now with current traffic)
Other feedback	
If you have any other feedback, please provide it in the space below.	Keep Riddells creek a country Town not a rural slum.

Submission date: 27 September 2019, 3:07PM

Receipt number: AMESS-106

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	It is a pity this development site was chosen - it extends Riddells Creek a very long way east and puts residents further away from the centre of town by foot, meaning more driving, more parking in the centre, and more infrastructure needed to link the area to the town. It would spoil the small town character which Riddell residents value so highly. The look and feel of the development based on information available to us, will be ugly, unimaginatively designed houses cramped onto small sites, for which they will be too large, with no thought given to environmentally sustainable design. It is frankly hideous and cheap thoughtless looking design with way too many house sites squeezed on to it.
Theme 2: Parks, open space, waterways and e	environment

Submission 97
This area has a number of very significant waterways with their flora and fauna and these must be identified preserved and protected. They could be very much better integrated into park lands within this precinct, if it must go ahead. But we should be doing more with the exisiting towns waterways to improve their conservation value first! Walking and cycling paths within the site should be a priority, and could be adjacent to protected waterway areas in some cases.
There is an oval in this design on a piece of land still not sold to the developer. This is deceitful an offence to the owners and should not be accepted. The shopping areas of Riddell should all be in the centre, not spread around the town. But were the large number of homes be approved to be built, Riddell will need a primary school almost twice as big and well designed central hub with more facilities. Again these should be done so that they integrate with paths and parks, including Lake Park which is adjacent to the current undeveloped commercial site in Station Street.
Before anything else is developed, Riddell needs a lot more in the way of crushed rock or concrete walking and cycling paths in every street. We also need these from Riddell to neighbouring towns, Clarkefield, Gisborne, Macedon and Romsey. Within the Amess Road development this network of paths should be an integral part of the area which seamlessly meshes with the (not yet existing) safe paths in the existing part of Riddell. Car use in Riddell is already too high this leads to crowding at the station and in the central streets. And we must work to reduce car use to reduce carbon emissions anyway. Community buses are needed now and will be needed even more if the Amess Road development goes ahead.

If you have any other feedback, please	Submission 9 We are now facing terminal climate
provide it in the space below.	destruction. So we are in a climate emergency
	and all governments local, state and federal
	should frame all planning decisions in the light
	of this. All further developments should have
	all the clearly defined but under-utilised
	principals of Environmentally Sustainable
	Design. This would mean smaller homes, on
	larger blocks, large windows facing north,
	(requiring most streets to line up east west, or
	blocks to be widest east west), with
	appropriate eaves, double glazing, good
	insulation and aiming for 10 star energy
	efficiency, 8 at the minimum.
	Nothing less is acceptable in any new
	development and indeed in any new building a
	all. We urge MRSC to declare a climate
	emergency and and adopt strict ESD
	protocols to assess any new developments
	by.
	The "Live at the Cape" development at Cape
	Patterson is an example of how an estate
	should be designed. The Barringo
	development in New Gisborne is also fairly
	well designed. Moreland city council has
	adopted ESD principles, as have others. Of course this should be done at a Federal and
	State level as well, but if MRSC took the step now, we could have a really good-looking and
	well planned area which which would give
	children and adults a place to be interacting
	with nature, and getting lots of exercise,
	another important aspect of a healthy future.
	While it might be a bit more expensive per
	house than the massively overcrowded
	current plan, it would be a much better place
	to live and would give Riddells Creek an edge
	on attracting new residents.
	This current proposal should be rejected and
	sent back to the drawing board if it is to occur
	at all. Nothing anything like this should be built
	anywhere ever again.

Submission date: 9 September 2019, 6:59PM

Receipt number: AMESS-16

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

Connectivity?	Whittakers Lane you have to walk on the roads in most streets and walk in the mud when 2 cars come down any road
Theme 4: Connectivity What is most important to you regarding	HAHA foot paths in
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	with all these new houses and people coming to Riddell what will they do about it as we dont have enough anyway?
Theme 3: Community Facilities	
What is most important to you regarding parks, open space waterways and environment?	All of the above is hugely important for our town but open space is hard to find with the council granting sub division permits everywhere. council has done nothing until a subdivision was permitted on Bolithos rd then they started to address some problems but i know the developer paid for a lot of this?? Honestly these questions you ask think about it what has the council done in the last 20 years??
Theme 2: Parks, open space, waterways and	rates, they cant even maintain our roads and infrastructure now as a resident here i can assure anyone this is true. Macedon shire shame on you start listening to your rate payers and those in OUR community. Sub divisions right around my property the shire just keeps saying yes even with covenants on these blocks council says they dont care more rates for us and now we will be forced to move away from our home as we dont want 10 more neighbors and our beautiful views and space gone but its just bad luck for me i dont have a say already been to vcat. F%/\$k you Macedon shire you are pathetic. Open drains, no sewerage, roads to small, flooding drains etc etc but just keep sub dividing permitting 300m blocks lower house prices increase crime rates. Councillors dont live here so they dont care. sounds great huge selling point for riddells creek?
What is most important to you regarding the overall urban design?	Submission 98 riddells creek is known as a rural town and it should stay that way and not turn into a sunbury or diggers rest which is the way its going now. Greedy council just wants more

	Submission 98
If you have any other feedback, please provide it in the space below.	You the macedon ranges shire are a joke and you know our town cant accommodate this huge influx of people, to little to late for me living in this unmaintained town for so long gee ive asked for drains filled in so i can mow the nature strip without rolling my mower on me OH&S problem. It took the bolithos rd subdivsion for them to stop my driveway flooding and washing away every and Bolithos rd gas pipes exposed after rains?? etc etc etc there is so much i can tell you and show as i have plenty of photos. I actually now hate where i live and
	look forward to moving as far away as possible from this shire of useless greedy pigs

Submission date: 29 September 2019, 11:52PM

Receipt number: AMESS-137

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Integration with the Riddells Creek Township is the most important. A high density housing development is not part of what Riddells Creek should be.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Parks and open space waterways should be an accessible space for use by residents/families and be maintained.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Community facilities are required, have a suitable location in the township, are large enough in size and number to service the community.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Roads are need as a minimum for connectivity, however walking and cycling paths are critical for linking the community.	
Other feedback		

	Submission 99
If you have any other feedback, please	The concerns my family and other local
provide it in the space below.	residents have with a large residential
	development for Riddells Creek:
	- Lack of existing infrastructure and services
	for an increased population. e.g. where are
	the children going to go to school? Public
	Transport? Parking for access to local
	businesses?
	- Look and feel of the town. A high density
	precinct does not fit with the current character
	of Riddells Creek. Residents live here
	because of the country town feel with the
	space. They don't want it to turn into Sunbury
	or Gisborne
	- Too dramatic population growth. Riddells
	Creek is a small country town. A significant
	increase to the population doesn't fit with what
	Riddells Creek is about and some locals might
	feel the town's identity has changed and look
	to move elsewhere. We don't believe the
	average local resident wants the identity of
	the town to change.
	Any local Residental Development should be
	rural with acre+ lots and plenty of park space.

Submission date: 30 September 2019, 12:39AM

Receipt number: AMESS-72

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	High Density housing development is not part of what Riddells Creek should be. It doesn't fit with the peaceful, rural lifestyle and the relaxed village 'feel' of the town.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Riddells Creek being of high risk of fires and ember attack from fire, and therefore not suitable for more intensive development. The current open spaces and waterways need to be protected, restored and enhanced to complement the natural backdrop of the natural bush setting by forested hills and landscape values of the area.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 100 There needs to be increased community facilities, such as medical centres and services, child care and school facilities BEFORE any future development can take place. Where are the children of the 3,600 people from the new development supposed to go to school? What about the current residential children? The train station needs major upgrades to deal with increased usage
	already. Also the CFA would need far more trucks and facilities to cope with an increased town size.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Road upgrades are needed now as a minimum. Plus additional roads are needed for connectivity. Shared pathways are also needed to connect the town
Other feedback	
If you have any other feedback, please provide it in the space below.	The concerns my family and other local residents have with a large residential development for Riddells Creek: - Lack of existing infrastructure and services for an increased population. e.g. where are the children going to go to school? Public Transport? Parking for access to local businesses? - Look and feel of the town. A high density precinct does not fit with the current character of Riddells Creek. Residents live here because of the country town feel with the space. They don't want it to turn into Sunbury or Gisborne - Too dramatic population growth. Riddells Creek is a small country town. A significant increase to the population doesn't fit with what Riddells Creek is about and locals feel the town's identity has changed and look to move elsewhere. We don't believe the average local resident wants the identity of the town to change. - Any local Residental Development should be rural with acre+ lots and plenty of park space.

Submission date: 27 September 2019, 1:54PM

Receipt number: AMESS-118

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

 What is most important to you regarding the overall urban design? Urban Design 1. The quantity of blocks. 1290 is more than the 800 agreed and approved under the Riddells Creek Structure Plan in 2013. 2. The high number of small blocks. The proposed development has 95% under 600m2. Riddells Creek is NOT the inner city where land is scarce. This is not in keeping with the town's character. Most blocks, 80% should be a minimum of 1000m2 (approx. quarter acre) with the remaining blocks bigger. We do not want a rural slum! 3. Has any consideration be given to Aged Care within the community? What about schools? 4. The current proposal does not give adequate thought to fire/ember attack. Riddells Creek is on the edge of the bush and having so many houses with very little room around them is a recipe for disaster. 5. What consideration has been given to the orientation of blocks to take advantage of solar? Will there be any requirement for homes to be fitted with renewable/solar power? What about infrastructure, ie roads, power, gas, sewage, water and communications? The current roads are not being maintained to an acceptable standard. There is currently a lack of parking in and around the station and shopping areas, what is being planned to manage the increase? What about footpaths and bike paths within Riddell? How will the roads cope during the construction phase and then the additional traffic once residents move in? Have the roads within the development been designed to allow for emergency services? I believe the infrastructure should come first, ie upgrade the roads to ensure it is
safe for pedestrians, cyclists, drivers and construction vehicles.

Theme 2: Parks, open space, waterways and environment

	Submission 101
What is most important to you regarding parks, open space waterways and environment?	 Parks, open space, waterways and environment 1. What has been proposed to protect the waterways and the environment. With the size of the small blocks and the subsequent size of the houses there will be very little space to enable the nature absorption of water. 2. Will existing flora be protected? 3. There appears to be no consideration for wildlife movements. The wildlife that uses this area will be displaced and will move more frequently around the greater Riddell area. This creates a hazard for people and road users.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Has any consideration be given to Aged Care within the community? What about schools?
Theme 4: Connectivity	
What is most important to you regarding connectivity?	What about infrastructure, ie roads, power, gas, sewage, water and communications? The current roads are not being maintained to an acceptable standard. There is currently a lack of parking in and around the station and shopping areas, what is being planned to manage the increase? What about footpaths and bike paths within Riddell? How will the roads cope during the construction phase and then the additional traffic once residents move in? Have the roads within the development been designed to allow for emergency services? I believe the infrastructure should come first, ie upgrade the roads to ensure it is safe for pedestrians, cyclists, drivers and construction vehicles.
Other feedback	
If you have any other feedback, please provide it in the space below.	Community Consultation 1. We have had one meeting. Will there be more? Will residents be allowed to voice there concerns AND be heard. There seems to be a lot of 'lip service' given to involving the community but the outcomes vary, in some cases wildly, from what the residents have said or asked for.

Submission date: 30 September 2019, 1:20PM

Receipt number: AMESS-154

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Character	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Environmental	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Lack of facilities	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Congestion	
Other feedback		
If you have any other feedback, please provide it in the space below.		



Please find attached a submission for the above development

Regards,





Our Ref: AMES Road, Riddells Creek submission Your Ref:

28 September 2019

The Mayor Macedon Ranges Shire Council Kyneton VIC 3444

Via email: mrsc@mrsc.vic.gov.au

Re: Submission for the Ames Road development, Riddells Creek

I am a resident of Riddels Creek		,
	. Regarding the later,	_

I have noted the recent Ames Road development and the limited public consultation and available information, neither being sufficient for any resident to make an informed decision.

I strongly oppose the Ames Road development for the following reasons:

- Riddells Creek is a rural town and not a community that can absorb a large, highdensity influx equivalent to an increase of ~35% of its population.
- The proposed high-density nature (ie ~a proliferation of 600sqm blocks) will generate significant social problems, due to:

- High-density, low income housing of this nature will concentrate significant population pressures, resulting in social problems (eg family violence)
- Riddells Creek already has very limited social institutions to provide any community-based activities
- There is very limited food shopping and/or eating facilities in Riddells Creek. In fact, the number of such facilities has fallen as the population has increased in recent years. Local residents tend to shop in larger centres such as Sunbury and Gisborne.
- There are no transport options for Ames Road, which is a significant distance (2kms or more) form the Riddells creek v/line station. This disadvantages low-income and mobility challenged residents, the type who will be attracted to the development in the first place.
- On the above point, the impending social problems (a mini crime wave cresting on the edges of the town) will drive residents (including myself) from the town. Those like my family who have moved to Riddells to escape from urban problems will be more prone to move earlier, as we have witnessed the determinantal effects of these pressures on other urban developments.
- The social fabric of the town will be permanently altered, if not destroyed by the influx and the hap-hazard planning that is evident at this early stage
- The development itself is a financial boom for the developers and will not generate any economic benefit for the town; rather, it will generate a net economic loss given the increased congestion, crime and strain on public services. There is no evidence that the development will add to the commercial capacity of the town (eg Romsey)
- Infrastructure: The local primary school is full, as are car parking facilities at Riddells Creek station¹ that are at capacity²
- Congestion will sharply increase in Riddells, especially the dangerous Main Street passage, sharply increasing the possibility of fatalities. This also will generate 'rat runs' in the quieter streets.

Conclusions

A rural town such as Riddells Creek is not the location for a large, high-density urban development. At best, a location such as Sunbury (population ~40,000 and set to double) would struggle to accommodate such a development. The new residents will be subject to cramped living conditions with no facilities, a crime epidemic just waiting to be unleashed on an idyllic country town.

Colloquially speaking, 'dumping' 1,000 residents on the edge of a country town is a disaster waiting to happen both for the current and future residents.

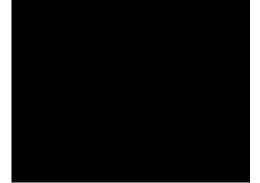
I will also place the Council on notice as they have been forewarned of these impending socio-economic problems with the Ames Road development, the potential liability³ on individuals is now possible at law. This includes the current Mayor, Council members and responsible executives. This letter will be produced as evidence should such a situation arise.

Feel free to call and discuss.

¹ I was the Dep of Transport project manager for regional station upgrades for the state and oversaw the Riddells Station development. There is no scope to increase that area and a 35% population increase will create significant congestion around the station area, nor are their funds to do so.

² The station at the end of Zone 2, also attracts significant patronage from Gisborne, adding to local congestion ³ Both civil and criminal

Yours faithfully



Encl.

Submission date: 5 September 2019, 10:45AM

Receipt number: AMESS-9

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	That the size of ALL the blocks are in line with the rest of the town. Keeping our rural beauty.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	There should be allowances for parks and native plantings
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That there are enough services to support the number of people in the area. That there are several ways to access these properties, it is a major hazard and inconvenience when there are limited access points into estates.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	As previous
Other feedback	

	Submission 104
If you have any other feedback, please provide it in the space below.	I am 100% opposed to the size of the proposed blocks. Anything under 850m2 is not in line with our rural community. It is a privilege to have good land sizes out in the Macedon ranges, and people move here for that opportunity. Riddells Creek is still a rural community and should remain that way. These block sizes are suited to areas such as Sunbury.

Dear Councilors, Cr Andrew Twaits, Cr Bill West, Cr Helen Radnedge, Cr Henry Bleeck, Cr Janet Pearce, Cr Jennifer Anderson, Cr Mandi Mees, Cr Natasha Gayfer, Cr Roger Jukes,

We residence in Riddell's Creek are living here away from the suburban infrastructure , where our geese walk across the road and the residence love and respect them, we can ride our horses to our local pony club or pop into the local Pub for a drink whilst we tie up our horses outside for a quick refreshment.

Our land mass in not like that of Lara or Craigieburn where you can smell your neighbours cooking or hear family conversations over the fence, yet the development that is being suggested by Sector Advantage Pty Ltd and Sector Advantage Services Pty Ltd. (whom both have the same sole director Craig Lee from Lara) is wanting to submit. Imposing their suburban infrastructure on a land size that is significantly smaller than other suburban places without offering a wholeistic approach to infrastructure.

census from 2011 shows the following: - Riddells Creek Land Area in hectares was (ha), 8,335 - Romsey - Land Area: - (ha) 62807.212 -Gisborne Land Area (ha), 21,104.9 -Kyneton - Land Area (ha), 55,649.4 Craigeburn that sits under the Shire of Hume - Land Area (ha),2952.586

We live in an area where we appreciate what Mother nature has to offer, on our 2 hectares have the opportunity to plant over 2,000 native trees for the wildlife. Having our wide spaces for flora and fauna our health and well being for ourselves, our children and our grand children can grow and be healthy, living on acreage.

So to think that you are considering an average block size of 476m2 here in Riddells Creek, when Romsey who have a significant larger land mass are looking at average block size of 1000+ metres is something that can only be thought of as pure greed from the developers who have a total disregard of our rural community feelings as to how we want to live.

On top of that our infrastructure to accommodate these smaller blocks will mean that the increase of traffic flow with cars and pedestrians, you will stop us riding our horses, you will stop us wanting to live in a rural community who deals with this flood and fire prone area.

I so disagree with what this council is doing to this small rural community and request that you increase the allotments to at least 2 hectares per allotment and keep the rural feel of our community.

Regards



I write to comment on the Amess Road Precinct Structure Plan with a cynicism informed by living next to a 10 lot subdivision approved by the MRSC currently in the road building phase on the west of Riddells Creek that has been a disaster since the first plans were put forward in 2010.

Neighbours and environmentalists objected to the bulldozing of an ephemeral creek replaced with underground pipes and a large tunnel pipe discharging hill run off into Riddells Creek. During rain events it changes the creek from clear wildlife habitat into a muddy soup. The ephemeral creek could have been a shared revegetated community asset for the new residents.



Is this what we can expect in the Amess Road subdivision? Urban meets Rural uglifying the landscape. I want to see a housing subdivision that celebrates the reason we all live here, because it is a beautiful rural landscape.

Agreements with Council about tree retention sounded good verbally and on paper but as soon as the heavy earth machinery moved in, they were gone. There was no chain of command in educating workers about permit conditions, or about the natural aspects of the landscape that need to be retained, no-one taping off precious trees. It is a monumental failure of Urban meets Rural, a text book case of how to compromise the ecological functioning of the land. Best environmental practice should inform the installation of sewers, electricity, data cabling and road construction. The Shire needs to develop education around ecological literacy for earth moving contractors in the same way it runs small business seminars.

It used to be a hill with a good covering of native tussock grass and patches of woody weeds, now it is all mud and piles of rocks, with no retention of native grasslands. A small reserve to honour prior Aboriginal heritage decreases as its pine trees get undermined and fall over.

This is a 10 lot subdivision.

How can we make a larger subdivision not go down this path of environmental disaster?

Instead of putting out a greedy high growth developer led plan, the MRSC should have called community meetings to ask residents *How can we reconfigure roads and transport, education and health facilities in the town centre so that an expanded population can fit into our town?* There will be resident opposition to the Amess Road subdivision until we solve the problem of how to fit another 3000 people into the existing town.

All of the Future Strategic work outlined in the MSS should be done as a priority before development permits are approved.

In the Planning Scheme Riddells Creek is to be consolidated as a District Town by 2036 doubling its population to 6000. This proposed subdivision would provide housing for all of the increase without recourse to filling in vacant blocks within the existing town. Despite the MSS saying "will require a combination of infill development and managed growth in the priority residential development precinct." What has the population increased to now we have had substantial unit development across the town since 2013?

One of the key issues in the MSS (21-13-5) for Riddells Creek - Coordinating infrastructure delivery and the staging of development in the priority residential development precinct .Staging of development needs to be spelt out to the community especially those of us who remember the Kathryn Court development where a Bridge to Nowhere was installed over the creek on the proposed walking track then taken away to Gisborne with no pedestrian/cycle links created as the developer contribution to community infrastructure failed to materialise.

Managing staged greenfield growth –What will this mean in practice at Amess Road? Will the environmental and community aspects of the growth plan be left till last? And then melt into nothingness?

One of the strategies of the MSS is -Avoid out-of-centre commercial development that may have a negative impact on the economic viability of the town centre

The Design and Development Overlay for the commercial town centre of Riddells Creek needs to be addressed FIRST by the MRSC strategic planners in consultation with community. We do not want a carcentric supermarket on the corner of Amess and Sutherlands Road (as suggested by a past councilor). We want Station Street to be the centre of a vibrant town with a sustainable well-designed supermarket hub that connects the railway station with Lake Park and other community facilities and radiates cycle and walking tracks designed for a town that functions in the zero-carbon Anthropocene. Note that trains are already at capacity, as is the station car park.

Other MSS statements that need to be heeded include -

To provide attractive, safe and functional open spaces, including a network of trails and paths, particularly on existing waterways that integrate with the township.

Facilitate the securing of areas of open space around waterway corridors in order to link areas of public open space and provide environmental corridors.

Support the development of a network of walking and cycling trails linking existing features and facilities within the township.

Where are the linkages? This is not happening now except by volunteer groups. Will the developer provide a shared off road pedestrian/ bike path to the town centre so that people are not forced to drive their cars for every trip into town and to take their kids to school.

Objective 5 - To increase the range of housing options available to cater for the longer term needs of the Riddells Creek community. There should be a percentage of public housing.

The state government has committed to funding for new public housing properties, in the 2019/20 budget, which includes \$209 million for public housing, as part of a promise to build 1,000 new homes over the next three years. This new housing stock should be built at an 8 star or above energy standard, to ensure they are climate ready and able to be run cheaply by tenants on limited or fixed incomes.

Provide a well-connected public realm by improving pedestrian and cycling permeability, safety and amenity within the town centre and enhancing connectivity with adjacent parks, community and education facilities, the railway station and residential areas. This should be the Council's role with residents input, not an out-of-town developers' throw away line.

There should be no reticulation of natural gas to the subdivision, as the future belongs to renewable energy. A medium scale renewable source should be built to provide energy for Amess Road housing and infrastructure. The subdivision should be built with environmental sustainable design guiding principles, including orientation of housing blocks, provision for solar passive plans, water tanks and energy efficient fittings. The street layout doesn't adequately respect the contours of the land. They are simply drawn in a grid across the landscape with no apparent rationale.

Many Riddell residents are alarmed by the inclusion of so many small blocks in the plan. I favour high density dwellings but they need to be situated near public transport, like near the proposed south side Urban Growth Zone or Future Investigation area.. There should be less housing blocks with 90% of them larger than 800 to 1000 square metres. Road widths need to be able to easily accommodate waste trucks and emergency services.

Water drainage is an issue on this site which is above existing subdivisions some of which flood on a regular occurrence.

Why is 130 hectares included in the Urban Growth Zone when C100 states , the Urban Growth Zone enables staged release of the 57 hectares required to meet projected demand until 2036.?

The major road that goes through the precinct meets the Kilmore Gisborne Road opposite Gyro Close almost at the top of a hill. This appears to be an incredibly dangerous intersection.

The protection of remnant vegetation should be a high priority with independent studies done by qualified people. Retention of Candlebark Gums *Eucalyptus rubida* across the whole site is important as they are threatened and to provide a sense of place. Is the Environment Protection and Biodiversity Conservation act being honoured or are current land owners in the precinct ripping paddocks and removing threatened species? Can we see a plan that shows both trees to be removed and trees to be retained. Are the reserves capturing the best of the native vegetation for retention? There is no wildlife corridor on the southern section of the plan which can funnel kangaroos etc from west of Kilmore-Gisborne Road to paddocks east of Riddell.

I am opposed to this suburban over-development as it is currently being proposed.

Yours Sincerely



Submission date: 20 September 2019, 4:36PM

Receipt number: AMESS-81

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	So many tiny blocks are not part of the vision, look, feel and character of Riddells Creek. We are a country village NOT urban development area!	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	That our local environment is not packed with houses and car congestion. Open spaces will be ridicuously congested with so many more people in our village.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	There won't be enough for so many people! The density of housing means facilities will be stretched.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Main Road will be a nightmare to navigate turning on to!!! Traffic lights will need to be installed at numerous points on Main Road (goodbye to our country town feel). And as for cycling that will be too dangerous to contemplate. How will all these new kids make tgeir way to school safely?	
Other feedback		

	Submission 107
If you have any other feedback, please provide it in the space below.	Development and subdivisions in Riddells Creek are currently being undertaken at a rate which is not being matched with road and facility upgrades. People don't live in Riddells Creek to be part of urban congestion (and greedy subdivisions), they live here for its rural outlook and feel.

Submission date: 26 September 2019, 4:31PM

Receipt number: AMESS-108

Question	Response	
Your contact details		
I would like to be kept up to date about this		
project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Space rural feel room to move not crowded	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Clean tidy native and alot of them also should be maintained as not to be a fire hazard	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?		
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Not fussy as long as useful and not a waste of money spend on some useless things like relocating crossings when could have just put light on old one seriosly the council is very wastefull we my money	
Other feedback		

	Submission 108
If you have any other feedback, please provide it in the space below.	Council should not be approving developments that end up with overcrowding traffic problems there is no parking now to get mail etc so how will riddell cope with a large increase in population also why on earth would we want small blocks that for the suburbs not the country i am on 20 arces and cant subdivid so why on earth can amess road subdivid down to tiny blocks constantly please constantly not every should be about money

Submission date: 30 September 2019, 9:43AM

Receipt number: AMESS-140

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	There are too many houses on tiny blocks that are not fitting with the existing character of our village.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Increasing the population of Riddell will impact our current facilities. Adding more facilities will take away from the village feel of our town.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	We love how Riddell is quiet and we don't have to deal with traffic - which is the reason we moved here. Increasing the size of the population this dramatically will cause heavy traffic in and around the shopping area.
Other feedback	

	Submission 109
If you have any other feedback, please provide it in the space below.	Clarkefield would be a better place for this plan as there is currently a very small population and no facilities. In Clarkefield the plan could be designed as an overall development for a whole new town as there is no existing facilities. Development of the infastructure, community facilities, shops and housing would be cheaper for all involved as the land is flatter than where the Ames development is planned. Please develop Clarkefield instead of Riddell - it would make much more sense.

Submission date: 30 September 2019, 9:50AM

Receipt number: AMESS-141

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Keeping the country feel, larger blocks
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	There should be plenty of open space for the children
Theme 3: Community Facilities	

Submission 110

	Submission 110
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Footpaths!!!! there is no footpath to walk from Amess rd to town. When the Sutherlands rd estate went in it was on the original plans to have a sub-road down Sutherlands rd. This promise has never been fulfilled by the council which just makes me wonder what other promises will not happen. There is also a big problem with drainage and floods in riddells creek, proper infrastructure needs to be put in place. We need more car parking spaces, and what about a high school? Gisborne secondary is at capacity covering Gisborne, riddells creek, Romsey, new Gisborne, Macedon, mt Macedon, and bullengarook, with no plans to build another high school for the area??? Same as the local primary school there are no spare classrooms, a lot of money needs to be invested to cope with all of the extra people.
Theme 4: Connectivity What is most important to you regarding	Footpaths again!!!!
connectivity?	which was on the original subdivision plans of Sutherlands rd but has never been completed. The road is 80km with a lot of traffic which is only going to increase with this subdivision. Kids need to be able to walk to school safely or to the train station
Other feedback	
If you have any other feedback, please provide it in the space below.	Please carefully consider the infrastructure before any development is allowed. Sunbury is an example of where it has gone completely wrong. No car parks, train station in the middle of town.



To Whom it may Concern,

Please find attached my submission regarding the Riddells Creek Amess Road development plan. Yours faithfully,



AMESS ROAD PRECINCT STRUCTURE PLAN RESIDENT FEEDBACK SUBMISSION

Theme 1 Urban Design

I feel the development doesn't "integrate" with the town. **It divides the town.** Currently when entering the town there is a pleasant rural feel within and within its immediate surrounds, open space, wide roads, trees and gardens.

Now there will be another mini suburb on the outskirts along with Rangeview Estate. There will be little to describe as "vision" except concrete and roofs. There will be none or at least very little "character". Homes that will be built should be on reasonable sized blocks and should incorporate as much as possible energy efficiency such as solar panels, tanks, double glazing etc., and enough space for trees and gardens and children's play areas.

Theme 2 Parks, Open space, waterways and environment

Green, green and more green is important and extremely necessary. Trees, parks, open space – a rural look, a fresh air environment. Retaining native trees and shrubs should be a priority enabling at least some native wildlife to live. Sadly larger wildlife will be lost. There are several creeks running through this area that should be cared and catered for.

Theme 3 Community Facilities

I believe the feeling of "belonging" to the town is very important. As mentioned in theme 1, the development divides. Any facilities needed should also be incorporated within the whole town (transport).

Theme 4 Connectivity

Definitely walking tracks and shared pathways to enable walkers and cyclists to get to school, the station, the shops and all the town's facilities eg doctor, chemist etc., I am concerned about the traffic, especially the T-intersection that will be placed on Main Road, as speed signs will definitely be needed. Currently traffic flies down and over the hill into town. Trucks use their air-brakes.

Further comments

I am also concerned about the traffic intersection with Main Rd, Amess Rd and Racecourse Rd. It is already extremely busy with heavy duty trucks working on the estate; trucks delivering to the supermarket use Racecourse Rd to avoid the roundabout at Sutherlands Rd and Station St. Will council trucks have easy access? Already in town we have rows of bins lined up in front of houses because these trucks and emergency vehicles do not have access.

A major concern is water! Tiny blocks mean more people. More people use more water within the home and for sewerage. Riddell has already been linked into Melbourne Water when Rosslynne Reservoir was low. Water drainage is another concern. I have little knowledge on these things but it does concern me as there are many areas that flood when we do have heavy rainfall.



Submission date: 15 September 2019, 11:33AM

Receipt number: AMESS-60

Question	Response
Your contact details	
l suesid lite te be kent un te dete ebeut thie	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	It's awful. It doesn't integrate with Riddells Creek. It has no infrastructure and it extends out to mount charlie road.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Wildlife safety. There is no pathways between each separate wildlife xone for animals to move and so there will be an explosion in roadkill. Also the large number of houses with cats will also lead to wildlife loss. I can tell you that the curfew for cats is not upheld as there are at least three cats roaming my property at night. And they are not mine. Mine is indoors all the time.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Too far away from the town centre for elderly and disay.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	I'm opposed to the whole section and can see car accidents given the section of Gisborne/Kilmore road they would have to enter is a 100 zone.

	Submission 112
Other feedback	
If you have any other feedback, please	I'm opposed to this whole precinct as i don't
provide it in the space below.	believe it fits the structure of a small town.

Submission date: 12 September 2019, 7:59PM

Receipt number: AMESS-34

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	That there are so many small blocks within this subdivision. Yes the population is growing BUT why not have half the amount of blocks and provide larger block sizes to keep the country feel. Having small blocks stacked on top of each other is going to change the look and feel as well as the character and dynamic of people within what has already become a busy town! The primary school has just zoned as it is getting full, the train station is ridiculously busy, the supermarket is already too small! The list goes on! The council cannot even provide a concrete footpath to the new estate within Riddells creek - Rangeview, there are footpaths over grown with weeds and blackberries
Theme 2: Parks, open space, waterways and What is most important to you regarding parks, open space waterways and environment?	environment That there isn't enough of it!! Leave lots of it and allow our future kids to explore and not be left having to drive down the road to a 'country town' this is a country town and this will change everything about it!

	Submission 113	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Retaining the country feel of the town! I have lived here all of my life and it used to be the safest place, it is already had spikes in crime, drug use, vandalism, etc. the more people the more problems! We stay here to avoid that, not to have it thrust upon us	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	All of it. And the council already struggled to facilitate for this small town! Gisborne is divine to drive through, but riddell??	
Other feedback		
If you have any other feedback, please provide it in the space below.		

Submission date: 12 September 2019, 8:44PM

Receipt number: AMESS-37

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Infrastructure is a priority here people. Not only will we lose that small town feel and appearance the town struggles now with the lack of schools only having 1 primary school in Riddells Creek and 1 already over capacity joke of a high school with kids education suffering as a result and it being plastered all over world news due to the lack of discipline. Just imagine the impact on the already struggling public school system in the area with these additional residents.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	Infrastructure 1 local park which struggles during peak periods too keep up with demand. Sporting facilities which are bearly meeting the demands for outdoor areas for people to use and when it comes to an environmental impact on the area does that really need to be spelled out for you?
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 114 To keep Riddells Creek facilities accessable to all residents without adding undue stress on the town by adding deplorable sized housing blocks.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Again lack of infrastructure. The town is not and was designed to become Sunbury North or Gisborne East.	
Other feedback		
If you have any other feedback, please provide it in the space below.	Go back to the drawing board and re think the plans before it's too late and have a rethink about what a negative impact this will have not only on the town but also the region. How about infrastructure (schools and education for the existing residents) and business opportunities first.	

Submission date: 10 September 2019, 2:35PM

Receipt number: AMESS-17

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Existing fence line Cypress trees be retained	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Retention of cypress trees along boundary fence line	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Upgrade of railway parking facilities and upgrade of the Bulla bypass	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Shared Footpath across sandy creek bridge (horse/bike/pedestrian)	
Other feedback		
If you have any other feedback, please provide it in the space below.		

Submission date: 29 September 2019, 7:32PM

Receipt number: AMESS-131

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	To keep block sizes 800sq meter minimum and limited at agreed plan 2015 800 lots, to give the current residents an overview of structure planned to support increased population. Parking at Railway Stations, Supermarket , how are the schools going to cope ? Currently council cannot provide footpaths and lighting in current estates?Needs to completed before any new estates are started Road infrastructure how we keep the town moving and keep all residents and visitors safe. What support is Council going to invest in the town with lesuire facilities, pools gyms Halls etc Keep all roads wide for safe access for fire ,
Theme 2: Parks, open space, waterways and	
What is most important to you regarding	That they are maintained and no new estates
parks, open space waterways and environment?	impacts the native environment. We need to know where the water & power is
	coming from to support this new population
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 116 This is very important not only for Riddells Creek but this will impact Gisborne what is Council doing develope the Gisborne township to cope with increased population, currently the Coles car park is not coping the traffic flow and the lesiure facilities are not coping, council not moving quick enough and not planning for increased population	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking tracks from Gisborne to Riddells Creek , as mentioned Footpaths and roads. We don't want these towns to be like Sunbury grid locked	
Other feedback		
If you have any other feedback, please provide it in the space below.	We need to be kept informed and hope the council listen to its residents and just doesn't see the dollar signs in rates!,	

Submission date: 30 September 2019, 2:49PM

Receipt number: AMESS-162

Question	Response
Your contact details	
I would like to be kept up to date about this	
project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I feel it must be in keeping with the rest of the town. no smaller then 700m2 block sizes. Must have lots of parks and open/ tree areas. Single story houses only, no little unit complexes. Needs to maintain the country look/ charm
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	lots of trees and park areas. a water feature/ water park would be nice.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	child care and a few more general shops would be nice but not essential
Theme 4: Connectivity	

	Submission 117
What is most important to you regarding connectivity?	needs to be able to get from the area to the train station via a bus system. wide roads so you can park in the street on both sides and still drive down the road I have concerns about the intersection of amess road and main road. it is already hard to see at night and not well lit so alternatives need to be considered
Other feedback	
If you have any other feedback, please provide it in the space below.	the plan doesn't fit in with the C100 Riddell's creek town Structure plan created by residents and council. I have concerns regarding infrastructure eg train station, school, sewerage, these are already stretched.

Submission date: 30 September 2019, 2:52PM

Receipt number: AMESS-164

Question	Response		
Your contact details			
I would like to be kept up to date about this project via email:	Yes		
Theme 1: Urban design			
What is most important to you regarding the overall urban design?	Riddells Creek is a small rural town that has a small town community feel to it. At the moment it just copes with the current infrastructure		
Theme 2: Parks, open space, waterways and	environment		
What is most important to you regarding parks, open space waterways and environment?	Our parks are sufficient for the current community. The land surrounding the main part of town adds to the beautiful rural feel to our town and none of us want this to become LEGO-land where there is just house upon house upon house with no land.		
Theme 3: Community Facilities			
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That whilst the town is growing, it needs to ensure that the rural feel is kept. We are not a city town and no one who lives here wants that to change. We don't want suburban blocks taking away from the rural feeling we currently have.		
Theme 4: Connectivity			

	Submission 118
What is most important to you regarding connectivity?	Pathways for kids are currently insufficient. We have many kids walking to bus stops before and after school and they have to walk on the roads in some areas which can be quite dangerous in certain locations.
Other feedback	
If you have any other feedback, please provide it in the space below.	Riddells Creek is a country, rural town. Blocks should not be able to be built upon unless they are at a minimum of 1000m2, without this is dramatically takes away and detracts from our town and why we all loved here.

Submission date: 30 September 2019, 11:28AM

Receipt number: AMESS-147

Question	Response		
Your contact details			
I would like to be kept up to date about this project via email:	Yes		
Theme 1: Urban design			
What is most important to you regarding the overall urban design?	As indicated in the structure plan township feel should be of a country nature with no overdevelopment, in fact the current talk is for the total amount of allotments far in excess of the original targeted amount, this is overdevelopment and this area should not be for not high density development. It is also my opinion that integration with the township will be difficult as the area of land is remote from the town centre and could potentially be isolated. Perhaps this area is better suited for lifestyle blocks such as 5 acres.		
Theme 2: Parks, open space, waterways and e	environment		

	Submission 119
What is most important to you regarding parks, open space waterways and environment?	I believe open space for community and recreation use are important and enough space should be set aside. Parts of the proposed area are known to locals to be low lying wet areas and perhaps suited to wetlands style parks. As alerted to at the town meeting the environmental impact due to potential rare species of trees and wildlife should be looked in to as a prior partial study indicated this area of land as environmentally significant
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	apart from open space for recreational use perhaps community facilities could be best suited around the town centre
Theme 4: Connectivity	
What is most important to you regarding connectivity? I believe its very important to have walking and cycling tracks within new estates, in particular tracks that connect to the town centre and existing parkland. I am highly concerned about the amount of traffic that a new estate north of the town will generate through or in to the town centre. I am also concerned that residents from a northern estate may need to use the railway station of park that is already to its capacity and therefore will have no where to park.	
Other feedback	

	Submission 119
If you have any other feedback, please	The issues associated with developing land
provide it in the space below.	North of the town are many and include
	pressure on an already full railway carpark,
	traffic congestion to town centre,
	disconnection and remoteness from town
	centre and shopping facilities. During the
	planning panel process the CFA tabled a
	report recommending that township growth
	occur to the south and east in to the
	grasslands and away from the bushland
	areas, Amess rd is closer to the bushfire
	danger area. All of these issues would have
	been solved if the developable land was south
	of the railway line as feed out of traffic would
	occur outside of the town centre. a new car
	park may be provided on the southern side of
	the railway line and connectivity to existing
	walking, cycling tracks and parkland is easily
	achieved. residents could simply walk to the
	shops or station as the area south of the
	railway line is within very close walking
	distance. Bushfire danger is taken further
	away from the hills and bushlands. Preliminary
	Engineering, Drainage and services
	investigations have already been completed
	and I feel the area south of the railway line
	should have been a priority growth area and is
	a huge missed opportunity for the benefit of
	the town.

Submission date: 10 September 2019, 2:51PM

Receipt number: AMESS-18

Question	Response	
Your contact details		
Email address		
I would like to be kept up to date about this	No	
project via email:		
Theme 1: Urban design		
What is most important to you regarding the	It should stay a quiet country town feel. Some	
overall urban design?	where unique	
Theme 2: Parks, open space, waterways and e	environment I	
What is most important to you regarding parks, open space waterways and	Keep the ducks	
environment?	More open space and greenery needed	
Theme 3: Community Facilities		
What is most important to you regarding	Encourage local traders	
community facilities within the precinct and	Community involvement and activities	
Riddells Creek overall?	More infrastructure and thoughtful planning	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking and cycling are vital	
Other feedback		
If you have any other feedback, please provide it in the space below.	Have you thought about fires and how they will be managed. We don't need another king lake	

Macedon Ranges Shire Council

CRM REG

Amess Road Precinct Structure Plan Submission/Feedback Form

MACEDON RANGES SC Please feel free to provide feedback on one or all of the following four themes_Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements. 2 5 SEP 2319

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at mrsc.vic.gov.au/privacy

		~		

Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

FOR RURAL SEITING. ADEQUMERY SIZED BLOCKS BUILDINGS MUST CONFORM TO HEAVIRONMENTAZ STANDARDS / CLIMATE CHANGE RECYCLING OF GREY 9 BLACK WATER FOR MU BLOCKC COMMUNITY BUS TO TOWNSHIP & RAILWAY STATION WIDENING LANCEFIEL ONK HULMORE ROADS. CONNECTING ROAD FROM RIDDELL RD CROSS @ OF STATION, CONNECT WITH RACECOURSE/SUTGEOLINDS RD - TO Theme 2: Parks, open space, waterways and environment BYPASS TOWNSHIP. What is most important to you regarding parks, open space waterways and environment? * GREY & BLACK WATER RECYCLING FOR ALL HOUSE SCOTTC * AVOID "CONTAMINATION OF CATISTING WATERWAYS * ENCARGE LAKES / PONIDS. FOR WATER BIRDER TO AID KANGAROOS ETC (9. GETSE?!). A CONNECTED CORRIDORS FOR TRANSIF OF KANGAROOS

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 121 * NO PLANNING APPLICATION SHOULD EVER SE EVEN CONTEMPLATED UNTIL ESSENTIAL INFASTRUCTURE (S)IN PLACE - SCHOOLS, SHOPPING CENTRE, ROOTDS, EMERG ACCESS, FIRE ESCAPE POVIES, RAILWAY SERVICE UPORADE + RAILWAY PARKING, WIDENING OF LANCEREZD + KILMORE ROODS, WATER , SEWERAGE ALL MUST BE IN PLACE, WOT RETROFITED * AREA SHOULD HAVE ITS OWN RETAIL PRECINCT TO AVOID EVEN MORE CONSERTION IN THE TOWNSHIP.

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

EURROUNDING BOADS WILL REQUIRE * ALL , DEVELOPMENT OF ESTATE WIDOWING REFORE & CACE PATH TO TOWN - STATION BEFORE DEVELOPMENT OFESTATE. FINALISE PEVELOPMENT OF NON SUPERMARKET ŧ * ACCESS FROM RODELCRO TO RAZEZOURSE/SUTHERCAND BYPASS ARCHED BRIDGE + TOWNSHIP BEPORE ETCER 10 Further comments: THE SUBMITTED (AMBIENT) PLAN SUBMITTED TOTALLY NON CONFORMS WITH PLANNING GUIDELINES , 80 SHOULD + MUSE BE IGNORED (REJECTED IF DEVELOPER SUBMITS A VERSION CONFORMING WITH PLANNING SCHEME, THEN ANOTHER COMMUNITY CONSUCTATION WOULD BE EXPECTED. ALL IN FRASTRUCTURE DEVELOPMENTS IN PLACE BEFORE ANY " APPRILD. MUST 87 OR BUILDING COMMENCES

I would like to be kept up to date about this project via email:

YES

Thank you for your feedback

Macedon

Ranges Shire Council

Amess Road Precinct Structure Plan Submission/Feedback Form

A. 1.3400

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct S SC Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at <u>mrsc.vic.gov.au/privacy</u> 25 SEP 2519



Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

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Theme 2: Parks, open space, waterways and environment What is most important to you regarding parks, open space waterways and environment?

Please flease be sensitu tese hidden ge Corsu Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 122 WE COULD BE RENAMING THE AREA TO BE DELEDED DEVELOPED. Employment Centres, business price in The NEW RIDDELL !! While we TS a Neighborn Hous and <u>e</u>___ MIL Community Centre and Connec7 Hs called . Community Spirit conversation at the pub. IS AST MenDoria

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

MUST KEER DUR RURBL APPEARED λÆ y popularon tout incorport きれくびち 68 cejchig, pathwae "e all be a

Further comments:

RCCWE HIGH. RISA Submitte Hans are 101 OM7 evelopes 100 Shuetuse plan 70 ready ed Of ne a we alway par Marin 10_ iddells Creek since 20

I would like to be kept up to date about this project via email:

YES

Thank you for your feedback



Dear Strategic Planning officers,

Please see the attached as my response to the Amess Road Precinct Structure Plan, due today.

Regards,



Thank you for the opportunity to speak at the public forum on the Amess Road Precinct Structure Plan, held at Riddells Creek on 19 September 2019. Please let me elaborate on the three points I raised that evening and add one more.

You may remember me as the man who identified himself – as we had been asked to do by the 'Chatterbox' chairwoman – as having family who are residents and having kangaroos in our yard.

– and I am not opposed

to subdivisions *per se*. But what I do not want to see happen, is the spirit and nature of the town changed from being a rural town to an urban 'dormitory suburb' as has happened to other rural towns that have been consumed by the ever expanding metropolis of Greater Melbourne.

First, there is nothing in the Precinct Structure Plan that suggests that the native wildlife and bird life have been taken into account. There is nothing in this plan that recognizes that this parcel of land is a rural setting. There is nothing in this proposal to indicate that the subdividers and their staff even know that kangaroos pass through from Sandy Creek Road, through some residential blocks, to move along Amess Road heading for the grasslands alongside Amess and Sutherlands Roads, and to Bolinda Creek. Do they know that Kangaroos also move through the "Two Hills" subdivision, cross the Gisborne-Kilmore Road and move into the area under discussion? The indication on the Macedon Ranges Shire website pertaining to the proposed subdivision that some native trees have been identified for preservation, not only suggests that other trees have not been so identified for preservation, but also suggests that the subdividers are ignorant of the native habitats of smaller (and endangered) marsupials that inhabit that region – sensitive to their survival – and to the wonderful birdlife we enjoy in Riddells Creek.

As a minimum, there needs to be a passive open space corridor that links the 1 hectare Passive Open Space adjacent to Dromkeen to the 1.17 hectare Conservation Reserve to the 1 hectare Passive Open Space adjacent to the Drainage Reserve on the east boundary, the entrance to which needs to be enlarged. This would complement the Green Pathway across the top or northern corridor, although that is very narrow and probably only exists because of waterways, not the subdivider's concerns to provide access to native wildlife. Once these are in place, the Macedon Ranges Shire Council would have to introduce by-laws restricting and controlling the owning of dogs, including their kennelling from dusk to dawn.

Second, I spoke of my fears in the proposal to build a ghetto adjacent to the township of Riddells Creek that ignores the current structure of subdivision encircling the town, and other features that makes Riddells Creek a rural town. The proposed lot sizes – a large proportion numerically being just under one-eighth of an acre – leading to 1290 lots in total, with designated hub and active open space (which on the proposal looks like a separate football oval) in that area, means that what is being proposed is a separate settlement, much in the style that Goonawarra was when annexed to Sunbury in the late 1970s – without adequate infrastructure and public transport. Surely, we have learnt from that social experiment and the incidence of unwanted behaviour and social dislocation that occurred which resulted in increased police and social welfare engagement in that area, not to repeat that mistake again.

We do not need an

urban-style annex in Riddells Creek. It surprises me that the Willowbank Estate on Duggan's old farm in Gisborne, which has just been reduced from 711 to 615 lots – much less than the 1290

lots proposed in the Amess Road project – includes a site for a school; yet nothing similar is included in the Precinct Structure Plan. Does Council think that the current primary school at Riddells Creek could reasonably take the influx of children such a development would entail. Does Council envisage double story portable classrooms?

As Riddells Creek has developed over the past five decades and subdivisions provided for more families to enjoy the lifestyle of our town, the pattern of subdivision has been constant. Blocks (or lots) closer to what the council's website circles as the 'town centre', have been smaller with blocks in the outer rims of the concentric circles surrounding the town have been larger. It is appropriate then that the development of another outer rim as a growth zone reflects the overall pattern that is Riddells Creek. The outer (northern) blocks on the Amess Road Precinct Structure Plan ought to match in size, or at least reflect, those on the other side of the common artillery, the Gisborne-Kilmore Road. That is, they should reflect, and perhaps match, the size of lots in the Gyro Close area. The block size along Amess Road – on the north side – ought to match the current density and size of blocks along the south side of Amess Road, with the blocks immediately behind those (in the proposed subdivision) corresponding in size to those along Kathryn Court – behind the allotments on the southern side of Amess Road – as in a 'mirror image'.

My third point concerned infrastructure. While the Precinct Structure Plan might have proposals for the re-direction of Amess Road as it joins the Gisborne-Kilmore Road at both Amess Road and Gyro Close to become 'Future Ultimate Signalled Intersections', Mr Rob Hall spoke of it possibly being five or so years before "services being put in" - I wrote down his words - and an ongoing 10 to 20 years of sales, he did not refer to dislocation to current residents along Amess, Racecourse and Sutherlands Roads. We cannot currently even get improved road marking and lighting suitable to foggy winter nights on the corner of Amess and the Gisborne-Kilmore Roads to improve road safety on that corner, or at the Sutherlands and Lancefield Roads intersection, despite the death of a Romsey doctor. (I know; I have tried. And we know how long it took to get lights at the pedestrian crossing near the Mechanics Institute in Riddells Creek.) My fear is that the Macedon Ranges Shire Council will continue to ignore the needs of current residents, will not protect current families living along what will become roads to the construction site by allowing heavy trucks, graders etc to move along Racecourse and Amess Roads where already school children are forced, in the absence of footpaths, to walk on the road after getting off school buses. (Does the developer even know about school buses feeding secondary colleges to nearby towns?) It was not clear in the proposed development's plan whether footpaths would be part of shire council's requirement of the developer, if approved. The experience of the Rangeview subdivision, which was approved almost half a century ago, is that footpaths for those families are still to come. Council would be derelict in its duty if the infrastructure for the Amess Road Precinct takes decades to be put into place; Council should act for the safety of residents and their children, with foresight to the requirements of emergency services, and with a sense of creating safer roads. What is needed is that all the infrastructure is completed before the first lot is sold. And in the interim, Council needs to develop by-laws regarding heavy duty vehicles, school buses excepted, using residential roads. All entry to the development's construction site must be limited to being off the Gisborne-Kilmore Road.

My fourth point arises from the experience of Riddells Creek – Riddells Cr

the past ten, twenty or forty-plus years - have chosen to live in Riddells Creek precisely because of its rural nature and lifestyle. As a that delights me. At the recent forum, I recognized many people ('new comers' if you like) who are and have been active in keeping the town rural and contributed enthusiastically to maintaining the rural lifestyle they came to Riddells Creek to live. These people moved to Riddells Creek to escape the 'rat race' of the suburbs, to embrace rural life with all that that entails, and to provide their children with a particular way of life sensitive to the natural environment and community spirit of the town. They have given many hours: to establishing the Neighbourhood House and running the various groups there that help build community, including the Men's Shed; to the on-going redevelopment of the Lions Memorial Park; to the Farmers Market; to Keeping Riddell Rural; to publishing the Riddell Roundup; and to both developing the Riddells Creek Landcare and Greening of Riddell groups. Alongside these community minded volunteers who promote the rural character of our town are those who give their time to the various sports groups, to scouting, to the CFA, to the CWA and the Red Cross, among other groups. The commitment of these volunteers not only benefits their families, but the community and the environment generally. The proposed Precinct Structure Plan, based on an urban model and mentality, threatens all of that. It does not support the values of Riddells Creek residents.

The people at the forum at the Riddells Creek Community Centre were not there because they just don't want change, or don't want to see progress. They were there – old and new alike – because they are committed to their families, to our community, to the rural lifestyle Riddells Creek affords, by which it enriches the Macedon Ranges Shire itself, and to the town itself. It is true that there are areas of the Macedon Ranges Shire that are more sensitive environmentally, indigenously, and culturally, but leaving the township of Riddells Creek rural is to provide a 'buffer' between councils like Hume and Melton and those more sensitive areas of our shire.

Perhaps you might remember that several decades ago, we, the residents of Riddells Creek, resisted being excised from the Macedon Ranges Shire to be incorporated into the then Bulla Shire. The two underlying reasons for this were that we did not want to be part of a metropolitan, urban conglomerate, where the concerns of Riddells Creek residents would get lost on the periphery, and that we had a sense of belonging to a rural shire, one that is privileged to cover such a rich, beautiful and significant environmentally and culturally significant rural region.

major draw card was to attract new residents to the town was the rural nature of the town and its environment.

Other residents in the town worked towards encouraging the State government to purchase land for, and build, a new primary school to welcome new-comers to the town. The CFA and Victoria Police stations were relocated and developed to better serve a growing rural community. Sufficient with the examples: what the 'older' residents of the town did with the onset of subdivision of larger blocks and farms was create a town that remained rural and welcomed the many new families that moved into the town and Riddells Creek area.

What has been promised to those who have come to call Riddells Creek 'home' **Comparison** is that they are welcomed with open arms into this, a rural, community. Riddells Creek is not a suburb of Melbourne. It is part of a country shire council and should remain so. I would like to think that Riddells Creek and its ever expanding community has offered its newer residents welcome to a rural town. The Macedon Ranges Shire Council also offered this vision.

If in the past the Macedon Ranges Shire Council has promoted the development of Riddells Creek, and set up processes that encouraged migration to the town and environment, then it would be a gross breach of trust in our local government authority for it to adopt a plan that is essentially an urban town planning blue print. From 2013 to May 2017, the Macedon Ranges Shire Council, through its officers and councillors, laboured diligently and in good faith, meeting with community groups, to develop first the Riddells Creek Structure Plan that then secondly lead to the adoption of Amendment C100. Presentation to the Minister for Planning for the approval of the C100 Amendment appeared to be a genuine and sincere action.

The current proposal for the Amess Road Precinct Structure Plan throws into question how honest and sincere the shire council and its councillors were. Was this presentation of the Amendment C100 for ministerial approval what the Macedon Ranges Shire Council believed, after consultation with the town community, was the best for our town, or was it a cynical betrayal of the trust Riddells Creek residents put in their shire council to act in their interests?

That the Deputy-Mayor was unable at the recent forum to affirm her, and council's, support for the C100 legislation was disturbing. The CEO's attempt to overcome the Deputy-Mayor's embarrassingly impotent and dumbfounded inability to speak to the provisions of Amendment C100 surely call into question how committed councillors are to their own council's policy. The Deputy-Mayor's refusal – or was it incompetent inability ? – to speak to how Amendment C100 impacted upon the Amess Road Precinct Structure Plan raised questions of a disingenuous attitude of council town planning staff and environmental officers, and perhaps councillors, to upholding the recommended lot density figures of C100.

What was promised by developers, Shire Council and local residents to those contemplating, and making, the (more lately called) 'tree change' to Riddells Creek over the past forty-odd years was belonging to, and raising a family in, a rural community. That entailed life-style, culture, environmental aspects and rural values. The proposed Amess Road Precinct Structure Plan as advertised on the Macedon Ranges Shire Council website suggests that all that was a lie. However, I would protest that the town's residents – for example, the Keeping Riddell Rural group, among the many groups mentioned above – were not insincere. They believed in a vision of Riddells Creek as a rural community, and still do. Was the Macedon Ranges Shire Council insincere? Have the members of the current shire council abandoned the vision of previous councillors?

I cannot judge the morality of councillors who are ready to subvert the values of previous shire councils and refuse to act on the consensus of local residents by adopting a subdivision plan that goes against everything proposed, supported, and acted upon by the shire council and townsfolk of Riddells Creek over the last four decades, including the Amendment C100, but I can question how councillors might consider it appropriate to endorse a commercial developer's plans over the interests, welfare and good-faith of the people, families and businesses they have been elected to represent.

Submission date: 12 September 2019, 10:12PM

Receipt number: AMESS-42

Question	Response		
Your contact details			
I would like to be kept up to date about this project via email:	Yes		
Theme 1: Urban design			
What is most important to you regarding the overall urban design?	Really disapointed the layout and lot sizes of this development are so small on the outskirts of town. Oportunity is there for larger sites say 800 or 900m2 minimum.		
Theme 2: Parks, open space, waterways and e	environment		
What is most important to you regarding parks, open space waterways and environment?	Waterways and bike trails should be linked. Very important.		
Theme 3: Community Facilities			
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Sports and rec facilities. What are the developers contribing		
Theme 4: Connectivity			
What is most important to you regarding connectivity?			
Other feedback			
If you have any other feedback, please provide it in the space below.	Shopping strip and hotel area has not got the capacity to cope with extra carparking atm. Hotel parking is stressed with the influx of train travellers. What contribution is the developer going to make to the township.		



Dear Macedon Ranges Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Member for Macedon.

Attached are four individual objection letters to the partnership development arrangement between Sector Advantage and Council for the Riddells Creek Amess Road Precinct Structure Plan.

This is in addition to the letter sent my myself to our CEO on the 19/9/19 which I have attached again.

Regards



Dear: Cr Janet Pearce (jpearce@mrsc.vic.gov.au) Mayor Macedon Ranges Shire Council

Copy to: Cr Mandi Mees (<u>mmees@mrsc.vic.gov.au</u>) Cr Henry Bleeck (<u>hbleeck@mrsc.vic.gov.au</u>) Cr Natasha Gayfer (<u>ngayfer@mrsc.vic.gov.au</u>) Cr Bill West (<u>bwest@mrsc.vic.gov.au</u>) Cr Helen Radnedge (<u>hradnedge@mrsc.vic.gov.au</u>) Cr Andrew Twaits (<u>atwaits@mrsc.vic.gov.au</u>) Cr Jennifer Anderson (<u>janderson@mrsc.vic.gov.au</u>) Cr Roger Jukes (<u>rjukes@mrsc.vic.gov.au</u>) Cr Roger Jukes (<u>rjukes@mrsc.vic.gov.au</u>) Mary-Anne Thomas MP, Member for Macedon (<u>mary-anne.thomas@parliament.vic.gov.au</u>) mrsc@mrsc.vic.gov.au <u>mrra.sec999@gmail.com</u> Margot Stork (<u>mstork@mrsc.vic.gov.au</u>) AMESS PRECINCT STRUCTER PLAN – COUNCIL FAILING THE COMMUNITY

I am writing to advise my disappointment at council for bringing forward the Sector Advantage plan to the Riddells Creek community.

The plan urbanises Riddells Creek and essentially makes a new town "Riddells Creek TWO".

I understood that the land will be developed, however the Riddells Creek Structure plan states that we should reach 6,000 residents bay 2036. This plan will take our population to 7.500, will add 3000 cars and require a second primary school (conservatively).

We do not have the infrastructure.

This is too much, too soon and we request council to reject the plans until they can surpass the requirements of the Riddells Creek Structure Plan.

I am asking council to reject these plans.

Resident of Riddells Creek

Submission date: 20 September 2019, 2:18AM

Receipt number: AMESS-75

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Significant urban growth impacting the small town country feel and character of Riddells Creek. Additionally little infrastructure is considered for the population increase I would prefer to retain the current character of our town
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	All of these aspects are important however the total impact to our wildlife and the displacement of this under the urban housing proposed development
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The facilities are adequate for the current population Should the significant increase of housing densityit would not be adequate in its current form Please just keep the town a small beautiful little Place to live
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Roads and public transportation
Other feedback	
If you have any other feedback, please provide it in the space below.	I have said everything

Submission date: 30 September 2019, 3:24PM

Receipt number: AMESS-166

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	I want the town to retain its rural feel and look and not become over populated with tiny house blocks. The properties around the subdivision are on 3.5 acres so keep the same sizing to retain same look and feel.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Native fauna and flora as well as native animals which are loosing their open space also. Waterways need to be maintained for native wildlife. Why mention open space as when we purchased our block of land we did do as it was next to open space, however, council then decided to sell that land and did absolutely nothing with the \$265,000 they received for that block to improve any of that particular subdivision. All properties still have issues with drainage.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Transport is already beyond capacity. Grass roots sports as we do not have enough facilities for the sporting groups now let alone adding to the population.	

	Submission 127	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	There are no pathways or riding tracks once you leave the main road. Roads need a lot of repairs due to pot holes etc due to the amount of traffic already using our roads. Trying to get on the main road from station street is horrendous during peak hour.	
Other feedback		
If you have any other feedback, please provide it in the space below.	 Block sizing of 490sqm is ridiculous when you are trying to maintain the look and feel of a rural area which has blocks which are 14000sqm. We do not want to become like the city we all moved here for the rural aspect not become a suburb like Craigieburn. All our transport, roads, sporting facilities are at full capacity and would not cope with this type of subdivision. I strongly disagree with this subdivision going ahead. 	

Submission date: 30 September 2019, 12:26PM

Receipt number: AMESS-150

Question	Response
Your contact details	
I would like to be kept up to date about this	Yes
project via email:	163
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The lot sizes are too small. Of the 1,290 lots, almost 73% would be under 500sqm, and over 95% would be under 600sqm. This is not in character with the adjacent areas of Riddells Creek, and does not align with the Riddells Creek Structure Plan: "It is envisaged that future development within Area 4 will result in block sizes of approximately 800 – 1,200 sq metres to allow for the preferred neighbourhood character'. (p 62). The current lot sizes Kathryn Court, Amess Road, Sutherlands Road and the external lots for Range View Estate all are larger blocks to maintain the rural feel of our town. This was the vision and why people move to Riddells Creek. The block sizes and street width in these existing estates also cause difficulty for movement of larger vehicles. Small blocks will encourage street parking which will further add to this problem. The development need to encourage off street parking to allow for traffic movement. The area identified for development is too

Submission 128 large. C100 identified enough vacant land within the current township to reach a population of 6,100. It has taken more than 20 years for the area known as Range View Estate to reach its final stage of development. With an average of 2.8 persons per household in Riddells Creek (2016 census), 1,290 lots could add over 3,600 people to Riddells Creek. The Macedon Ranges Settlement Strategy proposed that the town accommodate 6,100 people by 2036, including Rural Living and Low Density zoned land near the town, not just the town itself. Riddells Creek has capacity to absorb much of that growth, but not all of it: 'Supply estimates indicate potential capacity for approximately 4,900 people on existing residentially zoned land' (Settlement Strategy p58). With another 1,200 persons to accommodate by 2036, the Riddells Creek Structure Plan identified another 57ha was needed. The Amess Road development area is 131 ha and is more than required. Land should be rezoned only to the extent needed to meet the target of 6,100 people. The current proposal does not encourage or allow for sustainable, solar passive development with design controls to require energy efficiency homes, solar panels and green space for trees in front and rear yards, for a tree canopy that reflects heat. The developer should be required to provide more green space in road reserves and public areas and agree to guidelines that mandate native trees and shrubs. Range View is full of houses dependant on air conditioning and heating. You have the chance to make a difference and insist on buildings complying with the highest star rating. The internal design should recognise that the number of lots as specified in the Structure Plan could be the subject of significant ember attack from fires located in forested areas to the north and west of the township when fire weather is extreme. The last serious fire

event in 2014 saw a large number of Range View residents trying to get out of their estate with limited roads available. This plan will put even more people on our roads should such

an emergency occur again.

2 of 6

What is most important to you regarding	Dry Creek has been identified in the MRSC
parks, open space waterways and	Biostrategy document as a vital link for flora
environment?	and fauna. There is no mention of the value of
	the remnant vegetation which is providing a
	valuable biolink along a riparian zone. This linl
	is used by a variety of fauna such as sugar
	gliders, koalas, kangaroos, several species o
	frogs, reptiles and many bird species.
	This area has been shown to have significate
	Aboriginal cultural sensitivity. How this will be
	surveyed and protected. There are existing
	records of artefacts found along Riddells
	Creek and Sandy Creek.
	Should further vegetation be lost there would
	be a direct impact on the connectivity of
	native populations in this area as shown in the
	Macedon Ranges Biodiversity Strategy map
	(p.89). With proper management and
	revegetation this important link could be
	improved and restored. I am concerned that the application does not indicate how or wher
	this will occur. An issue is reduction in water
	quality, bank erosion and the effect it will have
	on existing populations of native flora and
	fauna through erosion and lose of grassy
	woodlands.
	The Macedon Ranges Biodiversity Strategy
	lists Dianella amoena as protected under the
	Environment Protection and Biodiversity Act
	1999 (p.11) There are population of Dianella
	amoena in Dry Creek Reserve. One of which
	is very vulnerable to creek bank erosion.
	Page 12 of this document also lists this
	species as covered by the Flora and Fauna
	Act (1988). There is a great need to a
	comprehensive study to be undertaken to
	ensure that this species and others are not
	threatened.
	The development area is currently home to a
	mob of over 50 Kangaroos who are already under pressure for farming practices and
	climate – the current drought has forced them
	into Kathryn Court and Range View Estate
	putting them and people at risk.
	The residents will need significant corridors of
	native vegetation. The development needs to
	ensure that street trees will not be introduced
	species. Planting of native vegetation in the
	species. Planting of native vegetation in the development should connect to surrounding
	development should connect to surrounding corridors, and be part of a longer-term plan to

	Submission 128
	township into surrounding bushland, in
	particular along Sandy/Dry Creek and
	Wurundjeri Creek.
	Council already has precedent with creating
	cat free developments (New Gisborne) and
	this should be part of the plan. I have several
	time encountered Sugar gliders along Amess Road and Dry Creek.
	I request that Council inform residents what
	monitoring and constraints have been placed
	on the developer and property owners to
	guard against destruction of remnant native
	vegetation. I support the intention to restore
	Dry and Wurundjeri Creeks, using local
	indigenous species, to Melbourne Water
	standards for revegetation.
	Hard surfaces will yield increased run-off.
	Flooding already occurs on Amess Road and
	Sutherlands Road after heavy rain. Both the
	railway line and Sutherlands Rd are elevated
	but the current pipes under these facilities
	may not be sufficient to accommodate
	additional flows perhaps leading to flooding of
	existing development. (It is noted that Council
	recently directed discharged water from the
	Pony Club under Sutherlands Rd which will
	now be required to once again pass under
	Sutherlands Rd at Dry Creek perhaps making
	this situation more precarious). How will high
	rainfall events be managed? How will flows in
	the development allow for local infiltration and
	accessions to groundwater? What impact will
	construction of waste water and stormwater
	systems have on groundwater? I look forward
	to specifics. It may be necessary to construct
	dams to collect flash-flooding waters and delay their discharge. In this case, they should
	be designed to not impact on the need to
	retain and improve the flora and fauna
	corridors along waterways.
Theme 3: Community Facilities	
What is most important to you regarding	Open space, connectivity - ability to ride a
community facilities within the precinct and	bike, walk, meet with friends, village
Riddells Creek overall?	atmosphere, knowing your neighbour. Park
	and ride at the station - though this is
	becoming increasingly difficult. driving home
	along a tree lined road with kangaroos grazing
	in the paddocks. Wonderful for showing
	interstate, city visitors. They can't believe we
	are only 50km from a city.

	Submission 128
Theme 4: Connectivity	
What is most important to you regarding connectivity?	think I covered this in other sections.
Other feedback	

If you have any other feedback, please	Submission 12
provide it in the space below.	and the information you have provided
	however the meeting did not address the
	future of Riddells Creek as a whole nor did we
	hear from the developers. This has led to
	many of us feeling uncertain and worried
	about the weakness in the existing
	infrastructure such as how people in this new
	estate will be connected to the existing town
	centre. Will there be walking, cycle tracks?
	Where will they be located? Traffic along
	Amess Road is already fast and has busy
	times with people accessing the train station
	for morning and evening peak. The bridge on
	Amess road was widened but is not wide
	enough for a truck and a car to pass safely.
	There will be significant truck movement with
	this development. Are there plans to widen
	Amess Road – this will remove a significant
	biolink and remnant vegetation. I am
	concerned that this region is dependent on
	water sourced from outside its catchment for
	household use and that disposal of waste/
	sewage/storm water is already beyond
	Western Waters ability to cope with. They ar
	currently proposing to discharge excess
	treated water into Jacksons Creek. A
	development of the size proposed will
	significantly add to this problem.
	Council needs to provide opportunities for
	discussion, and for considering how the
	impacts of growth will be managed through
	improvements to town infrastructure and
	facilities. This must include planning for the
	town centre, with residents, to resolve how
	increased movement of pedestrians, cyclists
	and vehicles, and commercial and recreation
	activity, can be integrated.
	I am concerned that the approved Structure
	Plan of Riddells Creek appears to be ignored
	For example the information sheet indicates
	that 'Council has not determined on a number
	or sizes of houses or lots at this stage'. In
	contrast the Structure plan is more specific.
	While I have a number of concerns about the
	content of the Structure Plan I had accepted
	that the adoption of the plan meant that future
	planning would progress with this as a base
	this current PSP does not fit within its
	guidelines.

Submission date: 25 September 2019, 11:24AM

Receipt number: AMESS-93

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I want it to fit in with our country town, so therefore I don't want small properties, taken up by structures. I want the blocks to be at least 1000sqm so the wildlife can still have a home in their surroundings and not be pushed out on to the surrounding roads to be hit by cars and killed.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	I want it to be natural as possible or untouched and if the blocks are at least 1000sqm then children would not need as many parks as they would have room in their backyards to play on the trampoline, swing set or swimming pool. Waterways should be made aesthetically pleasing to look at and for wildlife to live and enjoy. I am concerned with what will happen to wildlife, when their habitats are destroyed and don't have any space to live.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 129 I would like to have a community bus for elderly citizens to transport them to railway station and shops, A community garden would be good as well as a bigger Community neighbourhood house for more activities.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	I would like to have better road structure for the future as the population grows around Macedon Ranges. I also would like to have bike and footpaths everywhere around the town, not just in new estates, also bike paths to other towns around us.
Other feedback	
If you have any other feedback, please provide it in the space below.	I do not want to have small blocks in this new development as it will devalue our town and bring in more investors buying up houses because of cheap prices which in turn will bring in more crime to our town, and spoil what is a lovely place to live.

Submission date: 30 September 2019, 11:06AM

Receipt number: AMESS-146

Yes
It's very important to me that Riddells Creek maintains its country town feel. This means that block sizes of all developments need to be over sized in comparison to outer suburbs blocks. Riddells Creek is currently a sleepy, quiet country town, that's what the residents bought into and why so many of us moved out of the city. I feel that this development, considering we're talking about nearly doubling the number of dwellings in the town, is going to destroy. It's important to me that this development doesn't feel like another outer Melbourne Suburb. To this day I feel that the services in the town are adequate for the number of residents we have. If the population doubles I dare say the infrastructure wont cope at all. Already today there isn't enough space on the trains into town and not enough parking for train commuters. I'm quite perplexed that we we are being shown a copy of the proposed development but not a copy of the proposed expansion of the towns amenities to go with it.

What is most important to you regarding parks, open space waterways and environment?	Submission 130 I'm an avid walker and As it stands I spend a lot of time walking around the reserves and creeks
	around Riddells Creek with my daughter, it's a big part of the reason we moved to the area. It's very important to me that the town retains its open, spacious, child friendly atmosphere.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The community facilities are adequate at the moment but could always have some improvements. For me the children facilities are forefront in my mind. As it stands there is a waiting list for the local child care facilities and the primary school is at capacity. If the capacity of the town doubles then do we get double the facilities, who knows, there's nothing in this plan that tells us. I can see that with increased population that there is room for improvement in the supermarket, restaurant offerings, etc but my worry is that there is no forethought that has been put into that, so we might be stuck with what we have with double the population.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	It's very important to me that everything is accessible by foot, I spend a lot of time walking around the town and the adjoining parks and walking tracks.
Other feedback	
If you have any other feedback, please provide it in the space below.	I spent a lot of time looking over the plan for the town for 2036. I noticed at the time that max number of residents with the proposed expansion plans was to top out at 6,000 residents. unless my maths are wrong it would appear that we would achieve that just with this development alone, let alone subsequent ones. It has also not passed me by that the block sizes proposed in this development are far smaller than that approved in the town planning document. For this reason I can't believe that this development document has got this far in the planning scheme.

Submission date: 30 September 2019, 2:40PM

Receipt number: AMESS-160

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Integration with Riddells Creek township, also the size of the blocks and how many there are
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Important that they can sustain the increase in population, how will they be maintained dye to the increase in population.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We will require more shops to cater for the extra population, parking will be a huge issue especially since it is already a huge concern in and around the train station, there isn't enough to keep youth entertained, sporting facilities will need to be upgraded, which has been a never ending battle with the council even nowroads need to be improved, especially with the increase of cars, not to mention public transport needing to be increased all around to cater for increase in population.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 131 All of the above is important to me, currently pathways are mostly non existent, roads and access in and out of Riddells Creek is already congested in the mornings and afternoons. I love to walk everyday with my dogs and at night the lighting is pretty bad. These things really need to be improved first before going ahead with more high density developments.
Other feedback	
If you have any other feedback, please provide it in the space below.	I really believe such a high density development will be detrimental to Riddells Creek, and I am very concerned that there needs to be a lot more consideration given to other matters such as roads, safety, sporting facilities, schools, parking, etc. I don't think the council us looking at the big picture only the money is driving them, which is sad, as I love living here and would hate to have to move

Submission date: 29 September 2019, 6:25PM

Receipt number: AMESS-130

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	No	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	I would like a spread out town centre and larger residential areas, supported by (more than) sufficient infrastructure such as telecoms and road access	
Theme 2: Parks, open space, waterways and e		
What is most important to you regarding parks, open space waterways and environment?	More purposeful use of vacant spaces around town	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Cheap facilities for community groups	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Fast reliable internet	
Other feedback		
If you have any other feedback, please provide it in the space below.	Nope, I like that Riddells is growing. Will bring many benefits such as jobs, new families and infrastructure	

Submission date: 13 September 2019, 12:08PM

Receipt number: AMESS-49

Question	Response
Your contact details	
Luculd like to be kent up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Larger lot sizes, increased community facilities to accomodate growth in population walking tracks and footpaths.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Landscapes with native plantings, basketball court and playground, bbqs, waterpark
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Parking st train station and along main street footpaths, new school buildings and facilities, waterpark, basketball courts, playground and bbq facilities, new supermarket.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Walking and cycling paths throughout the township, parking and a second pedestrian crossing over the main road
Other feedback	

Submission date: 30 September 2019, 3:42PM

Receipt number: AMESS-92

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Urban design should ideally be in keeping with the surrounding topography and the capacity of the existing town of Riddells Creek. I feel Urban Design is not the correct turn of phrase as we are a country town, not urban and wish to keep it that way. The planners need to be mindful of this when planning any new developments. There is no point in building estates consisting of small, jammed in sections and creating narrow roads , culminating in mini suburban enclaves designed for those who wish to live 'in the country' when they may as well have stayed in the city. These new eyesores are not country living- nor are they contributing to the character of our town.
Theme 2: Parks, open space, waterways and	environment

	Submission 134
What is most important to you regarding parks, open space waterways and environment?	In a country setting such as ours, these things must remain paramount in planning- to be planned around rather than planned over. Ideally, green belts should be dominating the landscape and include food forests and plenty of space for our wildlife, who too often seem to be forgotten in the frenzy of new developments.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	 Facilities that can cater for the growing community, organic produce and more opportunities for local producers to sell their produce in a co-op . Before any new suburbs are built, there needs to be substantial upgrading of existing community facilities . We have restaurants in abundance, but no community bank, one primary school which has a full roll, no swimming pool- which did once exist- and limited public transport, all of which needs to be taken into consideration if the population is to increase.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	 As Riddells Creek is a country town, the traffic would ideally decrease rather than increase like we know it all will with the influx of these new developments. It would be a better idea to provide a daily, frequent and reliable bus service to surrounding towns as well as the existing train lines. No footpaths are a character of the town that I'd like to see remain- drivers need to slow down and be aware that wildlife may be on our roads at any time of the day- we are in the country, after all.
Other feedback	

If you have any other feedback, please provide it in the space below.

Submission date: 21 September 2019, 12:53PM

Receipt number: AMESS-82

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

	Submission 135
What is most important to you regarding the overall urban design?	Any design must maintain the current aesthetics of the town and fit within the scope and vision of the structure plan. Given its proximity to the town centre (1.5km shortest boundary to near 3km on the longest boundary) it is important that development on this land reflects the look of what it currently adjoins. Rangeview and the Gyro close areas are the benchmark minimums. They are a lower density with block sizes double what is proposed here and more on the Gyro side This concept PSP is a medium density at the high end and just does not integrate with its surrounds and misrepresents the minimum living values of our town. This density development is to far from the town centre. This type of development belongs in a city suburban landscape that has developed supportive state infrastructure designed to cope with the population increase that a PSP of this nature would need. (Increased Public Transport, Increased Police presence, Infrastructure to support establishment of Ambulance and increased CFA presence to name a few)
Theme 2: Parks, open space, waterways and	l environment
What is most important to you regarding parks, open space waterways and environment? Theme 3: Community Facilities	Preservation of area specific flora is paramount. We cannot lose our environmental identity. Re Play area Parks, what has been provided for in Rangeview proportioned to development size represents minimum standard. Waterways need to be open an uninterfered with. Access to these must be public and incorporated into additional recreational space beyond that of play areas. These areas cannot transform into easements running thru properties. When this happens there is no uniformity in presentation and maintenance becomes less controllable. These MUST remain a public space and managed that way.
meme s. Community Facilities	

	Submission 135
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We have reasonable local Govt facilities now that could absorb a small increase in population from a sensible and an area aligned development. A PSP of this concept though would require increases in funding to support new local govt facilities. (football field, netball courts etc). Council would have to address new options for town centre parking though no matter what happens. Currently we are at saturation point. Our shortfall in facilities for ANY population growth surrounds State Govt controlled areas. More Police presence beyond the current 40hrs a week we get now. An Ambulance Station would need to be built and better CFA facilities already in the pipeline would have to be fast tracked. School development would be required and Public transport increased. Re Public Transport additional peak VLINE services must be added and services that currently don't stop would need to amended to now do so. Railway Station parking is completed exhausted now and the creation of at least another 200 spaces is paramount. Any PSP that gets to DA stage requires council to have adequate answers from our State Govt on their development timing and funding.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	There must always be more than one way in and one way out to any sizable development. This PSP concept has one only. A minimum two main access egress points to both Amess Rd and Kilmore Rd. Kilmore Rd and Amess Rd frontages should also support the inclusion of a Service Rd to facilitate access/egress to smaller streets within the development. Footpaths in every street and shared pathways along the main corridors are minimum. Existing infrastructure will need to be extended to conduit to the development area. Shared pathways and walking tracts need to interconnect to all public recreational areas within the development.

	Submission 135
If you have any other feedback, please	I have no idea who Sector Advantage is but it
provide it in the space below.	would be my view that they are not
	demonstrating much knowledge of what a
	good PSP should look like for this area and I
	suggest the community has voiced its support
	of that already. I would expect that if such a
	'concept' manifests to a DA then Council will
	reject it outright without fear. The residential
	constituency would have it no other way. Trust
	is important in these processes so full and
	supportive transparency must be maintained
	at all times. There is no doubting that this
	precinct will be developed and that not
	everybody will be won over in the process.
	However, a development that ticks the boxes
	on the 'common sense' environmental
	requirements and preservation's, maintains a
	sensible block size similar to its immediate
	surrounds and also that it upholds the original
	vision of our current structure plan and is
	supported by necessary State and Local Govt
	development of necessary town infrastructure
	at the same time or earlier will ultimately get
	the average person nodding acceptance. One
	thing is certain though and that is the minute
	the average majority get wind of any
	pandering to minority lobby groups and well
	funded members of the cultural left the trust
	issue will be front and centre again. Lets no
	go there.

Submission date: 30 September 2019, 5:11PM

Receipt number: AMESS-172

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Space and a country life style
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Clean and tidy parks and green space, development and design that has little impact or improves on environment.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We have a very vibrant community in Riddells, though many facilities are looking a little tired and are at capacity. Kindergarten and childcare, a pool would be nice, community library at school would be wonderful.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Cycling paths ie to Dromkeen. Walking tracks in to the hills and along creek. Cycling tracks around town
Other feedback	
If you have any other feedback, please provide it in the space below.	On the subdivision the lots are too small. The reason people move out to RC is for space and country style living. Not to be jammed in on top of one another.



Dear Macedon Ranges Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Member for Macedon.

Attached are four individual objection letters to the partnership development arrangement between Sector Advantage and Council for the Riddells Creek Amess Road Precinct Structure Plan.

This is in addition to the letter sent my myself to our CEO on the 19/9/19 which I have attached again.

Regards



Dear: Cr Janet Pearce (<u>ipearce@mrsc.vic.gov.au</u>) Mayor Macedon Ranges Shire Council

Copy to:

Cr Mandi Mees (mmees@mrsc.vic.gov.au) Cr Henry Bleeck (hbleeck@mrsc.vic.gov.au) Cr Natasha Gayfer (ngayfer@mrsc.vic.gov.au) Cr Bill West (bwest@mrsc.vic.gov.au) Cr Helen Radnedge (hradnedge@mrsc.vic.gov.au) Cr Andrew Twaits (atwaits@mrsc.vic.gov.au) Cr Jennifer Anderson (janderson@mrsc.vic.gov.au) Cr Roger Jukes (rjukes@mrsc.vic.gov.au) Mary-Anne Thomas MP, Member for Macedon (mary-anne.thomas@parliament.vic.gov.au) mrsc@mrsc.vic.gov.au mrra.sec999@gmail.com

Margot Stork (mstork@mrsc.vic.gov.au)

AMESS PRECINCT STRUCTER PLAN - COUNCIL FAILING THE COMMUNITY

My family have been established within the Riddells Creek community

We are passionate about the town character Riddells Creek affords the residents and our family.

The plan put forward by Sector Advantage flies in the face of everything that we cherish about our town, it is not a starting point and the plan should have never been presented to the community.

The Riddells Creek Structure Plan has already been implemented, and any plan which does not align with it (and better it) is not something which should be considered. This includes:

- Large lots 800 to 1200 sqm +
- Generous setbacks
- Wide roads, accommodating parking and driving both directions (and emergency services)

Town Infrastructure is not something which has been considered as part of the Precinct Structure Plan, and it is wrong to not consider it holistically including:

- Roads
- Footpaths
- Community sporting
- Schools, childcare, kinder
- Public transport

I am asking council to reject any plans which do not 100% meet the minimum requirements of the Riddells Creek structure plan and which do not include a plan for the entire town.



Dear Council,

Thank you for allowing us as residents of Riddells Creek to have a say in the development of our township.

Whilst we are not against development per se, the so called plan, which ignores the impact on the community, is flawed at best. We would like the following issues addressed:

1. Environmental

- a. Effect on the ranges view from the southern plain. The Macedon Ranges is an exceptional asset, with its relatively unspoilt natural beauty. The views from the southern plain should be preserved and protected.
 - i. No development should occur on the elevated areas. You can easily see the hill from Lancefield Road, Clarkefield – 6km away – and from Riddell Road. We would prefer that the site be extended to the corner of Amess Road and Sutherland Road rather than the development of the elevated area, however, we have concerns that this once again eats into prime agricultural land. May be the development south of the railway station would be more appropriate.
 - ii. Various photographs and documentation at the recent information session didn't show the extent of the elevation change. The circulated 'indicative site concept plan – option 2' is misleading at best and dishonest at worst. Why have the contour lines removed from the plan? There's only one contour line from the top of the hill at Dromkeen to Gyro Close. The elevation change is ~30m in 300m, which equates to a 10% incline but the plan shows the area to be nearly flat.
- b. **Fire Risk**. During the C100, it was proposed that the area we live in **Constant of** would be allowed to be sub-divide into 4,000m2 minimum blocks. The CFA supported this. However, council rejected this citing bushfire concerns. So, how is it possible that the area of **Constant of** is a high bushfire risk from ember attack but less than 50m over the road, very high density housing can be proposed? Ember attacks can range between 2 and 10km in front of the fire so the risk from ember attack is no different between any property in the township.
- c. Macedon Ranges Planning Scheme. In the C100, Objective 1's strategy is to 'retain the role of Riddells Creek as a district town' and this would mean below a population of 6,000, between 2014 and 2036. The 2016 census shows a population of 3,947 people] https://quickstats.censusdata.abs.gov.au/census services/getproduct/census/2016/quickst at/SSC22160. Assuming a 3% growth rate since 2016, the population is now approximately 4,300 people. So to stay within the strategy, any growth between now and 2036 should be limited to 1,700 people.

The suggested development of 'indicative site concept plan – option 2' with 1,290 houses, at 2.9 people per household equals 3,741 people, or 2,000 people over the authorised strategy [ignoring any other developments allowed in the township].

The development is outside the confines of the C100 and therefore should be rejected immediately.

- d. Effect on native fauna and flora. This is well outside of our knowledge but given the creek and lack of existing development in the area this is of major concern.
- 2. Character of the township

- a. The township covers an area of approximately 10.4km and contains, per the 2016 census, 1,461 dwellings. Therefore, average area per dwelling [including roads etc] equates to 7,100m2.
- b. The 'indicative site concept plan option 2' has 1,290 lots. The overall density is 9.8 lots per hectare = 1,020m2. Therefore, the concept is well outside existing character of the township.
- c. This is an increase of 88% in the number of properties in the township.
- d. The propose concept occupies 131 hectares. This approximates to 10% of the township area BUT will contain 47% of the dwellings.

In essence, this brings high density suburbia to regional Victoria.

- e. The urban design is suburbia in the countryside and doesn't integrate with the township. Indeed, by building separate sporting and community facilities separates the community further. We're not sure how the foot paths and cycle paths would connect to the township given the existing lack of them.
- f. The proposal is to remove the beautiful dam opposite Gyro Close and replace with yet another football oval. If the development proceeds in some format why can't the dam be incorporated into the design with nice waking paths between the dam near Frost Lane? Given the low levels of participation of AFL the need for an additional oval is very questionable and walking for exercise is the number 1 activity for the 15+ age group [Macedon Ranges Walking & Cycling Strategy 2014]. The only reason is the cost is relatively very low.
- g. Being on the outskirts of the township you would expect low density housing of 4,000m2 given the properties along Amess Road and Kilmore Road.
- h. Higher density housing should be reserved for the area south of the railway line and this should still only be developed within the confines of the C100.

3. Access onto Kilmore Road

As mentioned in 1.a. the elevation change is not apparent, in fact removing the contour lines is a gross misrepresentation. Siting two sets of traffics lights at the bottom of either side of the steep hill [10% gradient] is a recipe for disaster. Good luck a double B stopping. Reducing the speed limit will mean additional noise – either exhaust braking or hard acceleration to crest the hill. No mention is made about reducing the height of the road via a cutting.

- i. The more sensible idea would be to have access from Frost Lane.
- ii. Reducing the density to be in keeping with the character of the township would mean there's no need for traffic lights.

4. Effect on existing services

There is no strategy within plan. Whilst we accept that other authorities and organisations are responsible for providing services such as trains and education, just ignoring these issues ensures there is no joined up plan. The effect of the development of Sunbury North is going to have an immense impact on Riddells Creek in the not to distant future with major traffic issues on Lancefield Road. Added to the developments around the Calder Highway with no plan to widen the freeway, the access to the city will be horrific. This is all because of a disjointed planning strategy.

Best regards,



Submission date: 24 September 2019, 11:24PM

Receipt number: AMESS-91

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the	Minimum sized blocks of 800 to 1000 square	
overall urban design?	meters.	
	Solar passive designed homes with eaves	
	where applicable.	
	No blocks of units or inner city type	
	townhouses.	
	Roar access for emergency vehicles. Off street parking.	
Theme 2: Parks, open space, waterways and e		
What is most important to you regarding	Protection of existing flora and fauna,	
parks, open space waterways and environment?	especially along existing creek lines. Lots of linear parks and connectivity throughout the	
	estate required.	
Theme 3: Community Facilities	· ·	

Su	bm	iss	ion	139

	Submission 139
What is most important to you regarding	As is, the residents of the estate will be
community facilities within the precinct and	isolated from Riddells Creek central due to the
Riddells Creek overall?	location of major roads on either side with no connecting footpaths or trails and would need all their own facilities including a small shopping precinct. Facilities within Riddells Creek itself, including roads, footpaths and community hub will require upgrading in order to cope with increased traffic, noise and pollution.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Walking and bike paths MUST be incorporated and connected through to, the center of Riddells Creek, or people commuting from the estate will be forced to walk on major/busy roadways to access facilities around town.
Other feedback	
If you have any other feedback, please provide it in the space below.	Please don't destroy the rural aspects of Riddells Creek with an inner city development that doesn't fit.

Submission date: 25 September 2019, 11:03PM

Receipt number: AMESS-102

Question	Response	
Your contact details		
Email address		
I would like to be kept up to date about this		
project via email:	No	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	A look which matches the ascetically with "traditional" Riddells Creek rural-style properties.	
	Example features: - Minimum block sizes of 1000m ² minimum - Trees and vegetation - No town houses - I don't want Riddell and Caroline Springs to indistinguishable.	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	 Protection of existing trees and significant vegetation Encourages planting of native trees Protection of existing waterways (I believe the main creek is called "Dry Creek" from rubbish, pollution from soil movement during development and offrun from properties up hill. 	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Policing - 24/7 stationed police closer than Kyneton. Education - To meet the increased demand form families.	

Theme 4: Connectivity		
What is most important to you regarding connectivity?	 Repairing existing roads Managing intersections and roads to meet the additional increased cars on the road Sealing of existing unsealed roads within Riddell Following the mantra of "lets fix what we've already got before expanding on it" 	
Other feedback	·	
If you have any other feedback, please provide it in the space below.		

Submission date: 16 September 2019, 2:05PM

Receipt number: AMESS-64

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Any development should remain in line with the rural character of the town. Riddells Creek character also centres around it being a sort of hamlet and there is no good reason not to maintain that. To that end the lot size should increase further out of the town centre from standard residential to say 1 acre (0.5H) lots then further out 2 acre (1.0H) lots. Emu Bottom Estate in Sunbury is a good example of where this has worked well. This will provide a barrier to endless development, maintain the rural character of the town and limit the population growth to a predictable level. So for the land not already zoned for development it should be considered to make a ribbon zoning for the exterior of the town boundary that includes the increased lot sizes as I mentioned above. That is 0.5H for the first tranche and 1H for the second and final outer limit tranch being the final town boundary.	
Theme 2: Parks, open space, waterways and environment		

	Submission 141
What is most important to you regarding	With denser development and smaller lots
parks, open space waterways and	open parkland for family recreation and
environment?	exercise is paramount to the maintenance of
	health standards. Obesity is a huge problem in
	our society and the lack of availability of open
	space within a few minutes walk of home is
	the main reason. Kids and adults need to
	access a functional park where they can play
	and run around and which needs to be within 3
	minutes walk from home for them to be
	inclined to make use of it. In the 1960's and
	1970's we all had wide roads and large lots to
	play on all readily accessible just outside our
	front door. This resulted in an absence of
	obesity and in general a healthy and fitter
	society with lower health costs. Dense
	development is fine but if you dont allow the
	easily accessed open spaces then you are
	setting up the next generations for health
	failure due to a lack of exercise from the
	inconvenience of available spaces. Its no
	good having them 2 kilometres away.
Theme 3: Community Facilities	
What is most important to you regarding	Certainly open functional spaces with facilities
community facilities within the precinct and	for sporting and leisure pastimes. Parks with
Riddells Creek overall?	public barbecues, tennis courts, fenced areas
	for dog walking and even horse riding.
	Allowing people to gather as family and as
	community and being able to involve
	themselves in healthy pastimes makes all the difference to the adult lives of the now children
	who can grow up either playing x box or
	running in parkes, walking dogs, playing tennis or kicking a ball, even riding horses.
	Something to look forward to is so important in
	all of our lives and this should be recognised
	and made easy for the busy parents of today
	and reduce the reliance of children on the
	presence of their parents in everything they
	do. So convenience and accessibility of the
	facilities is of paramount importance to the
	uptake by the surrounding community.
Theme 4: Connectivity	
meme 4. Connectivity	

	Submission 141
What is most important to you regarding connectivity?	Children should be able to access walkways, horse and bike trails that lead them to the central town facilities with a minimum of interaction with road traffic. This too provides children with a sense of freedom, adventure and independence as well as reducing their dependence upon parents for transport. It also helps them mature into more rounded and thinking individuals. This can help remove the stigma of the "helicopter parent" syndrome which had been so characteristic to todays society, the result of which is adolescence who lack the adventure and independent spirit.
Other feedback	
If you have any other feedback, please provide it in the space below.	Simply think about removing the dependence of children on parents with the facilities provided and restrict the population growth with the tapering of density from the 600/700sq m lots to 1 acre them 2 acre lots on perimeter of the town boundary.

Thanks for the opportunity for public consultation and comment.

Please see attached document.



27 Sept 2019

• Urban Design

Layout of the subdivisions should ensure houses are situated (i.e. facing north) to give maximum passive solar advantages. With the rising cost of electricity and increased global warming, this should be a given, not an option.

Transport/walking/cycling and parking options need to be considered – how will the town centre cope with extra vehicle traffic? Parking at the railway station is already difficult to find and overflows into surrounding streets and there are insufficient parking spaces in the business district.

• Flora and Fauna

Studies of flora and fauna should be undertaken to ensure that current status of species is not endangered. In addition, flora and fauna corridors should be strengthened and created as much as possible.

• Process

The approved Structure Plan of Riddells Creek appears to be ignored.

• Connectivity

Before construction commences, Amess Rd should be constructed to a standard that allows for safe movement of construction machinery, transport vehicles, cars, pedestrians and bicycles. In addition, the major intersections at Sandy Creek Rd (and Gyro Close, when relevant) should be constructed before major use of these facilities are required. Improvements to Sutherlands Rd are also be required,

Pedestrian and cycle tracks to Sutherlands Rd along Dry Creek via Katherine Crt and Rangeview Estate are needed to provide better access for children walking or riding to school, prams, wheelchairs, motorised scooters, recreational cyclists etc. Current pathways (or lack of them) inhibit recreational activity and connectivity to the town centre. It is of concern that residents are still awaiting the commitment of Council to complete the Dry Ck walkway/cycle track having witnessed Council Officers relocating the bridge- over- the-creek to Gisborne (against Council policy) which would have facilitated this facility.

• Bushfires .

The Macedon Ranges Planning Scheme places human life as a priority over any other planning issue in accordance with state policy.

CFA has identified Riddells Creek as being at *Extreme* risk of bushfire attack. While CFA has identified the Amess Rd area as of lesser risk than that to the north and west, it is still vulnerable.

In view of the *Extreme* severity of the risk, the location of public open space should be located as a buffer for houses at the rural/urban interface in accordance with general advice given by CFA.

Road access should facilitate the movement of trucks including emergency vehicles. This will involve wider roads than some recent subdivisions.

• Flooding

Hard surfaces in the PSP will increase the amount and severity of water run-off impacting on downstream areas. In particular, the current runoff impacts (before development) on land south of Amess Rd as well as along Dry Creek.

While it may be necessary to construct dams to collect flash-flooding waters and delay discharge, they should be designed to not impact on the need to retain and improve the flora and fauna corridors along waterways.

Submission date: 9 September 2019, 11:44AM

Receipt number: AMESS-14

Question	Response
Your contact details	
I would like to be kept up to date about this	
project via email:	Yes
Theme 1: Urban design	L
What is most important to you regarding the overall urban design?	Look, Feel and Character are all important to me. I don't see how lot sizes that are in the plan are appropriate once you go over the hill. It will loose it's country feel and atmosphere. The farming land in Amess Rd is still used as farming land and the agricultural machinery sometimes runs all night when it is time to harvest. I can imagine that when you have the size of only 476m2 backing on to farmland it won't be long before the farm is shut down. Thus loosing it's country feel. Since the growth of Riddell with the Range view estate we already have issues with parking at the train station and at the shops, how is this going to improve with an estimated 1290 new houses? It will loose it's country feel once traffic lights are installed.
Theme 2: Parks, open space, waterways and e	environment

	Submission 143
What is most important to you regarding parks, open space waterways and environment?	The most important to me is the environment. Our wildlife flora and fauna are being pushed out, already the amount of stray dogs and cats that I have noticed greatly impact on the area. Once more housing goes in and more cats are let out into the area it will certainly decimate it. How do you propose stopping more stray cats wandering the streets? How do you propose stopping the dogs that are out roaming at night as well? I enjoying providing for the wildlife that visit our property but have already had issues with people walking there dogs through our property in the last year there has been a huge increase, unfortunately there are people new to the area that do not respect boundaries or control there animals. Once you put in the new oval and parking in the estate more kangaroos that visit will be killed by by traffic. The conservation areas are tiny in the plan, what exactly will be conserved?
Theme 3: Community Facilities	conserved?
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Riddell already has a large community facility within the precinct.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Walking is the most important to me. our street no path, it used to be quiet most of the time and you could walk it has a great country feel but with increased traffic already and the speed that some people do in their vehicles it can be quite daunting already. We often walk into the town centre and the narrow bridge can be fun at times. There is also the issue of trying to turn into your property with cars speeding and being impatient whilst you turn into your property. So my connectivity with the road is frustration and now you are planning on cutting off the other end of Amess rd so that we will have to divert through an estate that no doubt will have cars parked on both sides of the road and be quite narrow. There will also be more traffic from the estate through Amess road and no doubt more people walking in our property.

	Submission 143
If you have any other feedback, please	I no that it is inevitable that the town will grow
provide it in the space below.	but I don't agree with traffic lights or the
	housing lot sizes.



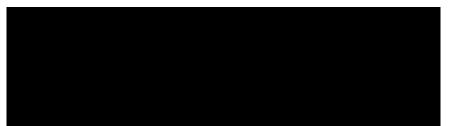
Attention: Evan Krausgrill

Good Afternoon,

On behalf of our clients please find attached our submission regarding the future Amess Road PSP.

We trust this is satisfactory.

Kind Regards



26 September 2019		
Senior Strategic Planner Macedon Ranges Shire Council <u>mrsc@mrsc.vic.gov.au</u>		
Attention: Evan Krausgrill		
Dear Evan,		
Re: Future Amess Road PSP		
We are instructed by	the owners of	to make the

Submission 144

In summary our clients conceptually support the Draft Urban Structure Plan – Dec 2018, as indicated below:

following submission.

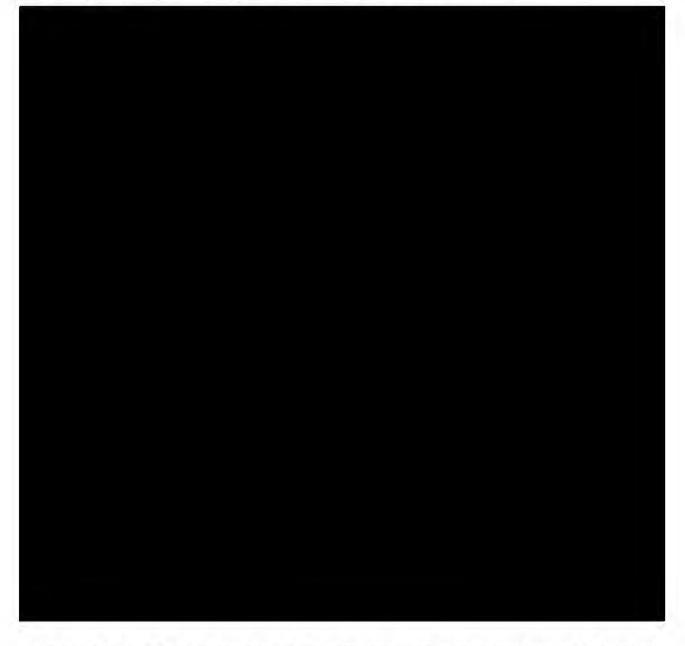






They do not support the Indicative Site Concept Plan – option 2, included as part of your recent communication. This more detailed plan appears to serve no worthwhile planning purpose, it appears to ignore the Draft Plan

We have prepared a preliminary sketch plan which provides for the provisions of the original Draft Plan in a logical and efficient format, as indicated below:



Our clients advised that they agree with the general sentiments of the recent Community Meeting. They wish to see a quality development of which they can be proud. It is not accepted that Riddells Creek should be developed as a high-density urban area but should plan for appropriate sized residential lots to retain a Village atmosphere. Additionally, due consideration needs to be given to the protection and retention of existing healthy and mature exotic and native specimen trees and "hedge" plantings which can continue to provide screening, wind abatement and fauna habitat across the subject properties.

The preliminary sketch plan is readily adaptable to satisfy the adopted PSP requirements, and it does not adversely affect the potential development of adjoining properties. The original proposal for designated north/south and east/west roads providing part of the overall traffic requirements, and their abuttal to the proposed southern Local Park appear to form a logical part of the overall PSP.

It is submitted that the purpose of a PSP is to fix the required infrastructure for the subject land including the access network and the location of areas of public open space (passive & active). Whereas the original draft PSP appears to provide a clear and logical framework, the latest plan provided (28 August 2019) appears to provide development of individual holdings are better determined at the permit stage, after a PSP has been adopted.

Our clients would welcome the opportunity of working with Council to achieve an attractive and vibrant Riddells Creek urban area, with a continuation of the existing village character.

This advice is provided without prejudice.





Dear Macedon Council

Attn: Evan Krausgrill, Senior Strategic Planner

We act for the owners of . I wish to submit the attached letter on behalf of prepared. . I wish to the Amess Road Structure Plan currently being

We look forward to hearing from you shortly.

Kind Regards



18 October 2019

Senior Strategic Planner Macedon Ranges Shire Council <u>mrsc@mrs.vic.gov.au</u>

Attention: Evan Krausgrill

Dear Evan

Re: Future Amess Road PSP

The owners moved from suburbia to establish a desired lifestyle option at Riddells Creek, and they wish to retain this choice for the foreseeable future.



It is submitted that there is a need to determine the requirements of water retention and improvement prior to the final adoption of the PSP.



Draft Urban Structure Plan - Issued by MRSC Dec 2018



Our client welcomes an opportunity to meet at Council offices to discuss further.

We look forward to hearing back from you soon.





Good evening

I submitted my feedback online just before 5pm today and realised that you had removed the link at exactly 5pm. I am just following up with this email to make sure it has been received by the closing date of 30th September 2019 as directed (no time has been given)

Thank you



30 Sept 2019

1. Context and process

In order to submit feedback on these topics, it is necessary to give an over view of the situation.

MRSC has accepted the submission of a PSP (Precinct Structure Plan) from Sector Advantage (please identify this businesses credentials) to guide development of this precinct North of Amess Road in Riddells Creek.

MRSC met with Darren Lee and Sector Advantage on occasion to discuss the PSP being put forward by Sector Advantage. Darren Lee, Sector Advantage and the Chatterbox facilitators presented to Council on the 27th Feb 2019 as minuted in the Ordinary Council meeting on the 27th March this year. At the Riddells Creek Information session, Council denied having meetings with Sector Advantage.

This Developer has attempted to have this PSP(Precinct Structure Plan) passed utilising a zoning acceptable in a high density metropolitan suburb, as opposed to a rural regional township. As this area in Riddells Creek has been zoned for Urban growth, essentially a protection zone of land to be utilised for future growth it is only once the PSP(Precinct Structure Plan) is agreed upon that the new Zoning will be put in place. Hence the Developer utilising a high - density neighbourhood zoning for their plan to try and maximise their dollar per square metre return. It is apparent that at this stage, this particular Developer does not hold the best interests of a regional area wanting to grow in a fair, orderly and economically sustainable way and should not be considered for this plan.

The proposal does not meet any of the standards as listed in the Riddells Creek Strategic Plan nor in the C100 amendment, where growth of the region is spoken of as a fair, orderly and sustainable approach to the growing population. However, if this PSP(Precinct Structure Plan) is allowed to pass through Council, it will override those aspects of the Strategic Plan. Council have stated that all future development proposals will still need to be approved, however, they did not say that as long as the proposals meet an already successful PSP(Precinct Structure Plan), the lot sizes will be approved.

The Riddells Creek Structure Plan of 2013 and the subsequent Amendment C100 acknowledge the objectives of planning in Victoria as outlined in section 4 of the **Planning and Environment Act 1987** as follows:

Section 4(1)(a) To provide for the fair, orderly, economic and sustainable use and development of land.

The amendment introduces land use directions to provide for the fair, orderly, economical and sustainable use and development of land. These include opportunities for residential growth and a broader range of housing choices, as well as meeting the needs for commercial growth and facilities for health, education and community activities.

30 Sept 2019

The PSP submitted to Council by Sector Advantage without Community consultation does not meet the criteria set out in this amendment. The plan does not offer a broader range of housing options. It only offers high density suburban neighbourhood lots.

It was identified that this land would be required to meet the growing needs of the community by 2036 and identified a growth in the population to 6100 over the next 17 years. As per the Strategic Plan " growth in a fair ,orderly economically sustainable manner"

Giving Council time to identify, implement and be accountable for the infrastructure required to meet the increase of the footprint on this region. These requirements include, road and path upgrade, minimum acceptable road width for emergency and waste removal vehicles. Foot and bike paths as well as upgrading both the Public transport options and the parking necessary to meet those requirements. It is noted that a PSP(Precinct Structure Plan) is required only to consider advice from VicRoads and Department of Transport. Instead, it should be mandatory that Developers adhere to VicRoads and Department of Transport requirements for the upgrade in roads and parking before determining house lots.

The process outlined in the Community Information document, lists September 2019 as the ONLY time in the process that Council consult with Community. This process needs to be changed. According to the listed process, findings are reported to Council by Council officers. An invitation for Community members to attend should be made available at this stage and information shared with the Community at EVERY stage.

As stated above:

MRSC met with Darren Lee and Sector Advantage on occasion to discuss the PSP being put forward by Sector Advantage. Darren Lee, Sector Advantage and the Chatterbox facilitators presented to Council on the 27th Feb 2019 as minuted in the Ordinary Council meeting on the 27th March this year. At the Riddells Creek Information session, Council denied any secrecy around meetings with Sector Advantage....

30 Sept 2019

2. Urban Design

"Will a PSP protect the character of Riddells Creekand interface with surrounding non residential areas?"

This particular PSP(Precinct Structure Plan) does not.

By utilising the High density metropolitan Neighbourhood zoning, this developer, Sector Advantage, does not meet that requirement at all.

It has specified in the PSP(Precinct Structure Plan) that the number of lots per hectare of NDA - Net Developable Area is 12.9. As 30.695Ha of that NDA, 30.695 Ha is made up of roads. The actual number of houses the developer wants per Ha is approximately 18. With 95% of the lots < 600 sq mtrs.

Mandatory for any PSP for this region should be

- street scape, and style as fundamentals.
- include solar orientation for block specifications and planning
- The percentage of inner city density blocks should be less than 10%
- The percentage of blocks zoned general residential and low density (greaterthan 800 sq mtrs) should always be a minimum of 90 %
- The overriding protection of the population with regard to fire danger.
- The connectivity and cultural features of the region should be a primary factor in development.
- The adhesion to any and all fire risks identified by the CFA and Government. This many people without clear paths to safety does not comply.

As The Planning and Environment Act 1987, Riddells Creek Strategic Plan and the C100 ammendment state:

Section 4(1)(b) To provide for the protection of natural and man-made resources and the

maintenance of ecological processes and genetic diversity.

The amendment addresses environmental risks presented by the township's exposure to bushfire and flood hazards by applying planning policy and controls to mitigate these risks.

This Planning policy regarding Fire Safety, should be the overriding factor when designing any future Precints.

Section 4(1)(d) To conserve and enhance those buildings, areas or other places which are of

scientific, aesthetic, architectural or historical interest, or otherwise of special

30 Sept 2019

cultural value.

The amendment conserves and enhances those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value, by applying planning controls to retain and enhance the scale and character of the town's built form.

This section should govern how all plans are proposed around significant buildings including Dromkeen, which has been included in the PSP and yet not owned by the Developer, nor its use agreed to when the Urban Design plan was presented.

3 Parks Open Space, Waterways and Environment

Prior to any PSP being accepted by Council it should be mandatory to adhere to all engineering and environmental plans that refer and relate to the locations in question. These plans should be made available to the Community.

Please see below the feedback from

which I agree with

"Protection of remnant native vegetation. A thorough assessment is needed of native vegetation and its condition, and of fauna, at the right time of the year to identify species, right across the area. The area is Grassy Woodlands, with potential for presence of species protected under Commonwealth EPBC and Victorian Government FFGA. There are significant remnant Candlebark Gums (*Eucalyptus rubida*), records of the Purple Donkey orchid *Diruris punctate*, and the potential for the presence of *Dianella amoena*. As detailed in MRSC's Biodiversity Strategy, the Shire should 'ensure that detailed flora and fauna assessments are undertaken in areas likely to support grasslands or grassy woodlands as part of planning processes such as permit applications for subdivisions and the preparation of development plans and precinct structure plans' (Biodiversity Strategy, 2018).

We ask Council to inform residents what monitoring and constraints have been placed on the developer and property owners to guard against destruction of remnant native vegetation.

30 Sept 2019

Creation of green corridors of native vegetation. Residents should have access to corridors of native vegetation within the development. Native species such as birds and sugar gliders should be able to move from the surrounding area through the development. Planting of native vegetation in the development should connect to surrounding corridors, and be part of a longer-term plan to strengthen biodiversity corridors from the township into surrounding bushland, in particular along Sandy/Dry Creek and Wurundjeri Creek.

Restoration of waterways. We support the intention to restore Dry and Wurundjeri Creeks, using local indigenous species, to Melbourne Water standards for revegetation.

Managing movement of pest animals and plants. Cats and dogs will migrate into adjacent farming and bushland. Foxes, rabbits, deer and weeds can migrate into the development. Both flows have to be managed, while allowing for movement of indigenous fauna. There is no detail on this in the Draft Framework Plan.

Surface water and groundwater. Hard surfaces will yield increased run-off. Flooding is already occurring on Sutherlands Road after heavy rain. How will high rainfall events be managed? How will flows in the development allow for local infiltration and accessions to groundwater? What impact will construction of waste water and stormwater systems have on groundwater? We look forward to specifics."

4. Community Facilities

The current PSP proposal submitted by Sector Advantage identifies a number of places through the 131 Ha area that they have highlighted for recreation and open space.

It is my understanding that the land on which the football oval is, does not belong to Sector Advantage nor is there an agreement in place to sell to Sector Advantage.

How are the Community to be assured that these lifestyle and sporting facilities will be put in place if that owner chooses not to sell in the future?

What assurance is in place to make Sector Advantage commit to that percentage of land for lifestyle and sporting facilities?

5. Connectivity

30 Sept 2019

Once again, the connectivity of the region becomes a question mark. Who is responsible for creating the connectivity of bike paths, footpaths, safe crossing of all roads to and from the region and the rest of the township. Who is responsible for assessing the educational needs of the town?

These connections must form part of the mandatory requirements of the region prior to acceptance of the PSP.

Mandatory requirements to be monitored, agreed on and implemented.

Listing who is responsible and accountable and the timeline.

- Footpaths safety for all
- Bike paths safety for all
- Upgrade of Sutherland Road/ Amess rd intersection With the area only having one entry and one exit point, the traffic on Amess road will be above the level deemed safe for that road. Transfer to the station will be via Racecourse Road through Rangeview or through the Sutherland road intersection. Already a dangerous corner.
- Station Car park cannot meet current requirements
- Greater number of trains cannot meet current requirements
- Intersections onto Main Road.- a main exit close to the crest of a hill. Dangerous
- School capacity Funding for rooms and teachers at Primary level.
- Senior school options As Romsey has just had a High school knocked back by council, what are the requirements to handle the increase in children that come with this number of houses proposed.
- Shopping requirements for the town.

Agreeing to a fair and reasonable PSP is a necessity to ensure the growth of Victoria. This is definitely not fair or reasonable. Council have shown prejudice by allowing this particular developer to submit a PSP without Community knowledge. They need now to show that they are about the fair, orderly and economincally sustainable growth of the region, rather than the short sighted financial approach to date. Again, if we are to work on growing this region, the plan should be that the community agrees with Council what is required and who becomes responsible for those aspects, then put the tender out to developers that want to work with the Community.

Submission date: 30 September 2019, 5:01PM

Receipt number: AMESS-171

Yes
2. Urban Design
"Will a PSP protect the character of Riddells Creekand interface with surrounding non residential areas?" This particular PSP(Precinct Structure Plan) does not. By utilising the High density metropolitan Neighbourhood zoning, this developer, Sector Advantage, does not meet that requirement at all. It has specified in the PSP(Precinct Structure Plan) that the number of lots per hectare of NDA - Net Developable Area is 12.9. As 30.695Ha of that NDA, 30.695 Ha is made up of roads. The actual number of houses the developer wants per Ha is approximately 18. With 95% of the lots < 600 sq mtrs. Mandatory for any PSP for this region should be - street scape, and style as fundamentals. - include solar orientation for block specifications and planning - The percentage of inner city density blocks

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The percentage of blocks zoned general residential and low density (greaterthan 800 sq mtrs) should always be a minimum of 90 %
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- The connectivity and cultural features of the region should be a primary factor in development.

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• The amendment addresses environmental risks presented by the township's exposure to bushfire and flood hazards by applying planning policy and controls to mitigate these risks.

This Planning policy regarding Fire Safety, should be the overriding factor when designing any future Precints.

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scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

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applying planning controls to retain and enhance the scale and character of the town's built form.

This section should govern how all plans are proposed around significant buildings including Dromkeen, which has been included in the PSP and yet not owned by the Developer, nor its use agreed to when the Urban Design plan was presented. What is most important to you regarding parks, open space waterways and environment?

3 Parks Open Space, Waterways and Environment

Prior to any PSP being accepted by Council it should be mandatory to adhere to all engineering and environmental plans that refer and relate to the locations in question. These plans should be made available to the Community.

Please see below the feedback from

which I

agree with

"Protection of remnant native vegetation. A thorough assessment is needed of native vegetation and its condition, and of fauna, at the right time of the year to identify species, right across the area. The area is Grassy Woodlands, with potential for presence of species protected under Commonwealth EPBC and Victorian Government FFGA. There are significant remnant Candlebark Gums (Eucalyptus rubida), records of the Purple Donkey orchid Diruris punctate, and the potential for the presence of Dianella amoena. As detailed in MRSC's Biodiversity Strategy, the Shire should 'ensure that detailed flora and fauna assessments are undertaken in areas likely to support grasslands or grassy woodlands as part of planning processes such as permit applications for subdivisions and the preparation of development plans and precinct structure plans' (Biodiversity Strategy, 2018).

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	Submission 147
	Wurundjeri Creek.
	Restoration of waterways. We support the intention to restore Dry and Wurundjeri Creeks, using local indigenous species, to Melbourne Water standards for revegetation.
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Theme 4: Connectivity	

	Submission 147
What is most important to you regarding connectivity?	5. Connectivity Once again, the connectivity of the region becomes a question mark. Who is responsible for creating the connectivity of bike paths, footpaths, safe crossing of all roads to and from the region and the rest of the township. Who is responsible for assessing the educational needs of the town? These connections must form part of the mandatory requirements of the region prior to acceptance of the PSP.
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Other feedback	
If you have any other feedback, please	Context and process
provide it in the space below.	In order to submit feedback on these topics, it is necessary to give an over view of the situation.
	5 of 8

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Section 4(1)(a) To provide for the fair, orderly, economic and sustainable use and development of land.

• The amendment introduces land use directions to provide for the fair, orderly, economical and sustainable use and development of land. These include opportunities for residential growth and a broader range of housing choices, as well as meeting the needs for commercial growth and facilities for health, education and community activities.

The PSP submitted to Council by Sector Advantage without Community consultation does not meet the criteria set out in this amendment. The plan does not offer a broader range of housing options. It only offers high density suburban neighbourhood lots. It was identified that this land would be required to meet the growing needs of the community by 2036 and identified a growth in the population to 6100 over the next 17 years. As per the Strategic Plan " growth in a fair orderly economically sustainable manner" Giving Council time to identify, implement and be accountable for the infrastructure required to meet the increase of the footprint on this region. These requirements include, road and path upgrade, minimum acceptable road width for emergency and waste removal vehicles. Foot and bike paths as well as upgrading both the Public transport options and the parking necessary to meet those requirements. It is noted that a PSP(Precinct Structure Plan) is required only to consider advice from VicRoads and Department of Transport. Instead, it should be mandatory that Developers adhere to VicRoads and Department of Transport requirements for the upgrade in roads and parking before determining house lots.

The process outlined in the Community Information document, lists September 2019 as the ONLY time in the process that Council consult with Community. This process needs to be changed. According to the listed

Submission 147 process, findings are reported to Council by Council officers. An invitation for Community members to attend should be made available at this stage and information shared with the Communiy at EVERY stage. As stated above: MRSC met with Darren Lee and Sector Advantage on occasion to discuss the PSP being put forward by Sector Advantage. Darren Lee, Sector Advantage and the Chatterbox facilitators presented to Council on the 27th Feb 2019 as minuted in the Ordinary Council meeting on the 27th March this year. At the Riddells Creek Information session, Council denied any secrecy around meetings with Sector Advantage
Agreeing to a fair and reasonable PSP is a necessity to ensure the growth of Victoria. This is definitely not fair or reasonable. Council have shown prejudice by allowing this particular developer to submit a PSP without Community knowledge. They need now to show that they are about the fair, orderly and economincally sustainable growth of the region, rather than the short sighted financial approach to date. Again, if we are to work on growing this region, the plan should be that the community agrees with Council what is required and who becomes responsible for those aspects, then put the tender out to developers that want to work with the Community.

Submission date: 30 September 2019, 2:51PM

Receipt number: AMESS-163

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The layout of the development has too many small blocks. It would be better to have larger blocks of land (between 800sqm to 2000sqm) to maintain the look and feel of a country town and provide newcomers with the opportunity of having a house and backyard for their families to grow. Along with bigger blocks of land, it would be best to allow for wider streets to allow for parking.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Because we are a country town the area still needs to feel like one, therefore it would be best to have large open spaces to allow wildlife and natural vegetation to grow.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Because of the size of the development it will greatly impact our population therefore impacting and creating a strain on our community facilities eg. schooling, shopping complex, railway usage, current recreational areas, sewerage facility, town water, drainage and traffic management.	

	Submission 148	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	With the new development it is imperative to provide the town with wider roads to allow for parking. It would also be important to provide walking paths and shared pathways to allow people to get around easier.	
Other feedback		
If you have any other feedback, please provide it in the space below.	The size of the blocks really need to be reconsidered. If they stay as small as they are this will impact the population of the town immensely creating a strain on our resources. It will also loose the feel of a country town and make it appear more like an urban area.	

Submission date: 14 September 2019, 3:39AM

Receipt number: AMESS-58

Question	Response
Your contact details	
Lucydd like te be kent yn te dete ebeyd thie	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Keeping with the Rural character of the town! Small town feel and familiarity ie everyone knows each other. Big blocks in keeping with the current surrounding subdivisions.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Natural open spaces. Natural running creeks. Tree planting in keeping with native species currently growing in the area.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	In my opinion the block sizes are way to small and there are too many!! This will lead to overpopulation and a strain on current infrastructure. In affect doubling the size of the town!! This is a country town not a metropolitan Melbourne suburb.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	The roads and access points required of a rural subdivision.
Other feedback	

	Submission 149
If you have any other feedback, please provide it in the space below.	The magnitude of this development will simply ruin the town. No one here wants to live in suburbia and we don't want our town being turned into one. The block sizes need to be at least doubled in size and 1/4 of the proposed quantity developed in the "precinct" there should also be opportunity for people to purchase Acre blocks in keeping with surrounding acreage! There also needs to be more green spaces incorporated on the proposed plan! Parks of the size and with facilities such as those in central Gisborne

Please find attached my feedback on the Amess Road Precinct Structure Plan.

Amess Road Precinct Structure Plan Submission/Feedback Form



Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft at the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

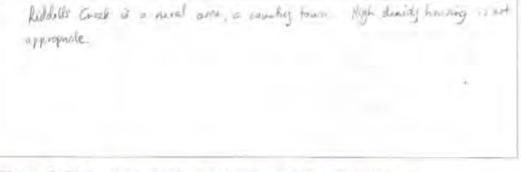
Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's *Privacy Policy* which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>

Theme 1: Urban design

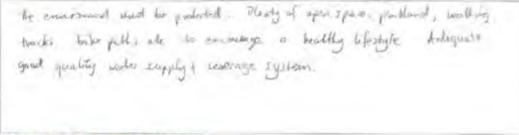
What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)



Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?



Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Parking at the station, a big enough school and pre-school. Parking in the form + shops.

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

Shared pathways to the school & shops.

Further comments:

The plan in my mind is foul! Go to Cape Paterson and visit a development which encourages sustainable howing development. But Riddell's Gest on the wap as a benchmark for rural living. It's not subarbies out here. Design a plan which will guarantee a beautiful, passive solar, comfortable home with super low mensing costs. www. live at the cape - com-an

I would like to be kept up to date about this project via email:

YES NO NO

Thank you for your feedback

Regards,

Submission date: 13 September 2019, 10:39PM

Receipt number: AMESS-57

Question	Response	
Your contact details		
Lyoud like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	You have currently ruined the town of Gisborne, with huge developments with absolutely no infrastructure changes in the town. Riddells creek is a nice country town and by developing huge land areas into 400sq meter blocks is a true money making scheme out of the council	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Riddell is always the forgotten about town in MRSC. We have the most pathetic footpaths, that are never maintained. You make a new development in rangeview and put paths that don't lead to the town.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	If you want to develop the town more you will need to put in leisure facilities such as a gym or indoor pool	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Actually making paths in riddell would be a great start!	
Other feedback		

	Submission 151
If you have any other feedback, please provide it in the space below.	I don't trust any plans that are made and
	This is still yet to happen, so now all the traffic comes down the end of the street where my house is, which is a blind corner and extremely dangerous. This is just one example of poor council regulations, once you have your money that's all that matters at the end of the day

Submission date: 22 September 2019, 4:08PM

Receipt number: AMESS-83

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	 1) Ensure the town maintains its village style and appeal. 2) This needs to be inline with the C100 guidance: a) To retain streetscapes featuring wide verges, swale drains and informal street tree plantings. b) To encourage a consistent pattern of detached dwellings that is consistent with the area's predominantly single storey scale. c) To encourage landscaped front and rear gardens with mature vegetation, including canopy trees. To support absent or low front fences that allows views of front gardens. 3) Retain mature trees to provide shelter, reduce dust during construction and the look of the landscape 4) Block sizes should be no smaller the 1000sm 5) Block sizes should be varied maintain town settlement appearance. 6) Parks with toilets, children's play equipment, picnic tables, undercover area,

	Submission 152
	Submission 152 BBQ and parking. 7) High efficiency buildings (rainwater collection, solar power) to reduce demand on limited water supply, and the increased demand on power. 8) Street parking to be recessed onto the nature strip, to provide better traffic flow and emergency evacuation or access. 9) Fire risk from the Riddells Creek Structure Plan (RCSP) 'CFA has identified that the risk of bushfire within Riddells Creek is much broader. Topography, terrain and vegetation makes the area particularly vulnerable to fire and ember attack. The CFA has noted that the most destructive fires are likely to come from
	the north and north west and the west. Therefore, land to the north and west of the town centre is at the highest risk of extreme bushfire and ember attack. While extensive clearing of vegetation on the north and western interface could assist in minimising the intensity of an approach fire front, it would
	not stop a large number of embers falling onto the area. As such these areas have not been identified as suitable for more intensive residential development.' 10) RCSP 'CFA considers average lot sizes of 1000sm within this area to be appropriate as there is a buffer from properties on the northern side to minimise the spread of fire and the land has a gentle slope and is largely cleared. However, additional mitigation measures will need to be considered and discussed with the CFA at the time of development.'
Theme 2: Parks, open space, waterways and	
What is most important to you regarding parks, open space waterways and environment?	 Plumbed recycled water, for residential use and firefighting. Water and waste capacity needs to be increased. Run off managed, with flooding already happening along Amess Road and Sutherland Road Consider long term implications of new developments including climate change impacts (ie, bushfire risks and flooding impacts) and mitigation measures. Additional fire safety measures are required including weed eradication, for example with willows, blackberries and gauze in the waterway.

	Submission 152
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	 RCSP 'Ensure the town maintains its village style and appeal.' Town Centre Precinct needs development to support increased residents from the new precinct. The development should include a increased number of small shops and businesses, the expansion of the Riddells Creek Primary School, access and parking at the train station, expansion of medical services, increased supermarket size and parking. Ensure that the car parking demands of the local community are adequately met, before residents move into the development. Levy development contributions from new greenfield/infill development to fund infrastructure through the Development Contributions Plan. Upgrade current recreational facilities, including basketball stadium and tennis/ netball courts.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	 Footpaths in one side of all streets and roads, connecting to Racecourse road and Kilmore Road. Footpath/ bike path connection to the school, and shops Upgrade Amess Road and Sutherlands Road to connect the development to Lancefield Road and Melbourne. Better manage roadside fuels along Kilmore road, Amess road and Sutherland road to allow evacuation and emergency vehicle access. RCSP 'CFA notes that in planning for new developments it is also important to consider access into and out of the development at a time of fire.'
Other feedback	
If you have any other feedback, please provide it in the space below.	Town infrastructure needs to be upgraded first, before the increase in population.

Submission date: 28 September 2019, 5:49PM

Receipt number: AMESS-123

Response
Yes
 Ensure the town maintains its village style and appeal. This needs to be inline with the C100 guidance: a) To retain streetscapes featuring wide verges, swale drains and informal street tree plantings. b) To encourage a consistent pattern of detached dwellings that is consistent with the area's predominantly single storey scale. c) To encourage landscaped front and rear gardens with mature vegetation, including canopy trees. To support absent or low front fences that allows views of front gardens. Retain mature trees to provide shelter, reduce dust during construction and the look of the landscape Block sizes should be no smaller the 1000sm Block sizes should be varied maintain town settlement appearance. Parks with toilets, children's play equipment, picnic tables, undercover area,

	Submission 153
	Submission 153 BBQ and parking. 7) High efficiency buildings (rainwater collection, solar power) to reduce demand on limited water supply, and the increased demand on power. 8) Street parking to be recessed onto the nature strip, to provide better traffic flow and emergency evacuation or access. 9) Fire risk from the Riddells Creek Structure Plan (RCSP) 'CFA has identified that the risk of bushfire within Riddells Creek is much broader. Topography, terrain and vegetation makes the area particularly vulnerable to fire and ember attack. The CFA has noted that the most destructive fires are likely to come from the north and north west and the west. Therefore, land to the north and west of the town centre is at the highest risk of extreme
	bushfire and ember attack. While extensive clearing of vegetation on the north and western interface could assist in minimising the intensity of an approach fire front, it would not stop a large number of embers falling onto the area. As such these areas have not been identified as suitable for more intensive residential development.' 10) RCSP 'CFA considers average lot sizes of 1000sm within this area to be appropriate as there is a buffer from properties on the northern side to minimise the spread of fire and the land has a gentle slope and is largely cleared. However, additional mitigation measures will need to be considered and discussed with the CFA at the time of development.'
Theme 2: Parks, open space, waterways and	
What is most important to you regarding parks, open space waterways and environment?	 Plumbed recycled water, for residential use and firefighting. Water and waste capacity needs to be increased. Run off managed, with flooding already happening along Amess Road and Sutherland Road Consider long term implications of new developments including climate change impacts (ie, bushfire risks and flooding impacts) and mitigation measures. Additional fire safety measures are required including weed eradication, for example with willows, blackberries and gauze in the waterway.

	Submission 153
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	 RCSP 'Ensure the town maintains its village style and appeal.' Town Centre Precinct needs development to support increased residents from the new precinct. The development should include a increased number of small shops and businesses, the expansion of the Riddells Creek Primary School, access and parking at the train station, expansion of medical services, increased supermarket size and parking. Ensure that the car parking demands of the local community are adequately met, before residents move into the development. Levy development contributions from new greenfield/infill development to fund infrastructure through the Development Contributions Plan. Upgrade current recreational facilities, including basketball stadium and tennis/ netball courts.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	 Footpaths in one side of all streets and roads, connecting to Racecourse road and Kilmore Road. Footpath/ bike path connection to the school, and shops Upgrade Amess Road and Sutherlands Road to connect the development to Lancefield Road and Melbourne. Better manage roadside fuels along Kilmore road, Amess road and Sutherland road to allow evacuation and emergency vehicle access. RCSP 'CFA notes that in planning for new developments it is also important to consider access into and out of the development at a time of fire.'
Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 30 September 2019, 1:18PM

Receipt number: AMESS-153

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The lack of thought about the infrastructure eg.parking railway station, station street	
	even bigger nightmare so something needs to be done at that intersection as I see there is at the Amess rd interesection	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Plenty of them	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We cannot have a massive increase in population without having our own ambulance station and 24 hour police	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	All	
Other feedback		

If you have any other feedback, please provide it in the space below. I have lived in riddells creek progress is always going to be but i think we have the wrong people getting paid big money in planning and not understanding our area look what's happened in Romsey big development no railway station so they all come to riddells creek take the time to drive over to here at peak times have a look at the cars everywhere up the Main Street parked all day for train and try a right turn from gap road
crazy! What about the primary school how many more kids will need to go there won't be big enough

Submission date: 20 September 2019, 11:48AM

Receipt number: AMESS-78

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	People live, or have moved to Riddells Creek in the past, as they choose to live in a rural town. A rural town as I know it, includes space, friendly faces, and community spirit. It does not include lego-type houses living on top of each other with no yard space; busy streets we cannot manoeuvre; overflowing facilities; hundreds of additional humans who have no idea who each other are or care about; landscape that is not appealing to the backdrop.
Theme 2: Parks, open space, waterways and	environment

	Submission 155
What is most important to you regarding parks, open space waterways and environment?	Riddells Creek is such a wonderful place, as we are our own little town just a stone throw away from the hustle of suburbia. We have lovely parklands, playgrounds & natural environmental spaces that create the special character of the town. By adding an abundance of new humans to the space, it would most definately eat into our most enjoyed environment, which is vastly deteriorating for various natural reasons, let alone man-made construction and interference.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We are so lucky in Riddells Creek to have access to a wonderful Recreation precinct, as well as a Scout Hall, playground and picturesque lake (with angry geese). For children to be able to be their best, giving them opportunities and options to navigate their way through their interests and life itself, we barely have enough facilities to accommodate the current youth population in their sporting dreams. We have 1 basketball court, which is shared with the netball stars. We have a Tennis club that has the capacity to share their space for netball use, but do so with much trepidation. We have 1 football oval, which is shared between the Senior & Junior clubs, plus the Cricket Club. This becomes very tricky to work around through all seasons, and often becomes too hard to manage during the winter, with the surface of the oval's condition. The plan to add another sports precinct away from the current location would cause separation with town members and possibly tear the club/s apart. To add the number of humans predicted in the current plans, we would not be able to accommodate them in any of the areas noted above, due to struggling in all areas now. With reduced numbers to be added to town, careful planning could accommodate the extras to align with the current users/clubs.
Theme 4: Connectivity	

	Submission 155
What is most important to you regarding connectivity?	Currently, we have minimal footpaths throughout town. This is already a huge concern for the safety of our people. Adding further numbers to town without footpaths, causes further risk to the safety of all of us. Roadwise, we are currently finding it difficult to get in and out of main roads in the town. Part of this is because the Main Rd is a very busy thoroughfare for trucks etc from the Calder through to the Hume, and workers travelling into the city. There would have to be careful consideration for further road upgrades, including sealing the shoulders on the Main Rd for residential driveway entries. They are a constant issue with the gravel washing and wearing away, causing damage to vehicles using them. Riddells Creek is on a V-line train system, meaning our frequency of services to and from the city is very limited. In peak times, current users are lucky to be able to fit into
	meaning our frequency of services to and from the city is very limited. In peak times, current users are lucky to be able to fit into the carriages prior to Sunbury where it changes to PTV, and an abundance of users try to cram themselves into the already busy
Other feedback	carriages. When adding further residents, both the service frequency and car parking would cause phenomenal headaches.

	Submission 155
If you have any other feedback, please provide it in the space below.	Submission 155 I grew up in , where it was busy, but not too busy. I visited Riddells Creek once, and fell in love with the landscape, the personality and the loveless community spirit. So I moved here, and don't regret it. I live here because I love the space, and actually detest having to go to Sunbury or further for shopping etc because, simply, more people equals more problems. My house backs onto the recently developed Rangeview estate, and I am happy that the block sizes and landscape has been developed to retain the town personality. I don't have an issue with the town evolving, but to reduce the block size to the less than 600m sq, would cause such trouble and ruin both the landscape and purpose of living where we live. Already we are experiencing more crime than ever before, and I feel it will only get worse with an influx of crowds of people. I can happily let me children be children, and walk home from school, to a friends or down the park. We could not do this in suburbia,
	which I'm afraid Riddells Creek will look forward to turning into.

CRM REG

Macedon

Ranges Shiu Counc

Amess Road Precinct Structure Plan Submission/Feedback Form

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of ACTION Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at <u>mrsc.vic.gov.au/privacy</u>



Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

This location should never have been record to allow this kind of development. Its distance from the centre of town will require the use of care, clogging up roads and carparks already at capacity & substantially reducing the amenity of our town. Community feedback in 2013 overwhetningly favorired development south the railway line if indeed any residential law is needed Existing small rural town character is very important to preserve.

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?

The proposed development abouts very large allotments & small famis on 2 sides, and open paddocks on the other 2. The subdivision here should be in Keeping with surrounding areas. Several important wildlife conidors must doe well protected - not swothered.

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?

Submission 156

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

Walking oycling, public transport. In many parts of The developed world new housing must use located within walking distance of public transport.

Further comments:

In the face of a climate energy MRCS must start to take responsibility for ensuring that all new buildings are designed and oriented to minimise energy use. The current proposal will not do this because of the large number of streets running north-south, Appropriate orientation of buildings, must now be a not-negotiable requirement for all new buildings,

I would like to be kept up to date about this project via email:



Thank you for your feedback



Hello,

Please find attached a letter from a number of Riddells Creek residents detailing our concerns about the proposed Amess Rd development.

Please confirm receipt of this submission.

Regards,



Submission 157

Macedon Ranges Shire Council Strategic Planning Unit PO Box 151 Kyneton VIC 3444

30 September, 2019

To the Council:

We are writing to express our objections to the proposed "Future development of land north of Amess Road".

Having read the Riddells Creek Structure Plan, we find virtually no correlation between the observations and requirements documented in the Plan and the proposed development. This is a Melbourne suburbs-type development of the worst kind that will be a huge sore thumb sticking out of the rural edge of Riddells Creek, a small country town.

It is very disturbing to see a plan that will result in the Riddells Creek population at least doubling in 10 years or less. It is also highly disturbing to see the addition of 3-4000 new residents packed into an area of 131ha, when the current 3750 or so live on 3715ha.

In contrast, the following footnote is on p. 62 of the Structure Plan: It is envisioned that future development within Areas 1 and 4 will result in block sizes of approximately 800 - 1,200 sq metres to allow for the preferred neighbourhood character. However, exact lot sizes will be confirmed following the preparation of a Development Plan Overlay as part of the implementation of this Structure Plan.

And in the SWOT analysis: *CFA considers average lot sizes of 1000 square metres within this area to be appropriate as there is a buffer from properties on the northern side to minimise the spread of fire and the land has a gentle slope and is largely cleared. However, additional mitigation measures will need to be considered and discussed with the CFA at the time of development.*

The current plan has average lot sizes of approximately 527 square metres, roughly half what is recommended in the Structure Plan and by the CFA. This is completely unacceptable. The Council owes this community an explanation as to why this key assumption of larger lot sizes is not being followed in the proposed development plan.

The Structure Plan describes an expected increase of Riddells Creek's population of 2200 by 2036 to approximately 6000. 1290 new dwellings in the proposed Amess Rd plan could easily result in another 4000 people. Additional proposed infill could result in hundreds more, totalling over 8000. In the proposed scenario, the population could more than double in 10 years or less. How can this possibly be acceptable to anyone who cares about this community? How is this in any way in line with the council's published plan? We request that the council explain.

With roughly doubling the population via this development in a short period of time, substantial additional services would be required in the town centre. It is nearly impossible to imagine how the "village character" of the town centre that we all value so much could be preserved under these circumstances.

The maps on pages 13 and 14 of the structure plan indicate the possibility of local retail within the development. This will contribute to this development feeling like nothing but a sterile new suburb

tacked onto the rural edge of our country town. While it would potentially prevent the ruination of the existing town centre, it would also tend to "ghettoize" the new development, discouraging integration of the new residents into the community.

Creating a façade of lower density dwellings along Gisborne-Kilmore Rd. will be just that – a façade. There will still be thousands of vehicles traveling in and out of this development daily, and nearly all of them on Gisborne-Kilmore Rd when accessing town centre services, Sunbury or Gisborne. This will have a flow on effect on the Station Street-Kilmore Rd intersection, where it is already difficult to turn right at peak times. Any appreciable number of new residents in the proposed development will result in traffic issues in this area. We would like the council to share their plan for addressing this.

Of course, all of that new traffic will require management. It is shocking to see that TWO signalised intersections on Kilmore Rd are planned for this development. To our recollection, there is currently one signalised intersection in the entire shire at High St. & Mollison St. in the town centre of Kyneton. Gisborne, at nearly 10,000 people, has no signalised intersections; and nearby Sunbury, at a population of over 36,000, has only four signalised intersections, one added only months ago, and all are in or near the town centre.

The need for these signalised intersections is yet another clear indicator of how thoroughly inappropriate this development is, and it is in complete conflict with the Structure Plan's repeatedly acknowledged priority of maintaining the "distinctive neighbourhood character and the relaxed village 'feel' of the town" and the "natural bush setting back-dropped by forested hills and a deeply incised creek valley".

A portion of the new population will also be regularly driving to and from the train station on weekdays. The statistics and conclusions regarding train travel in the Structure Plan are hopelessly out of date. Since Public Transport Victoria made Zone 2 the same cost as Zone 1 travel several years ago, a large number of Gisborne commuters now drive to Riddells Creek to take the train from there, paying \$8.80 per day rather than \$24. Who can blame them? Until this cost disparity is reconciled, the parking situation will only get worse. In 2013, the station car park was rarely more than half full by 8am. Now, it is often full and overflowing onto the nearby streets by 7:30am.

If roughly 210 people (10% of the 2100 employed adults in Riddells Creek) currently commute from Riddells Creek to Melbourne by train on week days, then this figure will at least double by the time this development is complete. Currently, most of the morning trains are nearly full by the time they get to Riddells Creek, and only two trains stop at Riddells Creek during normal commute hours in the evening.

200+ additional people partaking of the current train services would leave many people standing, and, unless the Zone 3 issue is addressed, would be parking far into surrounding neighbourhoods. Given how VLine currently struggles now to get its trains to Southern Cross on time with congestion there and Metro trains taking priority between Sunshine and Sunbury, there is little capacity to add more services unless the overall rail infrastructure is expanded yet again.

Infrastructure overall in the greater area surrounding Riddells Creek is of concern. This proposed Amess Rd development is in addition to significantly increased numbers of people moving into new subdivisions in Romsey and Lancefield, and expansive new subdivisions in the Sunbury South and Lancefield Rd precincts totalling 19,000 new dwellings.

In the context of this wider area growth, we would like to understand what consultation and planning discussions the council has had with City of Hume (Sunbury), VicRoads and V-Line regarding the proposed increased numbers of residents, and what strategies and infrastructure will be put in place for dealing with the movement of this large influx of residents, most of whom will be commuting to work somewhere outside of Riddells Creek.

Safety is another big concern, with many mentions of bush fire risk in the Structure Plan, justifiably so. So it is incomprehensible that the council would be proposing this development that will house easily 4000 people with only 3 access roads onto two artery roads in the case of a mass evacuation requirement, which is not unthinkable in our exceedingly high bush fire prone area.

Despite all of the concerns above, we recognise that there must be growth, due to the overall growth in Victoria, the appeal of living in the Macedon Ranges and the requirement to increase the variety of housing choice in Riddells Creek for an aging population and new families. However, it is thoroughly inappropriate and unacceptable for that growth to occur in the manner and timeframe described above.

None of us signing this letter moved to Riddells Creek in hopes that it would grow and change dramatically. We all want the opposite – for it to stay as much the same as possible, while accepting slow, steady and inevitable growth. Instead, we are facing a thoroughly inappropriate development that will be too dense, built too quickly and destroy the lovely character of our town.

Slow, gradual growth on blocks of land averaging 1000sm as prescribed in the Structure Plan, at the edges of the township combined with gradual infill in the designated areas would be far more appropriate and palatable to the existing community, and would result in the overall population growing by the desired amount to approximately 6000.

As a final note, each of the undersigned request to be heard on the matters raised in this document.



Submission date: 26 September 2019, 8:35PM

Receipt number: AMESS-114

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The allotment size is not in keeping with the town. The lots should be no smaller than 1000 m2 to preserve the rural character.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	The creek regeneration needs to be prioritised to protect the wildlife especially the frogs.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The existing community facilities will not stretch to accomodate such a dramatic increase in population. Upgrades to roads, traffic lights, parking and trains will be required.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?		
Other feedback		
If you have any other feedback, please provide it in the space below.	The most important issue to me is lot size 476 m2 is not in keeping with the town they need to be much larger.	

Submission date: 30 September 2019, 12:09PM

Receipt number: AMESS-149

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The number one most important thing in relation to design is to remove the word "Urban". Riddells Creek is a small community and a COUNTRY town. This is not suburbs as in Sunbury or Gisborne. Large, leafy tree lined streets and blocks.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Large open parks and spaces which integrate with the surrounding environment
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	To reiterate the previous two themes, Riddells Creek is a small community supported by residents and small businesses. We currently have fantastic facilities including sporting and recreation areas, gardens, play areas and shopping facilities.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Train commuting to Melbourne CBD. Train station and parking facilities. More bike/shared pathways connecting the greater Riddells Creek community

provide it in the space below. everyt	mess Road Precinct goes against
We ar Other countr have t accom reside train s train lin and ha (Ambu Maceo major an "Ur I am n howev rest of	thing Riddells Creek stands for which is L country living with a community feel. re NOT a Sunbury or Gisborne. than completely destroying the small ry town feel, Riddells Creek does not the capacity nor capability to modate potentially an additional 3000+ ents with our current infrastructure. The station is already at capacity as are the ines itself. We are already stretching ave limited emergency services ulance, Fire & Police) resources in the don Ranges. This is just a few of the issues of developing Riddells Creek to rban" area.

Submission date: 29 September 2019, 9:15PM

Receipt number: AMESS-135

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Not enough infrastructure or services to cater for that amount of new people	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	So much more landfill rubbish More uswrs of exisying open space which is limited More facilities More infrastructure	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	There is no way we have the facilities to support another 3600 people. This is unfair to the existing landowners and people who.live in our town. We are at capacity now.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	There are very few footpaths as it is without having to compete for the ones we have with 3600 other people. Overcrowding using the facilities that we have is a concern to me. Our town will become unappealing as to why we moved here in the first place.	

	Submission 160
Other feedback	
If you have any other feedback, please provide it in the space below.	I feel this is a greedy council. Rates from many new homeowners What new facilities and infrastructure will support theae 3600 new people. Have council.planned appropriately and kept with our small towns feel.

Submission date: 26 September 2019, 8:31PM

Receipt number: AMESS-113

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Smaller block sizes will change the overall feel and character of the town, will impact on the shops, schools, kinder, public transport.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	More people would require more places for children to play.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	There are not nearly enough community facilities to cater to the boom in population that this kind of development would bring.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Smaller blocks bring many more people which will put more traffic on our roads.	
Other feedback		
If you have any other feedback, please provide it in the space below.	This development will bring down the value of existing properties. We moved to Riddells Creek in 2017, the reason we chose this town over Gisborne, Sunbury and Romsey was because of it's lovely, small town feel. We were told that this kind of development would not happen in Riddells Creek.	

Submission date: 1 October 2019, 4:54PM

Receipt number: AMESS-175

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Impact and ability of the current township of Riddells Creek to cope with the increases proposed in terms of population, infrastructure etc	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	That the township's population does not impact the ability to have these facilities available i.e. the more people/growth the less available space	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That the facilities available match the population	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	That these areas are planned and implemented before any population growth If this can't happen then any growth should be delayed or not happen at all	
Other feedback		

If you have any other feedback, please provide it in the space below.	Riddells Creek is a rural environment and any growth should take this into consideration It is not a place for creating small lots of land as is being proposed This detracts from the current layout of the township - the look and feel

Submission date: 30 September 2019, 3:31PM

Receipt number: AMESS-165

Question	Response
Your contact details	
Luculd like to be kent up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I have seen the draft plan and there are lots of good things in it that will only enhance the wonderful character and feel the town has always had. I have been a resident for 30 years and have seen many changes in that time.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	Parks and open spaces are important for a community. Having places to enjoy in a peaceful rural setting is particularly a necessity for a town like ours.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Schools to cater for a growing community is a must. Medical facilities. Child Care and kindergarten. I think an aged care home would be great.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 163 Obviously walking and bike riding tracks so children and adults can get safely around town. More footpaths. Upgrade roads - turning lanes off Main Road into new estate. RIddell will still be rural. we dont need traffic lights everywhere.
Other feedback	
If you have any other feedback, please provide it in the space below.	As a resident of this lovely town I have had the pleasure to reside in I believe other people should have a right to this town too. We were all newcomers once.

Submission date: 7 September 2019, 12:43PM

Receipt number: AMESS-11

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The reason the majority of people live in Riddells Creek is that it is a small town. It is suited to small infill development but will be ruined by a development of this size. This scope of development is only suited to the likes of Sunbury or Melbourne where facilities and services can actually handle it. I see no shops proposed for the development. There is already times at our local supermarket where no car parks are available and this can be at any time of the day. Any new developments should keep to the small country town theme.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	There can never be enough open areas. However it is not just enough to have these open parks and waterways. Provisions need to be put in place to ensure that they continue to be maintained after the developments finished. Footpaths need to be provided so that the areas can be accessed at all times of the year and they need to be of larger enough size to allow passing pedestrian and pushbike traffic.

	Submission 164
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Appropriate facilities need to be provided to meet the increased population demand before it is actually reached and not years after. If it is left to late or lags then participants are lost to other areas/towns because their requirements haven't been met.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Most important of all is numerous road access points to cater for escape from bushfire situations. Most access points to the north or west won't be suitable in bushfire circumstances as that will be where our worst bushfires will come from. The Rangeview estate is a perfect example of how not to have the access points. There is access to Amess Road (north) and to Racecourse Road (west) and nothing onto Sutherlands Road (south). In the event of a bushfire emergency these will become bottle necks with quite possible severe/drastic implications. To encourage greater everyday activity/exercise then extensive walking and riding tracks need to be provided, and be connected to the present day paths in town.
Other feedback	
If you have any other feedback, please provide it in the space below.	I don't think this size development is appropriate for a small town like Riddells Creek. People live here because it is a small town and away from the hustle and bustle of Melbourne or Sunbury. If that's what we wanted then we would have lived in those places. By introducing this many new housing blocks the small town feel of Riddells Creek will be lost forever and extreme congestion will be introduced here as well, something we currently avoid by not living in Melbourne. The current practice of development on town infill blocks is appropriate but not a massive development as is proposed.

Submission date: 20 September 2019, 1:28PM

Receipt number: AMESS-80

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	plenty of wide open spaces, rural setting, trees, character, safety, no traffic congestion, native wildlife
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	parks should be able to entice people to them, people should be able to view nature at their leisure. Waterways should be protected from people. the environment should be natural.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	the current level of facilities is fine.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	walking within nature is a must here. Pathways are not a big issue. Shared pathways should be abandoned. Bikes should have a separate area on the shoulder of the road. the road quality is terrible but if the town is left as it currently is the roads are usable.
Other feedback	

	Submission 165
If you have any other feedback, please provide it in the space below.	i cam here for the solitude and peace the town offers not to see people who don't even live here destroy it's charm and then move on to other towns to make even more money. can we please leave this town alone and just go elsewhere to develop!!!!!!!!!

Submission date: 30 September 2019, 5:29PM

Receipt number: AMESS-173

Question	Response
Your contact details	
Lwould like to be kept up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	if theres more people and families there needs to be another childcare centre
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	to save as much trees and nature in the town as possiblewould be sad to see geese and trees gowould destroy the nature feel of the townsmall lot sizes compromise on the land making it feel not as open and tight
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	another childcare facility
Theme 4: Connectivity	
What is most important to you regarding connectivity?	
Other feedback	
If you have any other feedback, please provide it in the space below.	

To whom it may concern ,

Attached are two letters supporting the development at Riddells creek

Macedon Ranges Shire Council PO Box 151 KYNETON VIC 3444

By email: mrsc@mrsc.vic.gov.au

Dear Council

RE: FEEDBACK ON AMESS ROAD PRECINCT STRUCTURE PLAN CONSULTATION

I'm writing to provide my feedback on the proposed Amess Road Precinct Structure Plan (PSP).

I support the project and urge Council to start the planning process to deliver the responsible growth Riddells Creek needs and to provide housing, employment and new community infrastructure for our town and its residents.

I support Council's decision to consult with the community on this important development but am concerned that the consultation has focused on whether the site is appropriate for development at all.

The site was rezoned Urban Growth Zone in 2017. I have observed that many in our community are opposed to any kind of development and area attempting to use Council's consultation to delay and ultimately stop the development.

I believe this would be a mistake. While development needs to be considered carefully to ensure it is sensitive to the character of Riddells Creek and the Macedon Ranges, this is what the formal planning process is for – it should begin at the earliest opportunity.

I highlight the following reasons for supporting the project.

The development will deliver housing for new and existing Riddells Creek residents

Council estimates that by 2036, the population of Riddells Creek is anticipated to grow to approximately 6000, an increase of 2,700.¹

Amendment C100 – which implemented the Riddells Creek Structure Plan and rezoned the Amess Road site to UGZ – states that Riddells Creek is suitable to "accommodate moderate growth … in recognition of its position on the railway line and the relative absence of impediments to growth."

The development of the Amess Road site will provide better housing options and make it more affordable for young residents of Riddells Creek to keep living in the community they grew up in.

It will allow older residents to downsize and keep living in Riddells Creek.

The project will support local businesses, create jobs and provide training and apprenticeship opportunities for younger people who would otherwise have to move away from Riddells Creek to find work.

Environment

I agree that it is important that development occur in an environmentally sensitive way.

The best way for Council to do this is to let the experts have their say. Council should exhibit the PSP and, if required, have environmental reports peer reviewed.

I note that the developer intends to retain 90 per cent of high quality native vegetation, rehabilitate and rejuvenate Wurundjeri and Sandy Creeks (which have been severely impacted by deer farming and other activities) and create 26 hectares of new parks and open spaces.

¹ Macedon Ranges Settlement Strategy, 2011

I support these outcomes as they will benefit future residents of Riddells Creek and the broader township.

Community Infrastructure and Services

As our community grows, the demands on services will increase. I support the plans in the PSP for new community infrastructure that will service the whole township, and not just the residents of the new development.

Our town needs more services like kindergartens and childcare, youth and family services – the kinds of services that help residents but also create jobs and investment.

Conclusion

I encourage Council to get on with planning for the long-term growth of Riddells Creek by exhibiting the draft Amess Road PSP and starting the formal planning process.



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I support Council's decision to consult with the community on this important development but am concerned that the consultation has focused on whether the site is appropriate for development at all.

The site was rezoned Urban Growth Zone in 2017. I have observed that many in our community are opposed to any kind of development and area attempting to use Council's consultation to delay and ultimately stop the development.

I believe this would be a mistake. While development needs to be considered carefully to ensure it is sensitive to the character of Riddells Creek and the Macedon Ranges, this is what the formal planning process is for – it should begin at the earliest opportunity.

I highlight the following reasons for supporting the project.

The development will deliver housing for new and existing Riddells Creek residents

Council estimates that by 2036, the population of Riddells Creek is anticipated to grow to approximately 6000, an increase of 2,700.1

Amendment C100 – which implemented the Riddells Creek Structure Plan and rezoned the Amess Road site to UGZ – states that Riddells Creek is suitable to "accommodate moderate growth ... in recognition of its position on the railway line and the relative absence of impediments to growth."

The development of the Amess Road site will provide better housing options and make it more affordable for young residents of Riddells Creek to keep living in the community they grew up in.

It will allow older residents to downsize and keep living in Riddells Creek.

The project will support local businesses, create jobs and provide training and apprenticeship opportunities for younger people who would otherwise have to move away from Riddells Creek to find work.

Environment

I agree that it is important that development occur in an environmentally sensitive way.

The best way for Council to do this is to let the experts have their say. Council should exhibit the PSP and, if required, have environmental reports peer reviewed.

I note that the developer intends to retain 90 per cent of high quality native vegetation, rehabilitate and rejuvenate Wurundjeri and Sandy Creeks (which have been severely impacted by deer farming and other activities) and create 26 hectares of new parks and open spaces.

¹ Macedon Ranges Settlement Strategy, 2011

I support these outcomes as they will benefit future residents of Riddells Creek and the broader township.

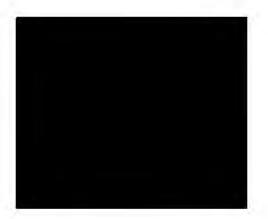
Community Infrastructure and Services

As our community grows, the demands on services will increase. I support the plans in the PSP for new community infrastructure that will service the whole township, and not just the residents of the new development.

Our town needs more services like kindergartens and childcare, youth and family services - the kinds of services that help residents but also create jobs and investment.

Conclusion

I encourage Council to get on with planning for the long-term growth of Riddells Creek by exhibiting the draft Amess Road PSP and starting the formal planning process.



Amess Road Precinct Structure Plan

25 Sept 2019

• Environmental Management of Subdivision and Building Stages.

Management of dust, noise, sediment and rubbish off development sites in Riddells Creek is currently very poor. There has been large amounts of dust blowing off the Range View Estate during windy summers for the past three years. It dust has covered surfaces inside and outside of our house (which sits about 800 metres to the south of this development). The Sutherlands Road Roadside, the new Drainage Basin adjacent to Sutherlands Road and the Bendigo Railway Line Grassland Reserve has been repeatedly littered with debris from building sites, including large amounts of polystyrene waffle pod, plastic packaging, cardboard cartons and signage. This has affected the amenity and environment of our community for past couple of years and made one of the 3 main entries to our town an eyesore.

Developers and builders profit from the release of developable land but our local community and environment pays the costs. What processes and regulation changes will be put in place to ensure that the above scenario is not repeated with the Amess Road Development? The Amess Road development has the added sensitivity of being located along a waterway. What processes and controls will be put in place to regulate and enforce construction and building controls to protect the waterway from sediment, stormwater and pollutant run off as well as pollution from rubbish?

I have observed that numerous old remnant native trees have been damaged, killed and unnecessarily removed along Gap Road recently due to poor environmental management and enforcement of planning regulations as recent subdivisions have occurred along that road. What processes and controls and resources will be put in place to ensure this is not repeated on the Amess Road development. High priority must be placed on retention and protection of existing trees.

• Bushfires .

The Macedon Ranges Planning Scheme places human life as a priority over any other planning issue in accordance with state policy.

CFA has identified Riddells Creek as being at *Extreme* risk of bushfire attack.

In view of the *Extreme* nature of the risk, the location of public open space should be such that it forms a buffer for houses at the rural/urban interface in accordance with general advice given by CFA. This should not impact on the allocation of land for conservation and biodiversity.

The internal design should recognise that a number of lots as specified in the Structure Plan will be the subject of significant ember attack from fires located in forested areas to the north and west of the township when fire weather is extreme.

The Amess Road location was chosen for urban development ahead of the investigation area to the south of the railway line despite the fact that the area to the south was further from the forested areas and buffered from bushfire approaching from the northern and western forested areas by the existing township. How will the risk of bushfire approaching the Amess Road development area from this northern forested area be minimised, while ensuring no damaging fuel reduction of these high biodiversity forest areas is required?

Road access should facilitate the movement of trucks, including emergency vehicles. Dead end courts and circuitous roads should be avoided. Simple to navigate, permeable grid layouts should be favoured. Courts and circuits are designed to maximise developer profit, not community safety, amenity or active transport.

• Stormwater Management

Hard surfaces in the PSP will increase the amount and severity of storm water run-off impacting on downstream areas and waterways. Has an Integrated Storm Water Management Plan been prepared for the PSP, in keeping with current best practice, to minimise stormwater discharge from the new development into our local waterways and minimise sedimentation and pollution running into these waterways. Has council been provided with the required resources to effectively assess planning applications for the new subdivisions against best practice storm water standards to protect our local waterways?

Will the developer be required to construct sediment basins and wetlands early in the development process so that the stormwater can be retarded and treated during subdivision construction and house building, when most of the damaging sediment and pollution is produced. This stormwater treatment must be located and designed so as not impact on biodiversity conservation and waterway corridors.

• Flora and Fauna

As part of the preparation of the PSP studies of flora and fauna should be undertaken and made public to ensure that current assets are not endangered. In addition, flora and fauna corridors should be strengthened and created where appropriate. Offsets for native vegetation removed should be located in our local area. The community should be informed about native vegetation and habitat that will be removed by the development and what efforts are being made to avoid and minimise removal of native vegetation.

• Urban Design

High levels of Sustainable Design should be mandated. New developments elsewhere (e.g, Villa Wood Development, Cranborne in City of Casey), have mandated building and design standards well above state building standards. (ie. 8 star). Has Macedon Ranges planned to make the Amess Road PSP achieve these sustainability standards? This new developments will be servicing our community for the next 60-100 years. This new development should be planned in the context of climate change and what is now known about effects of Urban Heat Island Effect and impacts of heat stress on community health. We need high tree cover and mandated space for large canopy trees on private lots, public reserves, roads and pathways. Development controls should be put in place to mandate retention of existing canopy trees and allocate space for canopy trees.

Plant indigenous species as much as possible on roadways and in open space to help compensate for the habitat being lost through vegetation removal in this development.

• Connectivity and Active Transport Infrastructure

Before construction commences, Amess Rd and Riddell Romsey Road should be constructed to a standard that allows for convenient, safe and comfortable movement of pedestrians and bicycles from the new development to all town services. Shared paths should also be provided for bike and pedestrian movement within the new PSP, these must connect in a direct and convenient way to the cycle and pedestrian routes along Amess and Riddell Romsey Road to all town services including primary school, child care centre, doctors and pharmacy, supermarket and train station. In addition, a safe, convenient bicycle connection to Gisborne (the closest larger township providing a sate secondary school, gymnasiums and fitness facilities, swimming pool and other community services to Riddells Creek)

Pedestrian and cycle tracks to Sutherlands Rd along Dry Creek via Katherine Crt and Rangeview Estate are also required. This will provide better access for children walking or riding to school. This will also provide greater opportunity for interaction with nature. (Note: residents are still awaiting the commitment of Council to complete the Dry Ck walkway/cycle track.



Submission date: 25 September 2019, 2:05PM

Receipt number: AMESS-96

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Larger blocks with space for gardens and animals. No small blocks with roof after roof.	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Maintaining all of the above is most important. By keeping the blocks bigger, this will allow for the new blocks to all have views of the environment as it is, keeping the country charm, and the feel of Riddells creek.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Riddells Creek has many community facilities to be used and doesn't need more. Community facilities for children and families are the most important.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Wide pathways for prams and running off the road.	
Other feedback		
If you have any other feedback, please provide it in the space below.	If there are more houses going in we also need more parking near the rain station and more parking in all shop areas.	

Submission date: 30 September 2019, 1:31PM

Receipt number: AMESS-152

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	 * Large blocks of land *Wide streets *Trees *Small town feel *No fast food outlets *Open space 	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	*Parksmany *Open spacemuch *Waterwaysyes *Treeslots *Lots of people crammed into a small spacenot so much	
Theme 3: Community Facilities		

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 173 At our age we don't have a need for too many community facilities. We have lived here for raised two children. Never felt that we lacked anything but then again we like small towns hence we don't live in Sunbury. As far as this new development is concerned, the blocks should ALL be large and space should be allocated for a shopping precinct. The township is struggling with traffic now and heaven help us with the train station!
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Is this question relating to the proposed development? YES to walking, cycling, shared pathways, roads and access points, all important.
Other feedback	
If you have any other feedback, please provide it in the space below.	Riddells Creek is our perfect place and has been for s. We have a huge emotional attachment to this village. A development of this size scares the hell out of us and we think that's a reasonable reaction. If the development as presented went ahead the population would double, what a disaster. Whilst we realise there has to be some development we would like it to be slow and as minimal as possible. The literature provided talks about highly livable places for people. Highly livable in Riddells Creek surely is space. Also, please don't lose sight of the fact that we are in a bushfire zone. At some point there will be another Ash Wednesday. The town may not be so lucky next time. Emergency vehicle access and evacuation plans are important. Maybe land should be allocated for a fire station in this development. As well as looking after the developers and prospective new residents, please make consideration for those of us here already .

Submission date: 29 September 2019, 11:21AM

Receipt number: AMESS-125

Question	Response	
Your contact details		
Luculd like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The recurrent observation is the extreme smallness of proposed block sizes, which will have, in my view, obvious connotations of cheap, begrudging suburban development, affecting in an ugly way Riddells Creek green and rural country feel. Much bigger blocks could be a better approach for what is, after all, a beautiful country town.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Parks, open spaces, waterways. ENVIROS. THE ANSWER IS IN THE QUESTION.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	A well-planned infrastructure regarding all amenities i.e: energy and sewage, safer main arterials, service roads, a better town square and enough but unobtrusive parking; especially at our railway station which is already under pressure from vehicles coming from other towns.	
Theme 4: Connectivity		

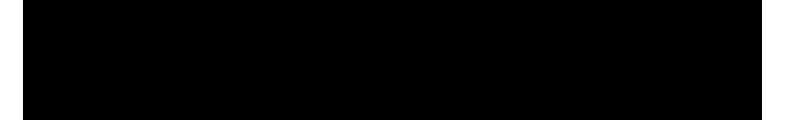
	Submission 174
What is most important to you regarding connectivity?	Refer to to the prior question and yes, add shared walkways.
Other feedback	
If you have any other feedback, please provide it in the space below.	This is in no way an accusation butyour recent Community consultation seemed to me as fait accompli. Hopefully, I am wrong.

Submission date: 13 September 2019, 6:08PM

Receipt number: AMESS-52

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	It's important that people can freely get around and appropriate infrastructure is in place. Within the existing town there is a lack of footpaths, we have a young family with a pram, and a lack of park in the township itself. Riddells Creek is a small country town, it should loom and feel like this. That includes larger blocks, lower density and more importantly space. Gisborne, Romsey, Sunbury and Diggers Rest have a high density development and no longer feel like country towns. Are all these cars going to use existing roads, which are in need of upgrading? Will there be new pedestrian crossings? It's important to remember we have a small creek and wildlife in the area that is part of having a country lifestyle.
Theme 2: Parks, open space, waterways and e	environment

What is most important to you regarding parks, open space waterways and environment?	Submission 175 That houses do not appear to dominate the landscape. Local geese own large parts of the town, how will this development impact them. The creek and drains in the town are already in pretty poor condition, what improvements will be put in place for these waterways? The traffic will create more noise pollution, extra rubbish and will impact on already poor toilet infrastructure in town parkswe don't even have a functional baby/toddler changing area in the public park.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That people can access them, with this influx will there be greater child care options? We already have to seek this in Gisborne. Will schools be upgrade? Will there be a high school built? More medical facilities?
Theme 4: Connectivity	
What is most important to you regarding connectivity?	I take the train to Melbourne. The Bendigo line is at capacity. It's already difficult to get a seat at riddells creek, what is being done to consult Vline to look at additional services? The footpath situation in riddells creek is poor. We often have to dodge walkers, going against traffic, and cars coming the opposite direction. Numerous families have kids on bikes that need a dedicated footpath network across town that links the lake, creek, town centre, station, leisure centre and new residential areas.
Other feedback	
If you have any other feedback, please provide it in the space below.	The general feel of this proposal is that it has not been well considered and has not reflected the town's views. There is a lot of work that Riddells Creek needs before you try and add a few hundred blocks. The water quality is poor, and through traffic on a weekend is a nightmare. I have young children, we moved back to a smaller regional council area to allow our kids to have a country lifestyle. We avoided Gisborne because of the over development there. Spend a weekend morning in Gisborne and try and find a car park or turn right onto a main streetIt's difficult.



Dear Ms Stork & Councillors,

RE: Objection to Amess Road proposed development

Thank you for providing the residents of Riddells Creek an opportunity to provide feedback on the Amess Road / Kilmore Road proposed major residential development.

I would like to take this opportunity to express my **objection** to this development and ask you to unanimously reject the developer's request for a planning scheme amendment. The current proposed development requires further consultation and refinement to ensure Riddells Creek maintains its relaxed village feel.

The concerns I have for the current proposed development are:

1. The construction of 1294 dwellings, with no additional funding allocated to rail, road and schools, will create undue stress and pressure on infrastructure that is already close to capacity. With the recent growth in Romsey and Gisborne, as well as here in Riddells, the primary schools are almost bursting at the seams. Even if half of the proposed dwellings were purchased by families that's potentially 800 – 1200 children needing a local school. I don't believe Riddells Creek PS could maintain their level of education and support for this influx in their current configuration.

2. The proposed average lot size of 476m² is found in suburban developments, not semi-rural ones. These confined, small lot sizes have the potential to create ghetto-like conditions, as the affordability of these blocks may attract undesirables. The potential change in demographic will contribute to the loss of Riddells' relaxed village feel. At the very least, the lot sizes should not be less than 1000m².

3. It is not clear if a comprehensive review and detailed report has been completed on the potential environmental impacts of this development. The loss of habitat of native fauna and flora in the area will put stress on the local ecosystem as a whole.

Please note: I am not against informed progress and development, but I don't feel that what has been proposed will serve Riddells Creek, or the Macedon Ranges region, well long term.

Regards,



Submission date: 8 October 2019, 1:43PM

Receipt number: AMESS-176

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Riddells Creek is currently a village of 3,000 people. The addition of 1,200+ buildings will effectively double this population placing strain on resources, especially during the development and construction phases of the plan (as I have seen in Wyndham). Furthermore the location of medium to high density dwellings is inconsistent with established neighborhoods. It would be preferable to have low density housing with blocks of 4,000m2 plus.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	Outer Melbourne developments should be predominantly open space - a combination of park lands and 'green space' around homes. These park lands can include formal play/sporting grounds and large open spaces that are true to the heritage of the region - similar to Organ Pipes park.
Theme 3: Community Facilities	

	Submission 177
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Community facilities include sporting/club facilities as well as easy access to day to day needs - a petrol station, convenience store, medical facilities and so on.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Roads need to provide safe, reliable, quick access to freeways, shopping precincts and so on. Walking and bike paths need to provide safe, easy access to local facilities including shopping, schools, railway. They should also provide a destination encouraging exercise.
Other feedback	
If you have any other feedback, please provide it in the space below.	The proposed estate is in contrast to established neighborhoods - population density is too high. This development will also put a strain on existing infrastructure including roads and shopping, especially during the construction phase. The plan doesn't address key issues including upgrades to Amess and Kilmore-Gisborne Roads including the development of intersections to allow safe travel. Also there are no shopping facilities or schools on the plan? I suggest a visit to Tarneit/Truganina to see what this style of development is likely to become - not compatible to the current village atmosphere of Riddells Creek.



Attention Planning Department.

Hello, please find following an email I sent to MRSC councillors yesterday regarding the PSP for Amess Road. One of the councillors asked I also forward it to you.



Dear Councillors,

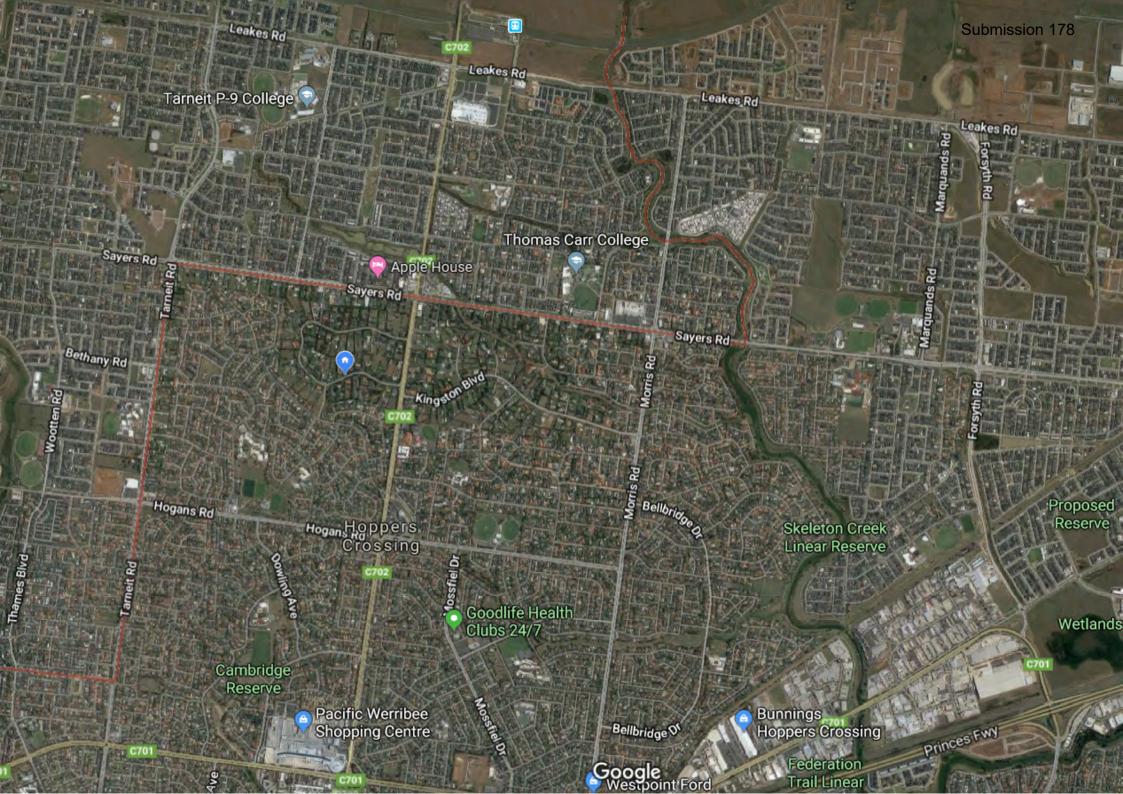
Whilst I have some questions about the behaviours of the real estate agents we were dealing with, we will still proceed with our purchase – with some concern.

We have been residents of **Sector** which has been part of the faster growing area in Victoria, growing from 70k to 250k residents. The proposed subdivision resembles what I have seen occur in this area, particularly Tarneit and Truganina. Whilst the division will provide short term benefits for those associated with the development and construction, it will see the population nearly doubling with the longer term costs to existing and new residents including;

- Traffic congestion traffic noise is now noticeable from 5am to past 11pm weekdays, and later on the weekend. During peak travel times (6:30-9:30 and 2:30-6:30) travel times have blown out what used to take me 10 minutes at 7:00am now takes a minimum of 30 minutes and often extends to 1 hour if its wet or there's an incident on the freeways/highway. Important road upgrades are happening 5-10 years after they were required, with blame shifting between local and state governments.
- Traffic safety volumes of traffic will see an increase of collisions at the entry points to the estate, the
 corner of Amess and Kilmore Rds, and the Riddell Main Rds. There will also be a substantial increase in the
 traffic driving through town and the commercial precinct. In Tarneit, currently there are collisions on the Cnr
 of Boundary and Hopkins Rds multiple times per week, even with speeds now reduce to 60km and traffic
 control measures. There has been numerous severe injuries and deaths on Hopkins Rd.
- Facilities I cannot see any areas set aside for facilities including schools, shopping, fuel and health services. Again this will lead to traffic congestion as residents seek these in central Riddells Creek or Gisborne.
- Amenity part of the appeal of Riddells Creek is the village atmosphere with a large portion of public and private green space throughout the town. Sub 500 square metre blocks combined with the current trend of large houses will be in direct contrast to this. I've attached a capture from Google that shows Hoppers Crossing, Tarneit and Truganina. The later two have been developed mainly post 2000, and despite similar green area to the proposed PSP, the contrast is green and grey. I assure you the streetscape is no better.

Whilst I respect the need for more housing as our state grows and the desire for developers/builders to continue their business I don't believe Riddells Creek is the right place for this style of subdivision. I would suggest the prevailing theme of Low Density Housing is continued (4,000sqm+ lots), is a fair compromise between the interests of all involved.

I'm happy to discuss/clarify the above if you have any questions.



Submission 179

Macedon

Ranges

Amess Road Precinct Structure Plan Submission/Feedback Form

Please feel free to provide feedback on one or all of the following four themes. Feedback received will be used to help inform the final draft of the Precinct Structure Plan before undertaking future community consultation as per State Government planning requirements.

Closing date for feedback is Monday 30 September.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage. The collection and handling of personal information is in accordance with Council's Privacy Policy which can be downloaded at mrsc.vic.gov.au/privacy



Theme 1: Urban design

What is most important to you regarding the overall urban design?

(think vision, look and feel, character, integration with the Riddells Creek Township, layout)

The layout is going to make a seperator to township. The block sizes are for to the town will loose its country' feet and look they need to be blogger i seperate

Theme 2: Parks, open space, waterways and environment

What is most important to you regarding parks, open space waterways and environment?

Theme 3: Community Facilities

What is most important to you regarding community facilities within the precinct and Riddells

Submission 179 left There has been no land for extra facilities. The township of Ruddell 15ht big enough to cope, where one the doctors to service extra people the post office is at full capacity, railway station parking is over Flocening already ??????

Theme 4: Connectivity

What is most important to you regarding connectivity?

(think walking, cycling, shared pathways, roads and access points)

The Gibborne (kilmore road is already very busy with trucks these roads that will come onto it is an accident waiting to happen and as far as putting traffic lights just stupid

Further comments:

I would like to be kept up to date about this project via email:

YES O NO

Thank you for your feedback

Submission date: 12 September 2019, 11:31PM

Receipt number: AMESS-44

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Riddells creek is a small town with a range of different property sizes. The current layout of the new development has a large amount of small blocks. I am open to new development as long as it doesn't turn our country town into a metropolitan suburb.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	There needs to be lots of green space to retain the country feel. The current waterways should be retained as it is the natural lay of the land and this supports the wildlife and the environment.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	More car parking at the train station. Walking / bike paths around the town.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Safer pathways near the main road. Bike paths with signage.	
Other feedback		

Submission 180
Larger 1000m blocks would blend in better with the rest of the town. This would decrease the current estimated population to a more manageable amount.

Submission date: 12 September 2019, 9:40PM

Receipt number: AMESS-39

Question	Response
Your contact details	
Lyoud like to be kept up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	I'm worried with this new development it will take away the small country feel of the town.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	I'm worried with the new development Riddells creek doesn't have the info structures to deal with the influx of people. Riddells creek is great how it is now why change it?
Theme 4: Connectivity	
What is most important to you regarding connectivity?	
Other feedback	
If you have any other feedback, please provide it in the space below.	It's a shame what's happened to gisborne please don't do that to our great little community.

Submission date: 29 September 2019, 11:44PM

Receipt number: AMESS-136

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The Riddells Creek Township still have a "country feel" and a very strong sense of community. In keeping with this the development should enhance and not detract. Larger blocks, 1/4 acre minimum, pre installation of services, including enhancement of access road prior to construction of the Estate. Adequate provisioning with respect to water/sewage etc.
Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?	The current creek is a wild life corridor and this need to be maintained and if possible enhanced. A larger than normal setback and detailed management plan need to be part of the development. I currently have a "creek frontage" and have seen Kangaroos, Wallabies, Possums and Echidnas use the creek as a corridor.
Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 182 Open space in the form of Wild life reserves and parks, however community facilities such a Schools, Sports grounds need to be given serious consideration.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	With in the Amess Road Precinct I would like to see integrated paths, maybe granitic sand, linking to the centre of town and extending between communities.
Other feedback	
If you have any other feedback, please provide it in the space below.	I have seen several developments where the facilities have been an after thought and am concerned that the "Draft" proposal is not in compliance with C100 criteria.

Submission date: 30 September 2019, 2:56PM

Receipt number: AMESS-161

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	The size of the blocks are considerably too small for a town of our size. There is not enough infrastructure to support the increased population due to this development. The proposed traffic lights are creating the feel of suburbia and taking away the country feel of the town. Which is why people move to outer Melbourne. We are not satisfied with the lack of communication and information provided by the council in regards
	to how our work
Theme 2: Parks, open space, waterways and environment	

What is most important to you regarding parks, open space waterways and environment?	. We are not satisfied with the lack of information being provided by the council or the developer regarding
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The town does not have the resources to accomodate a growing population such as what would happen if this development was to proceed. The town is already struggling with parking and other facilities.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Fire safety needs to be a priority considering our position in the Macedon Ranges Region. Road access for emergency vehicles has not been adequately considered in this development.
Other feedback	
If you have any other feedback, please provide it in the space below.	Plans and proposals have been made without consideration for the residents futures. The communication by both council and the developer has been less than satisfactory. We are under the impression that council is working to benefit their own revenue, without considering the people of the town.

Submission date: 30 September 2019, 1:56PM

Receipt number: AMESS-157

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	It is important to me that Riddells Creek has sufficient facilities (ie. supermarket) to accommodate to its township. I do not support increasing the number of retail outlets in our town, I do not want a bigger retail complex. I want to keep the country township character, look and feel that we have now.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	That they are developed within what is realistic for current facilities / resources available. However I prefer that they remain undeveloped to maintain the feel of our current township.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	That the supermarket is not duplicated; that a chain reaction of needing to build a bigger retail outlet is not necessary. Prior retail outlet proposal failed years ago, and I do not want it back on the planning board again.	
Theme 4: Connectivity		

What is most important to you regarding connectivity?	Submission 184 wide open roads, safer for local children riding their bikes to town. Which is refreshing to currently have, which also sets us apart from suburbs, like sunbury.	
Other feedback		
If you have any other feedback, please provide it in the space below.	This development will create a chain reaction, by putting more pressure on our local supermarket. Needing to then change the scope of the retail area. I really dont want this change to occur for this reason. I want to keep the feel of our local country town when in the main road, etc.	

Submission date: 30 September 2019, 11:50AM

Receipt number: AMESS-148

Question	Response	
Your contact details		
Lwould like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	I would like the urban design of Riddells Creek to maintain the leafy, large block look the town currently has. Grass and trees are important The town need to maintain its small country town feel rather than become a bigger town like that of Gisborne. People are moving to Riddells Creek because it still has the small country town feel	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Green space and trees. The town needs to maintain its green, leafy look. Spaces for kids to play and be a part of nature interacting with all flora and fauna	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	A neighbourhood house and leisure centre that can comfortably cater for everyone living in the town now	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	More footpaths around town to take walkers/runners off the road making it safer for everyone Better parking down the main street	

	Submission 185
Other feedback	
If you have any other feedback, please provide it in the space below.	We do not want the precinct to go ahead in its current form. Bigger blocks, less houses and maintaining the green look of the town

I am pretty upset about the size of the majority of the blocks in this subdivision. Riddells Creek is a rural town and to pack houses together on tiny blocks is asking for trouble in creating an area that in future years will deteriorate into a rural slum. Rangeview estate has the mix right with only a few smaller blocks. Please do not let the greed of this money hungry developer ruin our rural setting. MRSC hasnt got a great track record in tasteful development so please turn a corner and show a mediocum of sense. 90% of the blocks should be no less than 800sq m.

Thanks for your time

Submission date: 13 September 2019, 8:19PM

Receipt number: AMESS-56

Question	Response	
Your contact details		
I would like to be kept up to date about this		
project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Disparity with the township. Lack iof integration with the town. High density development out of the town boundary will result in double town size in small percentage of existing town area. The layout on the town fringe is unsuited to small lots and will draw needed shire resourcing away from the township. Previous planning for our town said doubling of population by 2030. This will more than double and it will happen faster than the town or shire can cope with. The potential costs to wellbeing of the town are significant.	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	Retain clean environment and support clear waterways for native flora and fauna. Large scale Human interference will decimate and eradicate existing environment and pollute waterways.	
Theme 3: Community Facilities		

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 187 The precinct brings 100% population increase but limited local community facilities. Instead there will be added pressure to existing facilities. Limited shire resourcing will then be spread to cope with ongoing maintenance and our rates will increase overall without direct benefit to wider Riddell
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Connectivity will remain on the existing main and Amess roads. No additional connectivity is observed for riddell only within the proposed precinct. Higher traffic volume will be experienced on these roads and additional congestion for current residents coming from side roads. Likely additional traffic management will be needed. The trains timetable and car park will need to be expanded.
Other feedback	
If you have any other feedback, please provide it in the space below.	I understand development can be beneficial. The costs of the development will be felt be the community and paid by the ratepayers for a long time after the developer and builders have taken away profits and cleared the area. We need an independent risk assessment or cost benefit analysis.

Dear Mayor and Councillors

I am writing to you about the Amess Road development to further express my concern about the structure of the development and impact to the town.

My understanding of the most recent planning /zoning inter taken for Riddell is that growth was anticipated to double the township population by 2030 through primarily infill development. The proposal of over 1200 lots will result in a population increase of at least 2400 persons in one burst well before the 2030 milestone notwithstanding the planned infil growth and finalisation of Sutherland's rd. This will overwhelm the the township infrastructure and impact amenity.

The problems this will cause to the function of the community, roads, school, and demand for community services will be significant as there are already under pressure.

The density of the proposal is of concern for three reasons

The large high density population enclave is a bubble on the edge of the town.

The size of lots is extremely small raising the density to higher than many metro developments.

The density will mean unplanned impacts to the environment from the build and the eventual population.

The precedent will also encourage acceleration of further development on the fringe areas of the town.

All inconsistent with the community understanding of future development and

Causing community anxiety and resentment about the uncertainty of the town planning when we are relying on mrsc town planners to plan and reduce risks and expensive corrections in future.



I would like to raise my concerns over the proposed development on Amess Road.

TRANSPORT

There are very few trains stopping at Riddells Creek and those that do, are crowded. After 7:45am there is no parking at the station. The extra commuters will lead to over crowded trains and a fight for parking by 7am.

There is also no additional transport such as buses to get around town and to Gisborne, Sunbury etc.

SCHOOLING

Recently Romsey was knocked back for having a high school. With Gisborne Secondary already very big and the Sunbury schools also having to handle the developing Sunbury/Diggers Rest area - where are these extra kids going to be going to school?

Riddells Creek Primary School has always had a strong reputation for the quality of care and education it brings its students. Potentially doubling the size of the school will completely take away from the key reason why parents choose to enrol their children there.

SERVICES

Presence of police is very sporadic which is ok for now, but as the town grows there needs to be someone closer than Kyneton to respond 24/7.

The Dr surgery has a reputation of being difficult to get into already, adding more residents will mean wait times will mean it's impossible to get help in a timely manner.

Riddells Creek holds a reputation of being a small country town. Adding 2000+ people to the town will mean a strain on resources and destroy the sense of community. Until we're provided with decent resources - we're not interested in cramped residental developments!

Submission date: 12 September 2019, 7:27PM

Receipt number: AMESS-31

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Size of blocks consistent with the town of Riddells Creek.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Retain natural trees. Parks with amenity.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Places for our kids to play sport and run around
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Footpaths Street lighting
Other feedback	
If you have any other feedback, please provide it in the space below.	The lot sizes are too small and the amenity in Riddell cannot cope with 3600 new people. Bring more amenities into the precinct, not just lots and a field.

Submission date: 19 September 2019, 8:17PM

Receipt number: AMESS-73

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	That this development does not go ahead as it is too many lots. This will damage the small town to Riddells Creek	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Lots of parks and open space. 1200 blocks is too many.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Schooling, parks, recreation and country feel.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Roads	
Other feedback		
If you have any other feedback, please provide it in the space below.	This development will ruin the township of Riddells creek. The towns population will be doubled and will not cope with the massive increase.	

Submission date: 12 September 2019, 8:05PM

Receipt number: AMESS-35

Question	Response
Your contact details	
Lyould like to be kept up to date about this	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Small community will dissolve, infrastructure /roads will be terrible this town is a small place that has no infrastructure for that much more traffic, it's already hard to get onto main road coming from the north of town at certain times. the geese have to stay 3000 more people will ruin this town it will loose its charm and just be like Sunbury, open space for kids that actually feels safe without 1000 extra cars whizzing past all in a hurry to get home like every other built up suburb of Melbourne.
Theme 2: Parks, open space, waterways and environment	

	Submission 192	
What is most important to you regarding parks, open space waterways and environment?	This is the most important part of this place and doubling the population will only end up with a terrible rubbish problem and by the look of the proposal for Ames Rd there won't be much in the way of open space and community places which will overwhelm the current places we have. Just look at Sunbury, Melton, Diggers Rest fast growth with the population ends up with so much rubbish being dumped on the outskirts of towns and ruins them. The sense of community and belonging will disappear.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	My kids can ride their bikes from Royal parade to town to play basketball, football go to the shop play at the park. More traffic will ruin this.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	My kids can ride their bikes to school, sports shops and parks/creeks friends houses.	
Other feedback		
If you have any other feedback, please provide it in the space below.	Please don't turn this beautiful town into another Sunbury/Melton it is such a great little town and I know it looks like a great little money spinner for the shire but it will completely destroy what Riddell is and turn it into just another overcrowded suburb covered in graffiti and litter with no infrastructure to cope with the built up areas slapped in to make a few more bucks for a developer that has no interest in the area or people that made it the place that it is today.	

Submission date: 10 September 2019, 4:40PM

Receipt number: AMESS-19

Question	Response	
Your contact details		
I would like to be kept up to date about this		
project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	If further development is needed to accommodate growth then the town look and feel will need to change and support the growth by adding new infrastructure to the area. It would be ideal to keep the country charm but if this is not achievable in the long run due to population growth then we need to ensure these size developments include new schools, hospitals, child care, car parks and transport facilities	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	All the above is important to the area, community and the overall environment.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall? Theme 4: Connectivity	Need new high school and primary schools in Riddells Creek otherwise this will place pressure on neighboring areas such as New Gisborne and Gisborne and these areas are already bursting at the seams and cannot accomodate additional population growth with current infrastructure.	

What is most important to you regarding connectivity?	Submission 193 For safety of the community shared pathways are needed
Other feedback	
If you have any other feedback, please provide it in the space below.	Council need to be more strategic and ensure no new large scale developments such as this are approved unless the developer will also be bringing along the additional and desperately needed infrastructure. Most importantly new primary, secondary schools and child care facilitaties otherwise pressure will be put on nearby suburbs such as Gisborne and New Gisborne which cannot accomodate increase population numbers with the current infrastructure. More traffic lights are also needed in the area for ease of mobility and safety of the community.

Submission date: 2 September 2019, 7:08PM

Receipt number: AMESS-6

Question	Response	
Your contact details		
Lyoud like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Reasonable lot sizes large enough for veggie gardens, walking tracks, bike paths. Nature reserves.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Protecting habitat for birds and other fauna. Green corridors. Native trees. Park spaces	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Small shopping precinct, footy oval and reserve with environmental trail	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Footpaths and cycle paths connecting to schools, shops and train station. Safe intersections are a must - the transition from 80 to 60 km zone on Amess Rd needs to be carefully managed to avoid rush hour queues and unsafe driving behaviours.	
Other feedback		

	Submission 194
If you have any other feedback, please provide it in the space below.	The proposed average lot sizes seem much too small to comply with the Township Residential guidelines from the Riddells Creek Structure Plan September 2013 (Appendix B) show how space for front- and backyards, road reserve verges and minimum setbacks should be achieved for lots in this area, however this seems impossible/unlikely to be achieved with less than 500/600 M2 area lot sizes.

To whom it may concern,

I'm not sure where to start. Nor am I the best to explain how much of a bad impact this will have on the town. However, I am going to try. This saddens me to even think about how much population we will receive if given the green light . Therefore I am voicing my sting concerns and having my say.

I would officially like to object to the so called urban growth on Amess Rd. This will kill out country town! Not only bring in unwanted crime though distribute and destroy wild life and the town. This is a major growth. Why don't we make all lots 5 acre properties even ? Instead of making most town houses. To limit the amount of disturbance ?

I have many concerns that give myself and the test of the population anxiety. One is the welfare for the kangaroos and other pasture eating wild life . Where do u think they suppose to go when all this development has been done ? When the dry weather comes in ?

I personally have been attacked by a kangaroo (while minding my own business) in my paddock due to them having no grass to feed because of housing developments in Riddells Creek . I can tell u that I have live hear most of my life and never been attacked by a kangaroo. The developments are changing the characteristics of the animals due to so much growth in this town. They have to fight to survive. When is enough!!!!! Im sorry tho it disturba me to think that we are only looking out for our needs and not the interest of our wildlife as well.

This will only get worse if the development goes ahead. Not too mention other wildlife animals.

I have to worry now that my kids are not attacked in our own backyard!! Therefore we are already seeing the impacts of growth. I'm frightened to even know how the Amess Rd will impact us all.

2 -

I and I'm sure most of the population in Riddells Creek. Have moved here for the peaceful life. It will not be that way if this development is given the green light. My thoughts and concerns are that there will also be way too much population for the infrastructure - and if the infrastructure is to change this will change the characteristics of the town as well! Why don't we just make The properties bigger?? Riddells Creek has enough smaller properties it is a country town people are looking for larger properties.

3

More population the higher the crimes rate ! Again changing the characteristics of the town. I would imagine this would drive the population out of the town and create a slum. Causing the area of prices to decrease dramatically! Why on earth would we want to do that ???? Do you really want housing commission slum living here driving the property values down ??? I don't think so.

3

Where are the children going to be schooled with so much population? To just say that u will build another school is again changing the whole town. This will effect shops dramatically and not in a good way either. Also no where to park without a huge change - which residents will hate. We love this town. Otherwise we wouldn't be here .

I could go on however these are my top concerns . I have spoken to many residents and have not found one whom agrees with this. We have had enough growth to last a very long time so far. Please please please do not destroy this town because it's what u want and think is best. Please listen and respect that the locals love this town the way it is. Riddells Creek is a country town. Don't make it a suburb.



Submission date: 25 September 2019, 6:02PM

Receipt number: AMESS-98

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

	Submission 196
What is most important to you regarding the overall urban design?	WE HAVE BEEN TO THE MEETING AND VIEWED ALL THE PLANS. WE FEEL THAT OUR LOVELY LITTLE VILLAGE WILL LOSE ITS CHARACTER WITH SO MUCH HOUSING. RIDDELLS CREEK IS NOT SUITABLE FOR AN INFLUX OF PEOPLE. THERE IS NOT ENOUGH INFRASTRUCTURE . THE RAILWAY STATION IS ALREADY BUSTING WITH NOT ENOUGH PARKING. THE TRAFFIC IS ALREADY HORRENDOUS WITH CARS COMING DOWN FROM ROMSEY. THIS IS GOING TO BE A GHETTO WITH SO MANY PEOPLE MOVING IN THIS AREA. WE FEEL THAT THIS PROPOSAL IS GOING TO RUIN THE WHOLE ATMOSPHERE OF THIS TOWN. WE WERE UNDER THE IMPRESSION THAT COUNCIL DO NOT APPROVE OF SMALLER BLOCKS. BESIDES THERE IS THE PROBLEM OF FIRE. WHAT IF WE HAVE A BUSH FIRE WHERE ARE THESE PEOPLE ESCAPING TO FUR SURVIVAL? HAS THE FIRE AUTHORITY BEEN ADVISED OF THESE PLANS. PLEASE SAVE OUR TOWN. ITS A BEAUTIFUL VILLAGE HERE. KEEP IT THAT WAY.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	ITS VERY IMPORTANT TO HAVE MORE OPEN SPACES PARKS AND WATERWAYS NOT HOUSES.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	WE NEED A GOOD LARGE MEDICAL CENTRE, LIBRARY . WE HAVE TO GO ALL THE WAY TO GISBORNE MEDICAL CENTRE AND THE LIBRARY. A BANK WITH ATM.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	WE NEED MORE PATHS FOR WALKING AND CYCLING ESPECIALLY FROM RAWS LANE TO THE SHOPS. WE HAVE BEEN ASKING FOR THIS FOR YEARS. IT IS VERY DANGEROUS TO WALK DOWN FROM OUR HOUSE TO THE SHOPS. WE HAVE TO DRIVE FOR THE ONE KM.
Other feedback	
If you have any other feedback, please provide it in the space below.	

Submission date: 26 September 2019, 8:14AM

Receipt number: AMESS-104

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	_
What is most important to you regarding the overall urban design?	The proposed lot sizes under 500 sqm are far too small. One of the reasons we moved to Riddells Creek was the character of the town with large blocks and therefore large verges and gardens making the town feel relaxed and peaceful. The tiny blocks will of course end up with houses that take up most of the block leaving little room for gardens and will look completely out of character with the rest of town.
Theme 2: Parks, open space, waterways and environment	

	Submission 197
What is most important to you regarding parks, open space waterways and environment?	Thanks to the work of volunteers we have the excellent Lions park in the centre of town. The playground is very busy any time the weather is nice. If you add more residential lots it will be important to add good playgrounds within the new development so that there are still enough spaces for children to play without overcrowding existing parks and playgrounds. The current development plans show open spaces but it wasn't marked as to which spaces would have playgrounds. Larger lots and more open spaces would be better for the environment as we have amazing birds and other wildlife living within our town and enjoying the existing large gardens and open spaces.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The facilities in Riddells creek are already stretched. Playgrounds and parks are busy and well used. The shopping area is always busy and it's getting hard to turn right into Kilmore road from the shops in peak hour. The train station parking is always full on work days. If the town is going to double or more in population there will need to be serious upgrades to facilities before or during development, not after, otherwise we will have traffic jams, overcrowding and lack of parking. If the town is growing it would be great to see some benefits coming too like increased facilities- a library in town would be wonderful.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	The roads will need to be upgraded, traffic lights will be needed on the corner of Kilmore road where you turn off into the shops or there will be accidents for sure as it is already getting pretty busy there. More parking is certainly needed at the shops and train station and trains may need to be more frequent or people will be standing for the whole hour into the city.
Other feedback	

	Submission 197
If you have any other feedback, please provide it in the space below.	My biggest concern is what will be done regarding schools. If the town doubles or triples in size are all those children going to be zoned into Riddells Creek Primary and Gisborne secondary? The primary school is great and a real community school, if numbers at the school double within a few years it will put massive strain on facilities that are already bulging at the seams. As it is, there are two leaking demountable classrooms in urgent need of repair and no sunshades over the playgrounds as the school can't afford them and is fundraising for them. Gisborne secondary is also growing rapidly and could be pushed past capacity by over a thousand new lots in zone. It would be good if the schooling issues were addresses prior to adding 1200+ new lots or you could really damage the school and affect the kids education in the area.

I find it

To Council,

I am writing this feed back as a resident who lives **Rid** My first point of concern is that there is no buffer zone separating

Riddells Creek.

as was promised by the councillor I spoke to last year. It is quite concerning that we bought and live on properties to reflect a rural lifestyle and looking at the proposed plan

most disconcerting that the Council have allowed the very thing why we left suburbia, that is ,housing estates. We came to Riddell as it was projected as a Green town with tight controls on urban expansion. Obviously I was mistaken.

I believe the lot sizes are too small and the overall number of blocks is too many to fit in with with our rural town environment and landscape. Riddell already has a housing estate area in Glenview so a continuation of it running east just puts us in the same confusing category of "City living country style" that Sunbury used to try and project, except that people, instead of living in spacious parcels of land will have no more space than if they lived closer to the city.

Riddells Creek infrastructure can barely cope with the population as it is, the train Station car parks are full by 7.00 am, parking in town is already difficult at times, and with the increase in traffic and population, roads such as Amess Rd would become major busy thoroughfares.

it appears that Environmental impacts on the native flora and fauna have not been fully considered, especially since discovering that an endangered toad is now under threat and native grasses which are unique to this area will obviously be removed for housing.

In conclusion the members of this household strongly object to any further development of this Precinct Steructure Plan until the questions of increased population and the effects on amenities and transport, the effects on the environment, and protection of the lifestyle we bought into and pay rates for are addressed fully and accepted by the rate payers of this community.

1

Submission date: 12 September 2019, 9:42AM

Receipt number: AMESS-23

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

	Submission 199
What is most important to you regarding the overall urban design?	Would like Riddells Creek to retain being a rural or semi rural village that retains the beautful rural aspects of the Macedon
	Ranges. We need to look after the environment and not destroy it by greedy developers just wanting to make a quick dollar destroying our naturally beautful countryside.
	We need a country environment where the local flora and fauna are retainex and protected.
	We need to keep the culture of families being able to live on land that they can keep their farm animals and gardening pursuits to be able to self sustaining. We have a lovely pony club in Riddells Creek set in rural setting we want it kept that way.
	Riddells Creek needs sensitive thoughtful planned subdivision that enables everyone living here to live in a community spirited village where people are safe.
	We do not want tiny parcels of land that makes our village just another suburb of Melbourne.
	The layout of Riddells Creek is situated in a high bushfire area not condusive to high density subdivisions. The town is struggling already with the railway carpark full. Limited parking in Station Street due to people parking for the train. The vacant land beside railway line and the lake/Station Street.
	Local doctors have patient lists full. Trains cannot cope with extra people catching train to Melbourne to go to work.
	A suitable place for a subdivision would be Clarkefield which has a vacant school. Railway station and good road access via Lancefield Road and is close to Sunbury for shopping doctors airport.
Theme 2: Parks, open space, waterways and	environment

	Submission 199
What is most important to you regarding parks, open space waterways and environment?	Open space is extremely important as it is to protect the parks nature trails and open space.
	Flora and fauna is critically important not to endanget these. For example bogong moths are very much on the decline due to extra ligjting of streets and housing.
	We need to keep our part of the Macedon Ranges as natural and beautiful as it is today to continue to have tourism still visiting.
	Drainage has always been a huge issue in Riddells Creek. Just look at the water that flows down Gap Rd and eventually flows into the creek in Station Street causing flooding next to the medical centre.
	The local sporting clubs do not have the facilities to cope with a huge influx of sporting people.
	These facilities need to be local so that students can still get to these facilities if parents are unable to provide the transport to other towns.
	These blocks are so small if it went ahead there would need to be a duplication of all facilities parks and open space that exist in Riddells Creek now.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Increase in sporting facilities eg new stadium for basketball netball indoor volleyball maybe another football oval in new subdivision. Open parks and walking trails. Properly constructed paths and off road bicycle track pathway all the way to Gisborne.
	Seperate shopping area so all of these 3,000 plus people don't cause chaos trying to drive down the Main Rd to shops and then trying to park. It is already congested there now.Village is too small to cater these activities.
Theme 4: Connectivity	

What is most important to you regarding	Submission 199 Need walking properly constructed paths right
connectivity?	into town centre.
	Separate cycling off road pathway all the way to Gisborne. Our roads are very narrow and dangerous for walkers the Riddell running group and cyclists.
Other feedback	
If you have any other feedback, please provide it in the space below.	This subdivision not only affects Riddells Creek it will also affect and impact on facilities in Gisborne and the Macedon Ranges and its tourism.

Submission date: 13 September 2019, 9:37AM

Receipt number: AMESS-48

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Riddells beauty lies in its aspect of being a country village. The landscape of housing surrounded by trees is important. The district having a feel of openess is it's drawcard for not only residentsbut for visiting tourists.	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	The open feel of the town even in the town centre is the heart of Riddell. It does not give a cluttered appearance with it's streetscape. The creeks and lake and an important touch to the town.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The facilities need to keep pace with the present growth of the town. Already parking in the business zone is becoming an issue, without expanded growth occurring.	
Theme 4: Connectivity		

What is most important to you regarding connectivity?	Submission 200 , it is already becoming difficult to turn onto the Main Rd especially if making a right hand turn. On Station St with many cars turning into the shopping precinct it	
Other feedback		
If you have any other feedback, please provide it in the space below.	Accelating the growth of Riddell by 60% is unrealistic. It is asking to put pressure on the already resticted facilities. It will ensure that access to Main Rd by all side streets of the town will be all but impossible. Traffic is already difficult.	

Submission date: 12 September 2019, 8:24PM

Receipt number: AMESS-36

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	We will lose the small country town and community feel if these additional new house go in. Pressures of only one primary school and not to mention only one local (Gisborne) High School. Infrastructure needs to be considered as a priority. Not to mention the car parking around the supermarket etc will also need to be improved.
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Parks are crucial in any town especially with the number of growing families in the area. Facilities like public toilets also need to be considered.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Have to be family friendly with the right amenities. A dog friendly park would also be handy. I believe a new local high school should be considered if there's a potential 3600 new residents. The residents of Riddells Creek pride themselves on a small town feel a real sense of community.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 201 Dedicated wide footpaths for easy walking with kids and pets. If these new houses are to be erected the roadways will become more congested and access to schools, shops and thoroughfare will suffer. Furthermore the current station parking is already problematic as you commuters are struggling to get car parks during the week.	
Other feedback		
If you have any other feedback, please provide it in the space below.	I seriously hope that the application for so many new houses and population will be looked at closely and see the flow on effect. It's not clear cut and will actually be more harmful to the community than doing any good!!	

Submission date: 30 September 2019, 4:20PM

Receipt number: AMESS-169

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	integration with Riddells Creek township. Design to allow for pedestrian access to all areas.	
	Minimum block size to be no less than 400 sqm	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Parks help to clean the air. Humans need space to be with nature.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Community facilities are crucial to the development. Sufficient new ones need to be allowed for in design. Population will almost double and present facilities are not sufficient.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	All of the above are crucial for the wellbeing of residents. Railway station needs to be able to be accessed easily to help get cars off the roads.	
Other feedback		

If you have any other feedback, please provide it in the space below.	Please make the development people friendly.
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Submission date: 11 September 2019, 7:00PM

Receipt number: AMESS-21

Question	Response	
Your contact details		
Luculd like to be kept up to date about this		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	The most important is to preserved the rural area and rural look and feel. The second most important is, IF we were to build more, which we shouldn'tbuild infrastructure first, then accommodation.	
Theme 2: Parks, open space, waterways and		
What is most important to you regarding parks, open space waterways and environment?	Environment is key. The council has the responsibility to preserve the area and its environment.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Keeping the rural feel. No extra facilities are required as Riddells creek stand. IF Riddells is was to grow then a lot need to be done, first roads that are actually good usable roofs for starter a lot more frequent train services etc	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Good secure roads	
Other feedback		

Submission 203
Please stop developing the area. We don't live in inner city. People live here for the total feel. They wouldn't live here if it was urban it is your duty and obligation to preserve the area as council. Please show us that you care of your primary purpose

Submission date: 15 September 2019, 6:11PM

Receipt number: AMESS-63

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	the block size based on surrounding blocks and in keeping with the towns rural fringe character. All infrastructure to be in place and to link in with all existing infrastructure including completing any gaps or shortfalls in current infrastructure	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	accessibility and functionality. these spaces need to be kept and not just allocated for the sake of unusable land by the developer. they need to be accessible by the entire community and should have paths in and out.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	the facilities should be available to all the township and not just those in the proposal. There should be paths and access through these areas to encourage the use of these. they should also not detract or cause conflict with existing facilities or divide the towns people	
Theme 4: Connectivity		

	Submission 204
What is most important to you regarding connectivity?	 walking and cycling paths throughout the development should allow travel through the development and integrate with existing town paths. where existing paths do not reach this development the the developer should bare all costs to complete these connections. currently there are no footpaths or cycle ways to this area and pedestrians and cyclists are forced to share narrow undersized roads with vehicular traffic. footpath and cycling trails need to connect to transport hubs (railway station, bus stops) as well as the town centre.
Other feedback	
If you have any other feedback, please provide it in the space below.	this is an inappropriate development with block sizing not in keeping with township character. It splits the town and seeks to create a new town center or a second town center. It is not in keeping with currently developments. It will be an eye sore on more than just Riddells creek as it is be built on a hill which will be seen as far away as Clarkfield. There is no public transport at or near this proposed area. That would represent a huge load on current roads as well as a parking problem within the new development itself. current smaller blocks and subdivisions within the town are causing more on street parking. And the size of the blocks does not allow for onsite parking as well as a house of reasonable size. Any high density housing like this should be close to the town center and close to our transport hub (the railway station).

Submission date: 20 September 2019, 12:07PM

Receipt number: AMESS-79

Question	Response
Your contact details	
I would like to be kept up to date about this	Yes
project via email:	
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Keep small community feel
Theme 4: Connectivity	
What is most important to you regarding connectivity?	
Other feedback	
If you have any other feedback, please provide it in the space below.	Not want development

Submission date: 30 September 2019, 10:11AM

Receipt number: AMESS-142

Question	Response	
Your contact details	Your contact details	
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	We are a relaxed country town where people feel safe. People live on large size blocks and the majority of subdivisions and ynits is for elderly people downsizing; NOT small blocks for families. This subdivision dies NOT fit with the character, it is not what the residents envision our town to look like, and already we do not have enough infrastructure for our community (eg sporting facilities).	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	Large size blocks and country feel. Areas to be able to walk that is natural and not built up.	
	Still waiting for Riddell to Gisborne walking/riding track.	
Theme 3: Community Facilities		

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 206 Sporting facilities. Currently the town has NO public netball rings that players can go and shoot hoops. They can go to the school for basketball. Only one indoor court - not enough. Walking/running track to Gisborne is important to me. Currently no way i would ride a bike or run/walk to Gisborne or allow my teenage children to either.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Again shared pathway for non motorists to connect towns
Other feedback	
If you have any other feedback, please provide it in the space below.	This prooosed precinct is not at all in libecwith Macedon Ranges towns and in NO way should be permitted. 850m2 - 10000m2 should he the minimum allowed size blocks.



Dear Macedon Ranges Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Member for Macedon.

Attached are four individual objection letters to the partnership development arrangement between Sector Advantage and Council for the Riddells Creek Amess Road Precinct Structure Plan.

This is in addition to the letter sent my myself to our CEO on the 19/9/19 which I have attached again.

Regards

Dear: Cr Janet Pearce (jpearce@mrsc.vic.gov.au) Mayor Macedon Ranges Shire Council

Copy to:

Cr Mandi Mees (<u>mmees@mrsc.vic.gov.au</u>)

Cr Henry Bleeck (hbleeck@mrsc.vic.gov.au)

Cr Natasha Gayfer (ngayfer@mrsc.vic.gov.au)

Cr Bill West (bwest@mrsc.vic.gov.au)

Cr Helen Radnedge (hradnedge@mrsc.vic.gov.au)

Cr Andrew Twaits (<u>atwaits@mrsc.vic.gov.au</u>)

Cr Jennifer Anderson (janderson@mrsc.vic.gov.au)

Cr Roger Jukes (rjukes@mrsc.vic.gov.au)

Mary-Anne Thomas MP, Member for Macedon (mary-anne.thomas@parliament.vic.gov.au)

mrsc@mrsc.vic.gov.au mrra.sec999@gmail.com

Margot Stork (mstork@mrsc.vic.gov.au)

AMESS PRECINCT STRUCTER PLAN – COUNCIL FAILING THE COMMUNITY

My family have been established within the Riddells Creek **Creek** We moved from Melbourne CBD for the lifestyle and charm Riddells Creek offers our family.

The plan put forward by Sector Advantage is an urbanised planning disaster. The plan is not a starting point and should have never been tabled.

The Riddells Creek Structure Plan has already been implemented, and any plan which does not align with it (and better it) is not something which should be considered. This includes:

- Large lots 800 to 1200 sqm +
- Generous setbacks
- Wide roads, accommodating parking and driving both directions (and emergency services)

Town Infrastructure is not something which has been considered as part of the Precinct Structure Plan, and it is wrong to not consider it holistically including:

- Roads
- Footpaths
- Community sporting
- Schools, childcare, kinder
- Public transport
- Exploration area near the bridge

I note, Riddells Creek train station and supermarket already requires residents to park in a paddock. The school has a classroom set up in the foyer with office cubical as walls. Infrastructure isn't keeping up now, if you double the town size (houses, people, cars) form a single development you destroy everything which we love about our town.

I am asking council to reject these plans.

Please direct to the planning department.

Submission on Amess Road Draft Framework Plan



Dear Planning

This proposed development is a disgrace for our small town and will impact too highly on your current residents.

- Lot sizes are too small. Of the 1,290 lots, almost 73% would be under 500sqm, and over 95% would be under 600sqm. This is not in character with the adjacent areas of Riddells Creek, and does not align with the Riddells Creek Structure Plan: *"It is envisaged that future development within Area 4 will result in block sizes of approximately 800 1,200 sq metres to allow for the preferred neighbourhood character'.* (p 62)
- The area for development is too large. With an average of 2.8 persons per household in Riddells Creek (2016 census), 1,290 lots could add over 3,600 people to Riddells Creek. The Macedon Ranges Settlement Strategy proposed that the town accommodate 6,100 people by 2036, including Rural Living and Low Density zoned land near the town, not just the town itself. Riddells Creek has capacity to absorb much of that growth, but not all of it: 'Supply estimates indicate potential capacity for approximately 4,900 people on existing residentially zoned land' (Settlement Strategy p58). With another 1,200 persons to accommodate by 2036, the Riddells Creek Structure Plan identified another 57ha was needed. The Amess Road development area is 131 ha. and is more than required. Land should be rezoned only to the extent needed to meet the target of 6,100 people.
- Sustainability of housing. The orientation of lots should allow for passive solar, with design controls to require energy efficiency homes, solar panels and green space for trees in front and rear yards, for a tree canopy that reflects heat. The developer should be required to provide more green space in road reserves and public areas and agree to guidelines that mandate native trees and shrubs.

We want our town to develop in a sustainable way both in the nature of the development and also for the existing township.

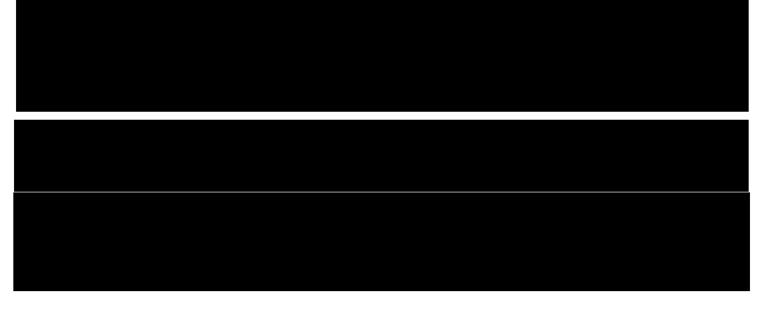
Yours faithfully

Submission date: 12 September 2019, 9:42AM

Receipt number: AMESS-24

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Must have green space, keep existing large trees, playgrounds, public toilets, streets should be wide enough for parking on street.
	Residential blocks need to be large enough to accommodate rural lifestyle which includes room for an3-4 bed house, shed, and space for children to play. This a community attracting young families
Theme 2: Parks, open space, waterways and	environment
What is most important to you regarding parks, open space waterways and environment?	Must be enough green space and large enough blocks to accommodate existing large trees. Blocks should have enough green/garden space to ensure rainfall can land on the earth and not be a concrete jungle.
	Parks need safe enclosed play areas for young children. Toilets and water must be available. Large shady trees should be kept and picnic tables located near shade. Bike racks and car parking should be provided for.
Theme 3: Community Facilities	

	Submission 209
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We need more childcare and if the population is to grow by 50% the school will need a large upgrade and the kinder will need to grow. It is currently on a small site. Perhaps a new kinder with large outdoor area should be built. We need safe bike paths to the station, school and adjoining townships
Theme 4: Connectivity	
What is most important to you regarding connectivity?	Safe Bike paths to station, school and nearby townships.
	A bush walking pathway.
	More Car parking at the station.
Other feedback	
If you have any other feedback, please provide it in the space below.	Blocks of less than 500m2 are way too small. Families move here to have space for their children to play, space for a vegetable garden, a shed.
	We do not want to be diggers rest.
	Blocks should be 800m2 at minimum. Majority of new blocks should be 1/2 acre.

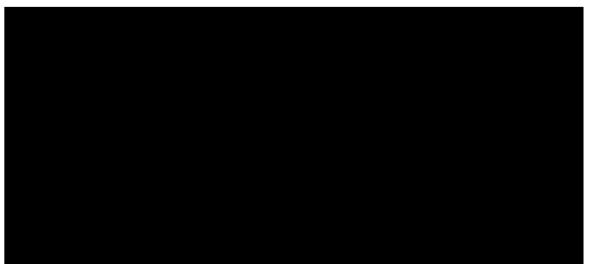


Dear Mayor Pearce and Councillors Bleeck, Gayfer, West, Mees, Radnedge, Twaits, Anderson and Jukes,

I attach my submission re the proposed Amess Road subdivision.

I apologise for its late submission and I hope that this does not preclude its consideration





Submission 210



To the Mayor and Councillors Macedon Ranges Shire Council By email mrsc@mrsc.vic.gov.au

11 October 2019

Dear Councillors

Re Amess Road Proposed Subdivision (Ref; Beveridge Williams Plan)

1. Intersection of Sandy Creek Road and Gisborne Road.

The proposal to signalise the intersection is presumably driven by traffic volumes. Why not consider a plan that does not add a fourth road to this intersection and have a roundabout at this intersection, which will slow down / manage traffic. The intersection of Amess Road and Gisborne Road is called an unsignalised intersection and it is within 50 metres of the Sandy Creek Road intersection. Presumably it has to be signalised when the traffic reaches a certain volume. Surely two signalised intersections shouldn't be that close? The design could be altered to have a single roundabout, by not 'continuing' Sandy Creek Road. The intersection is stated to have the capacity for 780 lots- what exactly does this mean- is it 780 of the 1290 lots proposed? Or does it mean you draw a circle around the nearest 780 lots and they are provided for and other lots have to be 'fed' elsewhere?

2. Amess Road

The northern most section of Amess Road has a note "Access OK"- does this mean it is OK to have driveway entries directly off Amess Road? The next section of Amess Road (just past the Drainage reserve) has a feeder road to provide access to the residential blocks and then there is long section of Amess Road where access is assumed directly from Amess Road; portion of which is labelled "Access OK". This section will have driveways at 30m centres (at one crossover per 30m lot). Street intersection is planned at the steepest part of Amess Road – has appropriate thought been given to visibility, etc.?. A cross section of Amess Road would be helpful- are footpaths planned? On both sides? Or only a single side? Is there planting on the road side? Maintained by?

Amess Road currently carries "through traffic"; from Gisborne Kilmore Road to Sutherlands Road and hence to Melbourne Lancefield Road. Is Amess Road to be upgraded As part of this subdivision? What is the longer term designation of Amess Road? What is the ultimate capacity of Amess Road in its present configuration?

3. Subdivision Pattern

Larger lots (than those proposed in the subdivision plan) face the proposed development across both Gisborne Kilmore Road and Amess Road. The proposed subdivision pattern contradicts the logic of smaller lots near a Town Centre and larger lots further away. Is there a subdivision plan that could reinforce the existing pattern of larger lots abutting the major perimeter roads and smaller lots at the centre of the Subdivision adjacent to the active open space and community facilities? Just what Community facilities are proposed? Are they provided and maintained by the developer? Or by the Council?

4. Sides of allotments facing main roads

Where sides of allotments face roads there needs to be controls in place to mandate fence types and materials that are on public view and contribute to the visual impact and amenity of the area. Previous controls in the town ship of Riddells Creek were inadequate in managing visual amenity and as a result, timber paling fences line principal thoroughfares.

5. The plan provided needs an index and legend

Graphically things are depicted the plan provided that have no explanation; such as the purple dotted line, the green square hatched zone, etc.in terms of understanding the intent all graphic symbols need identification and explanation.

6. Management

The plan and accompanying material need to identify who owns what and who manages what. Areas such as the active open space or oval, the change rooms/toilets, the community space, need to be identified and ownership and management responsibilities clarified.

I look forward to your consideration of these comments

Yours sincerely

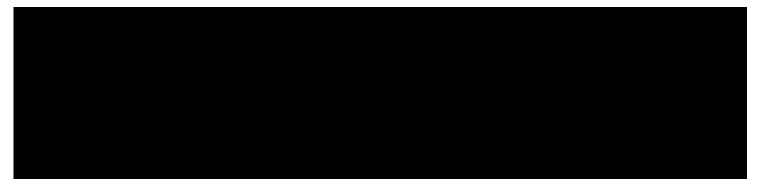


Submission date: 30 September 2019, 12:20PM

Receipt number: AMESS-151

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Riddells Creek is a small town and any development should reflect larger blocks and the rural aspect and amenity. Small suburban blocks are not reflective of the layout and feel of the town.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	We need to preserve the country town feel of Riddells Creek. Overcrowded small size suburban blocks are contrary to the rural way of life of open space and the rural environment.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Infrastructure needs to be planned and put in place well before the town population expands. This new subdivision will almost double the current population of Riddells Creek and will put stress on current infrastructure such as parking, schools and sporting clubs.	
Theme 4: Connectivity		

What is most important to you regarding connectivity?	Submission 211 This new subdivision will create greater traffic congestion and parking problems in the town. There are currently no cycling paths in Riddells Creek.	
Other feedback		
If you have any other feedback, please provide it in the space below.	This subdivision is a greedy land grab by property developers to make as much money as possible by having as small block sizes as possible without any regard to the congestion, traffic and parking problems lack of supporting infrastructure and damage to the amenity and rural feel of the town.	



Hello,

Thank you for the opportunity to comment on the proposed Amess Rd precinct structure plan. Western Water has had an opportunity to review the proposal and have attached a letter with our comment. If you have any questions or comments with regards to this letter then please don't hesitate to contact me.

Regards,



Will Gielewski | Infrastructure Planning Coordinator
P: (03) 9218 5485 | M: 0401 202 253 | F: (03) 9218 5534
36 Macedon Street, Sunbury 3429 | PO Box 2371, Sunbury DC 3429

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Western Water 36 Macedon Street, Sunbury, Vic, 3429 PO Box 2371, Sunbury DC, 3429

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30th September 2019



Evan Krausgrill Macedon Ranges Shire Council PO Box 151 Kyneton VIC 3444

Dear Evan

RE: FUTURE AMESS ROAD PRECINCT STRUCTURE PLAN

Thank you for your letter dated 28 August 2019 regarding the future Amess Rd Precinct Structure Plan. Western Water has had a chance to review the proposal and provide the following response.

Planning

Western Water completed a master plan for both the water and sewer infrastructure for Riddells Creek in 2019. This identified potential growth areas and the most effective method for servicing. The proposed Amess Rd precinct structure plan area was included in the analysis. The indicative lot yield is similar to the planned growth within the area and as such the recommendations from these master plans would still be valid.

Network assets



Western Water ABN 67 433 835 375 36 Macedon Street Sunbury Victoria 3429 PO Box 2371 Sunbury DC Victoria 3429 T 03 9218 5400 • F 03 9218 5444 • E mail@WesternWater.com.au WesternWater.com.au



Currently, there is water infrastructure along both Amess Rd and Kilmore Rd. This is capable of servicing the initial lots of the development but will quickly run out of capacity. The master plan identified that the most appropriate servicing solution would be to augment the existing water main along Amess Rd.

A loop along the proposed rd. between Amess and Kilmore Roads would provide additional security of supply. Note that the plan above only shows that assets that Western Water would be required to fund and that the loop main would be considered a developer funded asset.

The proposed development will put pressure on the existing supply network to Riddells Creek. Ultimately Western Water is looking to supply Riddells Creek via Gisborne as the existing supply via Riddell Rd and Sunbury is reaching its capacity. If this development proceeds quickly this may require Western Water to bring forward the augmentation from Gisborne.

The 225mm main to the east of the development is a non-tapping main on a different supply zone (and pressure grade) and is not available for supply for this development.



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Most of the proposed precinct will drain to the north eastern corner of the site where a pump station and rising main will be required to send the flows directly to the local recycled water plant. An internal sewer layout would be required to drain to the sewer pump station. Note that the information above is indicative only and that a more detailed sewer layout will come as development progresses.

The south western corner of the development, near Sandy Creek Rd, may be able to drain into the existing sewer network, subject to a review of the existing network. Once lot yield and a layout has been developed a concept for the servicing can be determined.

An indicative layout for the location of the pump station and rising main has been shown above. It is expected that an appropriate location can be found for this pump station during the design phase of the development. Note that the rising main will need to follow road reserves or through active/passive open space. It cannot be built within private land. This may impact upon the indicative layout for the main.

Recycled Water

It is not expected that a Class A dual supply will be required for this development. There may be opportunities to provide a recycled water supply for irrigation purposes for both active and passive open space. This should be covered more thoroughly within the integrated water management plan expected to be developed for the site.

Recycled Water Plant

Currently the recycled water plant in Riddells Creek is nearing capacity. It has a small temporary discharge licence and limited capability to beneficially reuse water in the local area. Additional lots in Riddells Creek is likely to put additional pressure on the capacity of the plant and may require an augmentation earlier than expected.

The current plant produces Class C recycled water which is capable of being reused on open space for irrigation. Western Water will be looking at pursuing opportunities to use recycled water within the precinct structure plan.

Integrated Water Management

With all new precinct structure plans within the Western Water area, Western Water expects that targets are set for a reduction in potable water demand and the development of catchment integrated water management plans.

With the work progressing on the Macedon Ranges South IWM Plan, Western Water would like to see the final recommendations incorporated into the requirements for the precinct structure plan. Along with this IWM, Western Water will also be looking for opportunities of irrigation of both passive and active open space within any development areas.

Thank you again for providing Western Water the opportunity to comment on the proposed plan. We look forward to working with both the Macedon Ranges Shire Council and the land owners to develop and contribute to the proposed precinct structure plan into the future.

Yours sincerely,

Will Gielewski Infrastructure Planning Coordinator

Western Water ABN 67 433 835 375 36 Macedon Street Sunbury Victoria 3429 PO Box 2371 Sunbury DC Victoria 3429 T 03 9218 5400 • F 03 9218 5444 • E mail@WesternWater.com.au WesternWater.com.au



Submission date: 23 September 2019, 11:03PM

Receipt number: AMESS-86

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the	Country look and feel of the town.	
overall urban design?	Minimal traffic	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding	Large housing block allotments	
parks, open space waterways and environment?	Small country town feel	
Theme 3: Community Facilities		
What is most important to you regarding	Large open spaces	
community facilities within the precinct and	Minimal impact to the environment	
Riddells Creek overall?	Township retains its small country town feel.	
Theme 4: Connectivity		
What is most important to you regarding	Adequate footpaths.	
connectivity?	Bus service	
	more parking at train station More parking at shops	
Other feedback		
If you have any other feedback, please	A plan for just under 1300 allotments is	
provide it in the space below.	ridiculous for Riddells Creek. With the	
	average lot size around 500 square meters,	
	this would be very different to the current	
	township which has larger allotment sizes. The township population would almost double	

in size with this one development, in an area that is under a quarter of the area of the township.

The drawing showing the proposed development is full of mistakes and misleading allotment sizes. The houses depicted have errors regarding the widths of the homes and distances to property boundaries. There is no proposed improvements to the township. No improvements to the train station car park, no improvements to the amount of car pars in the shopping precinct of the town. Having 'signalled' traffic intersections along Gisborne-Kilmore Rd would ruin the country feel fo the town. It would suddenly feel more metropolitan...like Sunbury/Sydenham. The council currently has a restriction of no building within 2 meters of a property boundary (restriction to our house currently being built in Riddells Creek). There would be major implications to the allotments under 500 square meters in this proposal, most likely breaking this policy of the council. It the average allotment size was 1000 square meters, this would be more appropriate to the township. It would feel like it was part of the town, rather than a compact, high density living, ghetto that is proposed. While all the allotments on the major roads are around the 1000 square meters, all the allotments on the inside are far less than this. This is very misleading and deceptive. A development of this type is better suited for metropolitan Melbourne. If the council wants development of this type, it is better suited for Clarkfield. This township is minimal. It needs development. There is a School, a Fire Station, a Train Station, a Hotel, with a township population of less than 50. This Amess rd proposal is void of proposed improvements of the township. Void of improved public transport. Void of community improvement.

It is only a proposal of improved earning potential of both the developer and council!

Submission date: 22 September 2019, 6:29PM

Receipt number: AMESS-84

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Maintain the character of the current community. Housing estates have traditionally disingrated what where such great places to live I.e. small block sizes such as diggers rest. Reviewing the proposal appears the townships current small town status and community would be diluted all to put houses which don't appear required in this area.	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	The environment is already suffering due to excessive developement. The strain that has bee placed on the land, waterways etc has been terrible. If this where to go ahead careful planning needs to take place to ensure the environment is protected as a priority. Extra rates due to the housing shouldn't be at the top of council's list I.e. increased block size to reduce the extra occupation of the area	
Theme 3: Community Facilities	Theme 3: Community Facilities	

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Submission 214 A big focus would need to be placed in increased facilities. An example of poor planning is bachus marsh. Clearly the town (similar to riddells creek) is not built for the extra load housing has placed on it. Again I'd invite the planners to check out how that town is coping. Most would say not well which would be the danger placed on riddells creek	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	The planning should focus on mobility from easy means avoiding the car if possible. The town is meant to be small hence the current infrastructure etc	
Other feedback		
If you have any other feedback, please provide it in the space below.	As per my feedback there doesn't appear to be much reason to put more housing in at the expense of the character if the existing residents and culture of the town. If it where to go ahead block sizes need to be maintained as per the existing I.e. 700sqm plus. You only need to See how expansion has affected towns in the area eg. Sunbury to See big town mentality doesn't fit. Obviously oppose the plan.	



Dear Margot Stork

Thank you for the brief discussion at tonight's Riddells Creek community meeting.

As discussed, attached is a copy of the letter to provided to you by hand.

Regards



19 September 2019

Dear:

Margot Stork (mstork@mrsc.vic.gov.au) Chief Executive Officer Macedon Ranges Shire Council

Copy to:

Cr Mandi Mees (<u>mmees@mrsc.vic.gov.au</u>) Cr Janet Pearce (<u>jpearce@mrsc.vic.gov.au</u>) Cr Henry Bleeck (<u>hbleeck@mrsc.vic.gov.au</u>) Cr Natasha Gayfer (<u>ngayfer@mrsc.vic.gov.au</u>) Cr Bill West (<u>bwest@mrsc.vic.gov.au</u>) Cr Helen Radnedge (<u>hradnedge@mrsc.vic.gov.au</u>) Cr Andrew Twaits (atwaits@mrsc.vic.gov.au) Cr Jennifer Anderson (janderson@mrsc.vic.gov.au) Cr Roger Jukes (rjukes@mrsc.vic.gov.au) Mary-Anne Thomas MP, Member for Macedon (<u>mary-anne.thomas@parliament.vic.gov.au</u>) <u>mrsc@mrsc.vic.gov.au</u> <u>mrra.sec999@gmail.com</u>

AMESS ROAD AREA – COUNCIL FAILING THE COMMUNITY

1. Established character of Riddells Creek (Riddells)

At the outset, I note that Macedon Ranges Shire Council (Council) defines the character of Riddells beautifully. Riddells has a village feel, is relaxed, is spacious, combines historic architecture with beautiful livestock grazing country and is a place of "local restaurants" and businesses rather than being just another suburb with all the same chain stores and uninspiring housing stock. Riddells is described as follows:

"It may be one of the villages closest to Melbourne but Riddells Creek offers country skies, historic architecture and a relaxed country attitude city folk only dream of.

Gone are the rocky outcrops of other parts of the Macedon Ranges as Mt Macedon descends in long ridges and valleys to the foot of the Riddells Creek township and the land opens up into beautiful livestock grazing country.

You can relax with a picnic lunch in the Lions Park Reserve in the centre of town with goods bought from Riddell Bakery or sit down at a local restaurant to take a load off."¹

2. The Riddells community trusts that Council will deliver an informed, comprehensive and expert Precinct Structure Plan (PSP) for the Amess Road area

As you are no doubt aware, the Riddells community is passionate about living/working/raising a family in Riddells. As the guardians and leaders of our community, Macedon Ranges Shire Council is accountable for the PSP process and assurance is sought that best practice will be followed so that growth can be provided for while ensuring the infrastructure needs of the community are met into the future and the established character is respected.

3. A PSP is an opportunity for best practice consultation²

On 26 June 2019, Council resolved, inter alia, to:

¹ <u>https://www.visitmacedonranges.com/village/riddells-creek/</u>

² https://vpa.vic.gov.au/faq/precinct-structure-plan-psp-2/

"1. Undertakes informal public consultation on the <u>draft document/s</u> related to a proposed Precinct Structure Plan (PSP) for the area currently zoned Urban Growth Zone in Riddells Creek for a four-week period commencing in September 2019;

2. Requires informal consultation to comprise letters sent directly to landholders inside the Riddells Creek township boundary, promotion of the <u>draft documents</u> referred to above, information about PSPs in general and information on processes involved in PSPs to be communicated in local newspapers and include a community information session;"

First, "informal" public consultation is simply not good enough and I invite a response as to why the Riddells community is not afforded the same strategic thinking and level of consultation that other growth areas receive. This needs to be put right.

Second, until the draft documents are provided pursuant to paragraph one of Council's resolution, the proposed four-week period of consultation cannot commence – to do so would be to deny the Riddells community procedural fairness and a "seat at the table".

Third, the Riddells Community demands, expects and puts Council on notice that no justifiable reason has been given as to why the widely used principles of engagement for PSPs aren't being followed – not strictly nor generally. In fact, Council is acting in defiance of established best practice. To best serve your community and noting that the Council cannot comply with its own 26 June 2019 resolution, such resolution must be revoked. I implore Council to make a further resolution that commits to consultation on the PSP generally in accordance with the growing areas authority engagement notes:³

DEVELOPERS GOVERNMENT DEPARTMENTS/AGENCIES COMMUNITY Review the project management plan If the developer is intending to produ the PSP, discuss this with GAA for consideration as part of the project management plan. Review the project manage ent plan leview project management plan Early background reports consider current Considers how PSP input can be resourced and produced and future community composition and PRE-PLANNING Considers how PSP input can be resourced Reviews early background material needs Reviews or produces early background material Revi w early background material NING AUTHORITY - GAA/COUN Review relevant background technical Review rel int background technical Review relevant background technical Background technical reports consider context, composition and needs of future PSP community reports reports SCENE Discuss nev infrastructu Discuss w community's potential are needs unity's potential unity's potential eds $\mathbf{1}$ L N PLANNING AUTHORITY - GAA/COUNCIL Facilitates production of background te nical reports and consults with other parties Reviews alternative urban structure options and identifies preferred option – particularly in terms of infrastructure and services provision, biodiversity and Reviews alternative urban structure TRUCTURE options and identifies preferred option – particularly in terms of development cost and delivery Review alternative urban structure options and identifies preferred o options and identifies preferred option – particularly in terms of local knowledge and implications for Council infrastructure THE STRUCTURE Potential for feedback on urban structure options heritage manage and services THES PLANNING AUTHORITY - GAA/COUNCIL ed urb d con Assist with preparation of structure plan Assist with preparation of structure plan PSP and PIP consider context composition THEPLACE ACF **Review refined PSP and PIF** including infrastructure required including infrastructure requirements and needs of future PSP community THE PLAC nents $\mathbf{1}$ L L PLANNING AUTHORITY - GAA/COUNCI Facilitates refit ent of PSP and drafting of PIP and statutory implem tion provisi Reviews and informs finalisation of PSP Reviews and informs finalisation of PSP, PIP and statutory implementation provisions Reviews and informs finalisation of PSP, PIP PSP and PIP consider context composition and needs of future PSP community CHECK THE PLAN aration of PIP and Assist with prep implementation and statutory implementation provisions THEPLAN J PLANNING AUTHORITY - GAA/COUNCIL e to UGZ and NVPF Notified of planning scheme an Notified of planning scheme amendment; Notified of planning scheme amendment; Notified of planning sche endment APPROVAL/ ICORPORATION APPROVAL/ INCORPORATION may decide to may a submission may decide to may a submission may decide to m a submission may decide to may a submission ory im Precinct Structure Planning Guidelines -PSP NOTES - Engagement

In particular, I draw your attention to the detailed engagement map:

³ <u>https://www.vpa.vic.gov.au/wp-content/Assets/Files/PSP_Guidelines_Notes-Engagement.pdf</u>

Before even thinking about drafting the PSP, Council ought to facilitate the production of early background material. Later on, Council ought to facilitate production of background technical reports and only after those are digested, seek to consult with parties INCLUDING YOUR COMMUNITY. All this is BEFORE thinking about and workshopping alternative urban structures and determining the preferred urban structure - again consulting with parties INCLUDING YOUR COMMUNITY. At this point, the developer, Council and the community should together share a great understanding of infrastructure and services provision, biodiversity and heritage management for the Amess Road area.

In my view, it is manifestly unfair and goes against good governance to only seek community consultation at such a late stage – really at the point of refine an already drafted PSP – which the community has had notice of. The proper and reasonable thing to do is to see the community and its input as a valuable resource that can aid in the development of the PSP. Consultation with the community is wasted if it's tokenistic and you might benefit from adopting the approach taken by exemplar Councils such as the City of Ballarat:⁴

The City of Ballarat began developing 'Today Tomorrow Together: the Ballarat Strategy' by conducting Ballarat's largest ever community conversation, Ballarat Imagine. It began in late February 2013 and asked the community to respond to three main questions: The things I love about Ballarat are The things I imagine for Ballarat are ... • The things to retain in Ballarat are ... The council released a discussion paper to help community groups, businesses and government agencies have their say on the issues affecting Ballarat's future. A key factor in the initiative's success was the many ways community members could respond, including: by mailing back a postcard that was distributed through events, community groups, shops, cafes and council facilities by mailing back a card that was attached to My Ballarat, a publication sent to every home and many businesses in Ballarat through the council website ٠ through Twitter and Facebook by talking to councillors and council officers at events and stalls across Ballarat by filling in the full-page form in the Courier Mail and sending a photo by writing on the chalkboards placed at events and council facilities through schools, which had their students draw or write about their ideas for Ballarat's . future by making a written submission on the discussion paper, which was posted to hundreds of community groups, businesses and government agencies by organising a meeting with council staff. Importantly, the council demonstrated how the results of Ballarat Imagine informed its vision and planning for the future. The strategy will guide much of the council's work over the next decade. For example, it will: guide the future growth of the city by answering questions like 'which areas will grow and which will not' guide infrastructure and service delivery to make sure it is coordinated with growth help the council to respond to the important social, economic and environmental challenges Ballarat will face up to 2040. Source: VAGO.

In terms of transparency, I also request that Council advise as to its relationship with the developer and the consultant Chatterbox Projects including all contracts, briefings, election donations to Councillors and correspondence related to the Amess Road Redevelopment including tonight's meeting and the preparation of the PSP such as background information, statistics, objectives, technical information and expert reports.

⁴ https://www.parliament.vic.gov.au/file_uploads/VAGO_PP-Local-Gov_qQN5QyHk.pdf

19 September 2019

I would welcome the opportunity to discuss my concerns with you and would appreciate your due consideration of your approach to this matter so that we can build a better community as a community.

Regards

Resident of Riddells Creek



Dear Macedon Ranges Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Member for Macedon.

Attached are four individual objection letters to the partnership development arrangement between Sector Advantage and Council for the Riddells Creek Amess Road Precinct Structure Plan.

This is in addition to the letter sent my myself to our CEO on the 19/9/19 which I have attached again.

Regards



Dear: Cr Janet Pearce, Cr Mandi Mees, Cr Henry Bleeck, Cr Natasha Gayfer, Cr Bill West, Cr Helen Radnedge, Cr Andrew Twaits, Cr Jennifer Anderson, Cr Roger Jukes, Mary-Anne Thomas and Margot Stork.

Email to: <u>mrsc@mrsc.vic.gov.au</u>; jpearce@mrsc.vic.gov.au; <u>hbleeck@mrsc.vic.gov.au</u>; <u>ngayfer@mrsc.vic.gov.au</u>; <u>bwest@mrsc.vic.gov.au</u>; <u>mmees@mrsc.vic.gov.au</u>; <u>hradnedge@mrsc.vic.gov.au</u>; <u>mary-anne.thomas@parliament.vic.gov.au</u>

CC: mrra.sec999@gmail.com

RE: Objection to Amess road development

Thank you for providing residents of Riddells Creek an opportunity to provide feedback on the proposed major residential development CNR Amess Rd and Kilmore Road.

I would like to take this opportunity to request you to unanimously reject the developer's request for a planning scheme amendment and ensure this irresponsible development is stopped until it can be altered, to ensure Riddells Creek can *'maintain a relaxed village feel'*.

I am disappointed that council have tabled the Sector Advantage proposal, as it should not have even been considered as a starting point for discussions on the precinct structure plan.

At the town meeting Thursday 19 September, the community was justifiably angry, even if I may not agree with everybody's approach. I was very disappointed in the presentation made by council and the lack of information contained within.

I request all elected members to reject the planning scheme amendment and the Precinct Structure Plan:

1. Who are sector advantage and are council serious about community consultation?

The sector advantage website <u>http://www.amessroadpsp.com.au/</u> says that the developers have over 30 years' experience developing. From the website they provide no examples of where they have developed. I wonder why that is? As a community member I can only assume its because they have no experience taking a beautiful town like Riddells Creek and maintaining its charm whist they make millions.

Sector Advantage also say they are in **partnership with council**, even though a planning scheme amendment has not been lodged. At the community meeting on Thursday 19 September, the Deputy Mayor and council officers (including the CEO) said it was not their plan and there was no formal partnership, however the website indicates that there is. Who is lying and who can we trust? This was a key theme at the town meeting.

Even though a planning scheme amendment has yet to be filed and formal community consultation has not commenced, the Sector Advantage website makes the following statement;

About the Precinct

The Amess Road Precinct is a 131-hectare site east of Kilmore Road, and north of Amess Road, Riddells Creek. It is on the edge of town, close to all the amenities of Riddells Creek, including the train station.

Once developed, it will provide about 1290 new homes.

Standard lot sizes will vary between 476 m² and 1041m², giving future residents room to grow and preserving the rural feel of Riddells Creek.

No wonder the community is furious. This says that decisions have already been made including the number of lots, size of lots.



2. Overview

2016 ABS data states that Riddells Creek currently has 1,419 dwellings with an average of 2.9 people per dwelling and 2.4 cars dwelling.

Adding 1,290 lots through a singular development essentially means that the town will double in size, adding an additional 3,741 people and 3,096 cars (extrapolating form the current average, which is very conservative). This will create a Ghetto, with the town being into two (similar to Goonawarra or Tarneit), with crime, youth gangs and antisocial behaviour destroying everything we love about the town and the reason we live here.

Once the development is complete there will be a TOTAL of 7,688 people, conservatively not including other developments.

Whist it's assumed that the development will be staged, it is not clear to residents how it will be staged as the information sent to residents does not include this and MRSC have not made it available to the public. Personally I think asking the community to provide feedback without providing information on proposed stages is deceiving.

3. Council meeting minutes from the 26 June 2019

The council meeting minuets state-"That Council: 1. Undertakes informal public consultation on the <u>draft document/s</u> related to a proposed Precinct Structure Plan (PSP) for the area currently zoned Urban Growth Zone in Riddells Creek for a four-week period commencing in September 2019;

2. Requires informal consultation to comprise letters sent directly to landholders inside the Riddells Creek township boundary, promotion of the

<u>draft documents</u> referred to above, information about PSPs in general and information on processes involved in PSPs to be communicated in local newspapers and include a community information session;

3. Require the community information session to <u>comprise a presentation from</u> <u>the developer and/or Council officers about the proposal</u>, following by the opportunity for questions/ answers from any community members who may attend the session.

4. Requires the outcome of consultation to be reported back to Council by no later than the February 2020 Ordinary Council meeting."

The council booklet satisfies Part two of the Council resolution but not Part one and Part two where it says consultation is to be on the "draft document/s" related to a Precinct Structure Plan.

The only "draft document" made available is the A4 Framework Plan. Any studies or reports that got council/developers to that consultation stage (i.e. the draft documents related to a proposed Precinct Structure Plan) haven't been made available to the community. This seems to be contrary to the Council's resolution because the booklet does not fulfil this function.

Therefore it seems the requirements of the Council resolution have not been met (possibly because council officers wanted the plan to be approved without community consultation as recommended in the council meeting on 26 June 2019).

Supporting documents for the Precinct Structure Plan must be made available for the community, for the community to make meaningful comment.

This consultation process must be started again and complete transparency of the process must be promoted.

4. Riddells Creek Structure Plan

By definition, area 4 (Amess road) of the Riddells Creek Structure Plan should be developed 4th (following developing areas 1,2 and 3). Given these developments are still underway, I believe starting work on this area is premature.

The structure plan states that area 4 (Amess road) will 'result in block sizes of approximately 800 – 1,200 sq metres to allow for the preferred neighbourhood character. However, exact lot sizes will be confirmed following the preparation of a Development Plan Overlay as part of the implementation of this Structure Plan.'

I personally believe that minimum 1200+ sq meters blocks align with the Riddells Creek character. However, the proposed average lot size of 476 m2 is in direct contradiction to the structure plan and on this basis alone the planning scheme should rejected.

The structure plan states that the town should grow to 6,000 residents by 2036 (this population figure included Rural Living and Low Density zoned land outside the town,

not just the town itself). The development at Amess road will ensure it grows to +7,500 by end of the development whenever that may be. This contradiction of the structure plan means the planning scheme should be rejected.

The Riddells Creek structure states '*Riddells Creek lacks some of the key infrastructure and services considered necessary to meet the needs of an increasing population. Additional shopping, medical, education and recreation facilities will be required to meet a forecast population of 6,000 by 2036'.* The aforementioned statement is a risk that cannot be ignored and the current state of Riddells Creek has the main supermarket carpark as a paddock – we are a very long way away from the kind of infrastructure the structure plan describes.

The Riddells Creek Structure Plan states that one the largest threats Is that 'there is potential for detrimental impacts on the natural and physical features of Riddells Creek and the character of the area as a result of insensitive future development. In particular, development which is inappropriately located, designed or sited, may jeopardise the environmental, historical and/or visual attributes that contribute to the overall character of the area. Building design, form and scale should be considered within the context of the surrounding environment. There is a need to ensure appropriate development controls such as building setbacks, façade design and landscaping treatments are introduced which maintain and enhance the 'village and character of the town centre and existing residential areas.

It is clear that doubling the town population will turn this threat into a weakness in the blink of an eye as the draft precinct plan is intensive and inappropriate.

5. Statement of planning policy (localised planning statement)

When the statement of planning policy was introduced, Mary-Anne Thomas assured the community (and myself directly) that we would be offered further protection from irresponsible development, words to the effect ' *the Localised Planning Statement will protect Riddells Creek from a Woodend style Villawood development.*'

At the time, her staff actually became angry with me when she told them that the statement of planning policy did not achieve what we as a community needed or wanted... unfortunately here we are having to fight off a Villawood / Goonawarra / Ghetto development and once again raising the issue of <u>trust</u>.

Riddells Creek is categorised as a district town, meaning that 'A town with a moderate population (2,000–6,000) with connections to all essential services. District towns tend to have a dominant town centre with a variety of retail services, a post office, schools, a police station and some basic medical facilities'.

The development at Amess road is <u>in addition</u> to the proposed development areas (investigation areas) in the statement of planning policy <u>when</u> developed will add thousands more dwellings, ensuring the population exceeds 6,000 before 2030.

The development at Amess road will mean that Riddells Creek will exceed 6,000 people and council will be breaching the statement of planning policy and I don't understand how this can be permitted given it was legislated.

6. Precinct structure plan

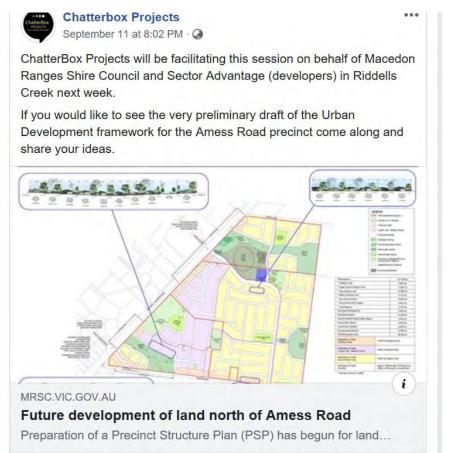
The Victoria Planning Authority, Planning Practice Note 47: Urban Growth Zone (June 2015) states that '*The application of the UGZ does not, by itself, allow urban use and development to proceed. A precinct structure plan must be prepared and applied to the land before this can occur.*'

It would outwardly appear that the Precinct Structure Plan currently being prepared by council is on behalf of Sector Advantage and not on behalf of the Riddells Creek Community. The fact council officers recommended the Sector Advantage plan to be put to community as part of a formal consultation process demonstrates they believe the plan has merit (contradiction to the town meeting).

The Precinct Structure Plan documents have been prepared by Sector Advantage and it appears that Council are acting as their agents (in partnership) by communicating the plans to the Riddells Creek community. What's even more concerning is that chatterbox projects is acting on behalf of council and Sector Advantage (jointly –who's paying?). Whilst it's possible that they are acting in accordance with probity requirements, as a resident it does not outwardly appear and I raise the issue of **trust** again.

Community consultation should include options for the community to comment on and it should be an unquestionable unbiased approach – this is not the case, as council officers have provided Sector Advantage plan.

I note the below clipping from the Chatterbox Facebook page which specifically states that Chatterbox has been engaged by both council and sector advantage to collate the communities feedback. This again raises the key issue of <u>trust</u>. Who is paying for what? Why are Council and Sector Advantage working partners when our CEO and deputy Mayor says Council are not.....?



It's also clear from the number of private briefing sessions, developer presentations and councillor workshops that whatever discussions are happening – council and councillors are concerned that the Riddells Creek and Macedon Ranges residents will become unhappy with what's being proposed in the precinct structure plan (trust), and the way its being proposed. Concern is justifiable as its only been one year since the Statement of Planning Policy was introduced, which promised the Macedon Ranges that greater protection against overdevelopment and that 'Settlements within the declared area are well connected to local jobs and services, resilient to natural hazards and the effects of climate change and fit in with the most prized rural character and environmental and cultural attributes of the area making Macedon Ranges one of the most liveable and sustainable places to be in Victoria.' The proposed precinct structure plan is in complete contradiction the statement of planning policy and the aforementioned extract.

The proposed precinct plan requires community notification and consultation. I am aware that **not all** residences within Riddells Creek received the letter about the proposed planning scheme amendment or drop in session, which outwardly appears to be limiting consultation to specific areas within Riddells Creek and not supporting the council resolution made in respect to community consultation.

7. Infrastructure

Riddell's Creek is a commuter town and does not have the infrastructure to support the town doubling in size without significant infrastructure investment (above and beyond a set of traffic lights).

The proposed plan shows a an oval for community use (all other open land can't be built on) having worked in local government recreation services for 17 years I'm sure that the community will use it, however it's also clearly the cheapest way out for the developer to provide "community infrastructure". Nobody has asked the Riddells Creek community what we want and I'd suggest that if Council did there will be significant varying opinions ranging from bike paths, ovals, pools, courts, playgrounds.

I note the sector advantage website mentions the inclusion of childcare facilities (no doubt owned and operated by the developer), but it doesn't mention at what stage it will be facilitated at.

8. State Government Infrastructure

We currently have one police officer and a community fire brigade.

Whist the fire station is being upgraded; if the town doubles we will be required to have more police (noting that developments are loved by thieves).

With the growth in Lancefield, Romsey and now Riddells Creek, provision for ambulance will need to be included outside of Sunbury, Woodend and Gisborne.

Water, gas and power infrastructure is not designed for 7000 + residence. I note that Western water have said in their feedback on the structure plan they only had drinking water capacity for 500 more lots, and that was in 2013.

9. Public transport

Whilst it's understood that the new metro tunnel will release efficiencies on the Sunbury line, it will not be nearly enough to support the influx of residents along the entire Bendigo line, including but not limited to the 400 odd houses planned for Clarkefield.

Cars are already parking for the train station in the supermarket car park and in adjoining paddocks, when the number of travellers doubles this will ruin the fabric of our small town.



The Riddells Creek structure plan references that that Public Transport Victoria say that there is enough paring for 6,000 residents – unfortunately, this is one occasion the structure plan got it wrong.

Commuters are already standing/sitting on the floor of the train to and from the city, there are often hour + gaps between train services and redundancy for the network fails average at best. Some peak services only have three carriages (more of than planned) and every service during the morning and even rush ooze along the track at speeds less than 50km per hour from and to Sunbury.

10. Roads

Riddells Creek is currently the link between Gisborne, Sunbury, Romsey, Lancefield and Kilmore. The increasing traffic on our local roads to support local travel is increasing at a huge rate and already we don't have overtaking lanes, appropriate turning lanes or even smooth roads.

Turning from the school or from the train station onto main road can take up to 5 minutes already and our local geese often being mowed down because more and more people are in the area who are not familiar with the understanding that our geese right of way.

Adding +3,000 cars without significant upgrades is just irresponsible.

11. Schools and childcare

Whilst our schools, childcare and kinder facilities are good, they are not equipped to support the town doubling. Currently we are not supporting the growth without a new development, examples include:

- Riddells Creek primary school does not have enough classrooms, with one class forced to set up in the foyer with office partitions as walls.
- Children can't be accommodated into childcare and are splitting their days between Riddells Creek and Gisborne.
- Portables are not a solution.

Riddells Creek structure plan states that we will require a 2nd primary school once the town reaches a population 6,000. Based on the number of proposed lots + the current lots, we will require a new primary school before the development is finished. I note the structure plan does not highlight a proposed location for the new school.

A 'suck it and see' approach is not good enough when it comes to children's education.

12. Building setbacks

The Riddells Creek structure plan states that 'new residential development, including front and side setbacks, and building and roof forms are respectful of the existing character and complement rather than dominate'. With land size <1,000 m2, this will not be achievable and council will be contradicting the Riddells Creek Structure Plan.

This is an example of how council are enforcing the structure plan, and I can't understand how the Amess road

development setbacks aren't being treated with the same consideration.

With small building setbacks and small blocks comes with parking issues i.e. residents parking in the street, creating a cluttered look and an unsafe environment for children (who will play in the street because they don't have a back yard).

An example of Riddells Creek cluttered street is Filmer PI which is lined with cars either side of the road, making it single lane and houses are only 8m setbacks. This

is not only dangerous for emergency service vehicles but also for the children who play and live in the street.

Property values

Whilst I understand the importance of providing affordable housing, by saturating the Riddells Creek housing market with bulk builder, rubbish, small lot houses minimum 1.7km from the train station; it is my educated opinion that the overall value of current residents' properties will go down, which will affect all residents for the medium term.

The current number of owner occupier properties is approx. > 90%, allowing the development to occur in its proposed form, this % will drastically reduce.

Lower house prices attract lower income families. Evidence shows us that if the distance is more than 0.5km form the train station or any public transport, nobody will walk and lower income families will require two three, four, five + cheaper cars... here come the burnouts, drug drivers, hoons and overall threat to our families.

Lower priced houses will encourage investors and the ratio of owner occupy house will nosedive. High percentage of renters means that the town will be filled with 'blow-ins'. This in itself will change the community feel.

It is unfair to expect the existing community to take a financial hit it order to support Sector Advantage getting rich.

This proposed development is completely irresponsible, erodes *preferred neighbourhood character, it is in complete contradiction to the Riddells Creek structure plan and the statement of planning policy.*

13. Recent president from the VCAT decision of 39 Willowbank Road Gisborne

As Council are aware, the recent VCAT decision:

- Reduced the number of lots from 711 to 615
- Inclusion of a sate primary school with public space
- A network of open space, allowing walking and cycling
- Road and footpath upgrades

The Amess Road development is double the size, with no meaningful infrastructure it's not fair to expect rate pays and tax payers to foot the bill whist the developer makes their profit.

14. Some examples of what I would like to see considered:

- Community consultation starting again, meeting the requirements of council resolution.
- Start planning with the Riddells Creek Structure plan in mind.
- Block sizes of minimum of 1200sq meter, 10m setback form the road.
- Sector Advantage needs to ask the community what assets they would like in the community i.e. Community pool, oval, primary school, childcare and kinder. We need to be presented with options.
- The developer to upgrade town infrastructure such as train station car park, traffic lights and slip lanes.

- The developer to ensure that bike paths and roads are upgraded connecting the town centre with the development it is not close to town and to indicate otherwise is duplicitous.
- Understanding of how the schools, childcare, maternal child and health, are able to operate without requiring the support of Gisborne.
- All new houses to have Environmental expectations which are above the norm i.e. minimum eight star energy rating, with incentives form the developer to go to 10 star.

15. Conclusion

The Riddells Creek structure plan states that 'the local community has identified the importance of the character of the town, being one of the main reasons why people choose to live in Riddells Creek. This Structure Plan seeks to protect the character of the town and residential areas through the application of guiding principles, and design and development controls which reflect the features of the existing context.'

Council has the ability to stop this planning scheme amendment in its current form and I urge all elected members to do so and to work towards Riddells Creek having the capacity for 6,000 residents by 2036, not before and not before we have the required infrastructure.

Whilst Gisborne and Sunbury have been plagued by irresponsible development over the past 10 years, Riddells Creek until now has only had relatively considered development, please don't be the Council to change that and destroy its future generations.

There are clearly some probity issues which must be worked through before anything can proceed, otherwise council will find themselves in hot water later on.

The issue of <u>trust</u> is paramount and something that must be addressed as it is clear that Council and State Government have issues with demonstrating integrity. There is also a clear disparity between what relationship council have with Sector Advantage.

Mary-Anne Thomas promised protection to the residents of the Macedon Ranges just one year ago. Now we are talking about the possibility of getting our very own Riddells Creek Ghetto.

Finally, I want to clarify that I am not antidevelopment, however this is rubbish proposal and it should not have been out to the community, even as informal consultation and it is just too much too soon and we (residents, council and state government) are not prepared for it.

I would appreciate the opportunity to speak with you all directly so that I can further explain my concerns.

Monday, 23 September 2019



Submission date: 13 September 2019, 3:08PM

Receipt number: AMESS-51

Question	Response	
Your contact details		
Email address		
I would like to be kept up to date about this project via email:	No	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Character, keep Riddells Creek a small town	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Open space and parks as well as we lit footpaths	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	sports facilities to cope with the towns growth, expansion of the indoor basketball stadium is required.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking and running tracks that are well lit, path between Gisborne and Riddell would be great	
Other feedback		
If you have any other feedback, please provide it in the space below.	The sizes of the blocks in the proposed Ames's Road development are too small need the majority of blocks to be 1,000M plus	



Re: Riddells Creek (Amess Road) Precinct Structure Plan

For the attention of MRSC and Councillors:

wishes to place on record its profound disappointment and concern with the processes and proposal relating to the Riddells Creek (Amess Road) Precinct Structure Plan, and in particular the overwhelming lack of consultation, compliance with legislative and planning scheme requirements and an obvious arm's-length relationship on Council's part, all of which is creating doubt and distrust within the community. This is not how expects a transparent, accountable and representative Council to act.

Council Processes

- It is evident from Council minutes that this project has been the subject of attention within the Council organisation for about 18 months including two presentations by the developer to confidential council briefings. It was only introduced to the public realm in June 2019 by an officer recommendation that Council proceed directly to a formal amendment process specifically avoiding any prior community consultation, proposing that the first and only "formal" consultation should occur as part of the formal amendment process that is, *after* Council endorsed the current plan as an appropriate change to make to the Shire's planning scheme.
- To their credit, Councillors instead resolved, among other things, that 'informal' community consultation occur on "draft document/s related to a proposed Precinct Structure Plan (PSP) for the area currently zoned Urban Growth Zone in Riddells Creek". However, the only draft document directly related to the PSP provided for consultation was a single A4 Framework Plan, which
- There are pre-determined processes for preparation of a Precinct Structure Plan which include comprehensive consultation at the beginning and throughout various stages of the plan's preparation. Also required is production of technical documents to inform the preparatory planning process.

As noted above, as neither consultation nor documentation have met these standards, considers the set requirements and processes for preparing a Precinct Structure Plan have not been complied with.

• Additional questions about Council's role and actions arise from there being an undisclosed amount of money in Appendix 1 of Council's 2019/20 Budget for *"Amess Road Precinct Structure Plan and DCP peer review"*. The lack of transparency is self-evident.

The Development Proposal

• There is no nexus between the development proposal and the Macedon Ranges Settlement Strategy, the Riddells Creek Structure Plan, the Macedon Ranges Planning Scheme, or the draft Statement of Planning Policy recently endorsed by Council which says at Objective 7, *"Protect the unique rural character of towns in the declared area."*. This last creates a legislative requirement to be met under the Distinctive Areas and Landscapes Act (Planning and Environment Act).

The development proposal as presented in the A4 Framework Plan instead mirrors development proposals for creation of new suburbs in metro Melbourne's Urban Growth Areas. Riddells Creek, on the other hand, is an existing town in a rural Shire where development is required to be subservient to and protect the town's existing character. This proposal fails on all counts and additionally fails to integrate with the town or low density and rural interfaces.

• There is no evidence of resolution (or even any consideration) of the effects that doubling the town's population, apparently through suburban commercial house and land packages, will have on infrastructure or services provision for either the existing town or the development.

Development Interests

Does Council know who it is dealing with? Who or what is "Sector Advantage"?

There are two companies (Sector Advantage Pty Ltd and Sector Advantage Services Pty Ltd) both with the same, sole director. It's not clear to which the term "Sector Advantage" refers. Most development companies at a minimum have their own website, but neither Sector Advantage company does. There is only this website <u>http://www.amessroadpsp.com.au/</u> which states:

- o "Sector Advantage is the major landowner and developer of the Amess Road Precinct."
- "Our team has more than 30 years' experience, delivering award-winning projects around Australia."

As Sector Advantage Pty Ltd commenced in 2008 and Sector Advantage Services Pty Ltd in 2014, who or what is the 'team' that has over 30 years' experience?

• The concept that Council is in any form of partnership with 'Sector Advantage', as claimed, is disturbing (and would compromise Council's position as the Planning Authority), as is forwarding feedback on this consultation to Sector Advantage (an action which was not included in the 26/6/19 Council resolution).

Recommendation

- Our first recommendation is that Council check the Macedon Ranges Settlement Strategy in relation to the timing of development and projected 2036 population for Riddells Creek because this proposal is contrary to both.
- If development is to occur at the Amess Road Urban Growth Zone area, Council has a moral and legal obligation to ensure it serves the interests of the community, of Riddells Creek and of the Shire, not development interests.
 Tecommends Council start again, this time keeping firmly in mind that the primary stakeholders in how this land is developed are the Distinctive Areas and Landscape Act, the Shire's planning scheme, the Riddells Creek Structure Plan and the community.

Submission 218



Submission date: 13 September 2019, 6:22PM

Receipt number: AMESS-53

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Did not move to a small town to be surrounded by massive estates with tiny blocks and no amenities.	
Theme 2: Parks, open space, waterways and environment		

	Submission 219
What is most important to you regarding parks, open space waterways and environment?	I care about open space, the environment and waterways. Hence why my family moved to a small town that ticked all of those boxes.
	I can't see how this proposed estate respects any of that. Small slivers of vegetation left does not an environmentally forward thinking estate make. Tiny house blocks with houses clustered together with no room for gardens and estates without tracts of native vegetation running through them are totally counter to any modern environmental town planning.
	We already see many more native animals moving into the town as their habitat is increasingly encroached upon. No one anywhere needs more sprawling residential space but it's borderline offensive to tout this kind of development as being environmentally sound.
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	I didn't see any real amenities in the proposal. A "hub" and an oval does not cover the needs of thousands of people. Riddells creek has a tiny town center that's poorly positioned for expansion.
	The kindergarten is excellent but when my kids were going there several years ago, it was already at capacity.
	The car park at the train station is already routinely full.
	This isn't woodend where the council is happy to fork out big dollars for amenities people who live here actually want. Dumping shitty housing like this and congesting our town with low quality estates feels like a grab for more rate dollars without putting in the work on actually creating a liveable solution.
Theme 4: Connectivity	

What is most important to you regarding connectivity?	Submission 219 We don't have footpaths here. We don't have drainage so when it rains, the verges get sodden and our kids walk on the edge of the road to avoid having wet shoes all day at school. We don't have bike paths. Increasing traffic on the roads without compensating for that by actually spending money on upgrading infrastructure makes Riddells creek less walkable and less connected.
Other feedback	
If you have any other feedback, please provide it in the space below.	Please hire a town planner without a vested interest in the commercial outcome.

Submission date: 26 September 2019, 10:35AM

Receipt number: AMESS-107

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Character and village appeal	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	Country feel and small town appeal and wide open spaces.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	We don't have the infrastructure for a large amount of small homes that would directly impact on the surrounding area.	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Walking, paths & parking.	
Other feedback		
If you have any other feedback, please provide it in the space below.	Please don't allow horrible small blocks to devalue our beautiful country town. It has so much character, beauty and appealwe don't want or need this on our doorstep!!! We are a country community that values the wide open spaces and lifestyle this offers.	



Attention Strategic Planning Team, please read my attached feedback letter on the proposed Future Amess Road Precinct Structure Plan

Regards



Attention Macedon Ranges Councillors

I want to communicate to you my concerns with the Property Development proposal. Firstly the sheer scale of the development will put an enormous strain on the local primary school, and add significant numbers of school buses to transport children to other schools in the area. The Riddells Creek train services are already at capacity with the car park already failing to contain the Vline commuters cars.

Riddells Creek, and I am concerned with the risk of traffic congestion and motor vehicle accidents on the section o and I have observed large volumes Riddells creek. Since I have lived at of high speed traffic on Kilmore road with several close calls while turning My children and the neighbours children have almost been hit by cars while walking from the school bus stop to home. I have also seen two very serious car accidents that occurred at high speed on the some section of road. During peak times of the day, which includes weekends, the traffic volumes can be high, and usually high speed, approaching 100 klm/h. The proposed 1300 house blocks could be accompanied by 2600 cars assuming a minimum of 2 cars per house. The significant increase in Traffic concerns me as I cannot envisage the millions of dollars that would be required to widen Kilmore road being spent. The Topography of Riddells Creek, whereby it is bordered by a mountain range, a creek and a railway line, puts natural limits on it's growth. Additionally Kilmore road is used by private and commercial traffic coming from Calder freeway through to the Hume highway.

The most critical question I have is, has the council assessed the risk of a catastrophic bush fire scenario where several thousand cars and thousands of people trying to evacuate a densely packed housing estate with only 2 narrow escape routes? Lest you think I'm being too dramatic, during the fast moving bushfire on the 9th Feb 2014, we evacuated to Romsey along with my neighbours and I observed numerous cars towing horse floats spilling out onto Kilmore road slowing down the families trying to escape the approaching fire front. I appeal to the Councillors to ensure that you perform due diligence in assessing the fire evacuation scenario, and perform a defensible risk assessment to ensure the preservation of human lives. My hope is that the Riddells Creek will be allowed to grow organically, safely and sustainably as it always has.

Yours faithfully



Submission date: 30 September 2019, 4:01PM

Receipt number: AMESS-167

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	

	Submission 222	
What is most important to you regarding the overall urban design?	The Amess Road Precinct does not fit in with the semi-rural lifestyle of which Riddells Creek has always been based upon e.g. the size of the allotments are a huge concern and the big Developers are again treating the existing community with utter contempt, there should be no allotments under the size of 2000 square metres, we are not a suburb of Melbourne !!!!, I understand that progress happens but it should be done in a way that is that keeps the township Look, Feel and Character as much as possible. Other concerns regarding the integration with the township are; 1. No direct access from the estate to Sutherlands Road at this stage, Current access to and from the precinct is from Amess Road, Frost's lane Kilmore Road, I feel this will put pressure on other local roads such as Racecourse Road. 2. With "Dromkeen Hill' having traffic lights on either side at sandy Creek Road and Gyro Close will be very dangerous as there is a high volume of heavy vehicles that utilise Kilmore road and I can only envisage this increasing 3. Cnr of Kilmore and Sunbury Road at the railway bridge, the traffic is already horrendous trying to make the right turn back into Riddell township from mid-afternoon on a weekday, Being the main thoroughfare to Sunbury what is the contingency plan for this dangerous intersection?	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	That as many existing trees and vegetation be retained as possible, more parks and open space to be included and access to waterways left available for all to enjoy.	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	At the moment I feel that what is currently proposed for the precinct would suffice as Riddells Creek already has central community facilities in Sutherlands road backing onto Racecourse road (easy central access for al) with room and plans for further development of further sporting areas, I believe this is the area that should be focussed on for full development (Central sporting Hub)	
Theme 4: Connectivity		

	Submission 222
What is most important to you regarding connectivity?	All of the above, Shared pathways would have to be the top one though as many residents ride, walk, and run
Other feedback	
If you have any other feedback, please provide it in the space below.	We are not a suburb of Melbourne !!!! and we all choose to live and travel to Melbourne be it for work or leisure, we live here for the tranquillity and semi-rural lifestyle of which should not be taken away from us through the greed of Developers not respecting us the residents, I really hope the shire will support the residents with this precinct and not look or take this as an advantage to boost revenue (more rateable properties).

Attached are my comments on the Amess Rd PSP

Amess Road Precinct Structure Plan

25 Sept 2019

• Funding of Infrastructure.

Many of the infrastructure needs (on and off-site) are the responsibility of both Council and other bodies. This includes parking, roads, public transport, gas, electricity, schools and kindergartens, drainage, water supplies, and protective measures to control flooding. Council is the Planning Authority who will have a primary role in approving land use and development for the area. In my opinion, Council should adopt a policy concurrently with any adoption of the PSP that no approvals will be given for change in land use or development unless satisfactory arrangements are made for provision of necessary infrastructure. These arrangements regarding funding and timelines should be published so that the Riddells Creek community knows and understands the context within which the developments will be approved and to allow residents to be assured that the township will not be blighted by inappropriate and premature developments. As indicated below, Council commitments have not been carried out in the past and many residents are concerned that similar situations may occur in future.

• Bushfires .

The Macedon Ranges Planning Scheme places human life as a priority over any other planning issue in accordance with state policy.

CFA has identified Riddells Creek as being at *Extreme* risk of bushfire attack. While CFA has identified the Amess Rd area as of lesser risk than that to the north and west, it is still vulnerable. I note the proposal generally has roads abutting farmland. This is appropriate as it lessens the exposure of fences and buildings to approaching fire-fronts. In my opinion this feature should be inserted into every approval of subdivisions so there there will be a continual set-back from potential bushfires as the precinct is developed.

In view of the *Extreme* severity of the risk, the location of public open space should be located as a buffer for houses at the rural/urban interface in accordance with general advice given by CFA. This should not impact on the need for such land use along creek valleys and drainage reserves which are required for other purposes.

The internal design should recognise that the number of lots as specified in the Structure Plan will be the subject of significant ember attack from fires located in forested areas to the north and west of the township when fire weather is extreme. Note that the entire township of Riddells Creek will be similarly impacted. (Live embers in the past have ignited spot fires at Marysville and Corinella more than 30 kilometres distant from the fire sources and an ember from the 1983 Ash Wednesday fire in Macedon Ranges ignited a fire at Darraweit Guim).

Road access should facilitate the movement of trucks including emergency vehicles.

• Flooding

Hard surfaces in the PSP will increase the amount and severity of water run-off impacting on downstream areas. In particular, the current runoff impacts (before development) on land south of Amess Rd as well as along Dry Creek. Both the railway line and Sutherlands Rd are elevated but the current pipes under these facilities may not be sufficient to accommodate additional flows perhaps leading to flooding of existing development. (It is noted that Council recently directed discharged water from the Pony Club under Sutherlands Rd which will now be required to once again pass under Sutherlands Rd at Dry Creek perhaps making this situation more precarious). Other flash-flooding issues may be applicable to development near the eastern end of Amess Rd near Sutherlands Rd.

It may be necessary to construct dams to collect flash-flooding waters and delay their discharge. In this case, they should be designed to not impact on the need to retain and improve the flora and fauna corridors along waterways.

Flora and Fauna

As part of the preparation of the PSP studies of flora and fauna should be undertaken to ensure that current assets are not endangered. In addition, flora and fauna corridors should be strengthened and created where appropriate.

Consideration should be given to the creation of additional exotic tree plantings such as those historic roadside plantings within and between the townships and linkages of Riddells Creek, Gisborne, Romsey and Lancefield. Areas could include parts of Amess and Sutherlands Rds.

Urban Design

Layout of the subdivisions should facilitate the provision of houses with passive solar advantages to minimise energy consumption.

Process

I am concerned that the approved Structure Plan of Riddells Creek appears to be ignored. For example the information sheet indicates that *'Council has not determined on a number or sizes of houses or lots at this stage'*. In contrast the Structure plan is more specific. While I have a number of concerns about the content of the Structure Plan I have accepted that the adoption of the plan meant that future planning would progress with this as a base . If that process is again open for review I would be prepared to revise the content in my future submissions. Council should inform the community on where it stands on this issue

Connectivity

Before construction commences, Amess Rd should be constructed to a standard that allows for safe movement of construction machinery, transport vehicles, cars, pedestrians and bicycles. In addition, the major intersections at Sandy Creek Rd (and Gyro Close, when relevant) should be constructed before major use of these facilities are required. Improvements to Sutherlands Rd may also be required,

Pedestrian and cycle tracks to Suthlands Rd along Dry Creek via Katherine Crt and Rangeview Estate are also required. This will provide better access for children walking or riding to school. Alternatives along the road reserves in Amess Rd, Kilmore Rd and Sutherlands Rd should also be considered. (Note: Residents are still awaiting the commitment of Council to complete the Dry Ck walkway/cycle track having witnessed council officers relocating the bridge- over- the- creek to Gisborne (against Council policy) which would have facilitated this facility.



Submission date: 12 September 2019, 7:22PM

Receipt number: AMESS-29

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Making it still feel open and country. Large blocks, small township	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Want to ensure there is lots of open space and parkland for the community to enjoy. There is lots of young families with kids	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	I like how the township is small and everyone seems to know one another. It would concern me if more houses and development took place and we didn't have the recourses (ie. parking, public transport) to accomodate this	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Would be great to have some good walking and cycling tracks for people to utilise	
Other feedback		
If you have any other feedback, please provide it in the space below.	I am concerned too much development is taking place. Riddell is a lovely small township with a great country feel and by bringing in smaller blocks we will lose this.	

Submission date: 8 September 2019, 4:13PM

Receipt number: AMESS-12

Question	Response
Your contact details	
I would like to be kept up to date about this project via email:	Yes
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	Integration and layout The design does not address this and is totally acceptable
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	Protection of waterways and environment
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Adequate facilities to service the community The existing services cannot service the current population This proposal would double the population of Riddells Creek and does not address the problem
Theme 4: Connectivity	
What is most important to you regarding connectivity?	All of the above
Other feedback	

	Submission 225
If you have any other feedback, please provide it in the space below.	Macedon Rangers Shire Councillors recently rejected a subdivision which would have increased Gisborne's population by one third on the grounds that existing facilities in the Township could not support the increased population Gisborne facilities are greater and more extensive than the Township of Riddells Creek This proposal would double the population of Riddells Creek without providing any solutions to the lack of facilities On these grounds alone this proposal should be rejected



Good afternoon,

please see attached my submission to Council for the proposed PSP for Amess Rd Riddells Creek

Sincerely,

Submission 226

Macedon Ranges Shire Council P.O. Box151 Kyneton Victoria 3444 28 September 2019

RE: Future Amess Road Riddells Creek Precinct Structure Plan

Please be advised in writing that as of todays date we oppose the future development of the Amess Road precinct until further information is provided by all parties pertaining to development of Our town and infrastructure.

Our concerns which we need clarification on with responsibilities and timelines are but not limited to:

Increased traffic flow along Amess Road and other streets by doubling the population of the area will put pedestrian and motorist safety at risk. The road and bridge is too narrow on Amess Road and along with these issues there are no paths or footbridge to cross the creek safely. My son rides to school most days and we are always concerned of him riding this way and crossing the bridge on the road. Paths and bikeways around Katherine Court parkland are not always an option to use as they are incomplete and there is no access across the creek as the original footbridge has been removed by council. Winter is too wet and the creek could be flowing and in summer we have long grasses and the chance of snakes being along the goat track. This track is worn by foot traffic not maintained by Council. This is still an unresolved issue from the Katherine Court development almost 20 years ago. Children are also required to walk along the roadside in an 80Kph speed zone to reach the bus stop on Katherine Court /Amess Road corner. Council will need to get this one right from the outset.

Speed limits on Amess Road need to be reduced to at least 60Kph from 80Kph immediately to ensure pedestrian safety regardless of the planned proposal.

Drainage of storm water needs to be properly directed through pipes as hard surface run off with the development of 1200 approx sites will increase dramatically. Currently the water run off down Amess Road from the 80Kph signpost to the East falls directly onto our property and causes a washway effect down our driveway. This water lands in my rear yard and saturates the soil which in turn restricts the flow of our effluent lines into our paddock causing an overflow effect. Council has inspected the site a number of years ago but had suggested it was not their issue. As the road camber allows for the natural flow to head onto our property resurfacing and proper drainage are required. Along with these issues the current spoon drains have no effect on drainage.

As there has been the proposal change to the C100 with block sizes in the area what are the council views on the Amess Road land opposite to the proposed development? Will this land be rezoned to open up further saturation of the area?

What services will be available to current land holders of the Amess road precinct. I would expect that the implantation of natural gas, NBN and a sewage system to the new development should be in turn made available to residents of Amess Rd and surrounding properties.

Along with these current issues we are of the opinion that the block sizes proposed are not in line with the country aspects, feel or desire of the community. These block sizes are against CFA recommendation tables in the 2013 report. Most residents are here because of the relaxed lifestyle, open spaces and community connection which has been created over generations. Our children are non restricted to explore, play and develop as well grounded country kids and know that they are known and looked out for by the town.

The town does not have the infrastructure to cater for an major increase in the population. The shopping precinct struggles to cater for the current community in parking and facilities, the Railway Station including carpark needs a massive overhaul to allow for the increase in commuters and arterial roads out of town need to be reworked and widened. Sutherlands Rd bridge is a recognized "black spot" and connecting to Lancefield Rd at peak hour is dangerous. In the event of evacuation during fire season as we had a few years ago and safe point to go to what measures would be put in place to ensure safe traffic movement?

The Riddells Creek school is now nearing capacity and I would suspect that child care centers and The kindergarten will be struggling with numbers. What plans do council have with education and aged care to cater for an increased population?

In our opinion there are many other aspects of a development which need to be clarified, discussed and committed to before any developer turns the soil in Amess Road.

We await your feedback,



Submission date: 25 October 2019, 5:54PM

Receipt number: AMESS-178

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Integration with the local community of Riddells Creek	
Theme 2: Parks, open space, waterways and e	environment	
What is most important to you regarding parks, open space waterways and environment?	Ensuring the new residents have adequate park land and open spaces so not to encroach or over crowed the current spaces	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	Ensuring there is enough facilities that are maintainable. An increase in residents would mean more use and potentially over use and breakages or unclean areas. Riddells Creek is an overall clean and tidy area so this would need to be maintained	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	Main Street is a very busy road as it stands and an increase in traffic means this main road becomes both dangerous and over crowded. Access points and parking for the train station would need to increase and improve	
Other feedback		

	Submission 227
If you have any other feedback, please provide it in the space below.	My family and I feel the lot sizes suggested in this development are unrealistically small. We are a country town with country values. The development would turn us into a metropolis of traffic and residents that do not share the same values to the community. We feel it would be dangerous and envoke a lower sociodemograph resulting in an increase in crime in the area. To allow this to go through would be an atrocity and a poor refection on an area that is a hidden gem the the macedon ranges

Submission date: 29 October 2019, 12:32PM

Receipt number: AMESS-179

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Character of a small town, not small subdivisions like suburbs have. We do not have the I infrastructure to support a huge development and will lose the small town feel	
Theme 2: Parks, open space, waterways and environment		
What is most important to you regarding parks, open space waterways and environment?	They remain pristine, undeveloped and unpolluted	
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	The community facilities could do with a coat of paint and that's about all, no redevelopment needed	
Theme 4: Connectivity		
What is most important to you regarding connectivity?	It is all great if the town size remains as is	
Other feedback		

	Submission 228
provide it in the space below.	I don't want the development to go ahead. I love the small town charm of Riddells Creek that is why I live there. Small lots and huge housing developments with such a small town centre and roads will only lead to congestion and detract from the country feel and relaxed pace.

To whom it may concern. Just a small note from me in regards to the proposed development for Amess Road. I am truly concerned as to how our town will be able to cope. For the buildings to go ahead we would need to increase buildings at our primary school. We already have trouble keeping up with demand on booking leisure centre for all sports at the leisure centre already. Our parking for supermarkets and even the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max. My family and I being a riddells creek to the train station is at its max at the train statice. The train statice is the tra

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Amess Road Precinct Structure Plan feedback

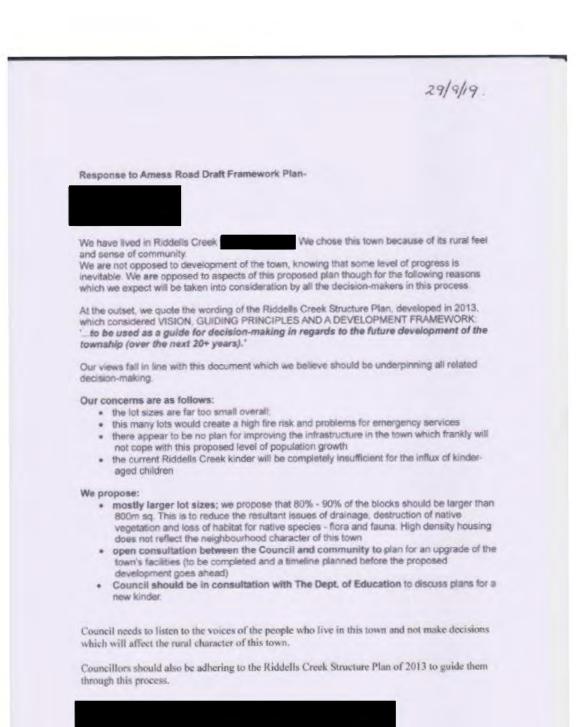
Submission date: 30 October 2019, 5:43PM

Receipt number: AMESS-180

Related form version: 4

Question	Response	
Your contact details		
I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Riddells Creek was my home for all of my life. It is a beautiful, well rounded country town that holds a lot of character and space for exploring, sighting and to come home to. The urban design it is now is wonderful. It is open, inviting, traffic is at it's limit. our shops are designed to welcome locals, have a chat to people that have known each other for many years. This is how it should remain for many years to come.	
Theme 2: Parks, open space, waterways and	environment	
What is most important to you regarding parks, open space waterways and environment?	I am so sad to hear of your plans to subdivide the land for mass development. This is not something which will keep the people who have made it the town it is. You are exploiting this beautiful place for the greed of money. I am just blown away that this would be an issue in this beautiful little town. Shame on you. Just look around, the paddocks, tree life, animals, birds, bodies of water.	
Theme 3: Community Facilities		

What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	They are friendly and inviting.
Theme 4: Connectivity	
What is most important to you regarding connectivity?	
Other feedback	
If you have any other feedback, please provide it in the space below.	



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Dear MRSC team.

My wife and I wanted to submit our concern regarding the proposal for a subdivision at Amess Road in Riddells Creek.

We are long term residents

While we are not anti-progress, we do think the development plan does not meet the Structure Plan which was set out to protect Riddells Creek. In fact, we are not even sure why this got past muster – it is so far off the mark.

We are a rural town, and as such, block sizes of 400 odd square metres are far too small and not keeping with the style of Riddells Creek. Yes, while this might be "within planning", it is not within the spirit of the plan, and should not be approved.

- Small blocks have a deleterious effect on the value of our properties, ghettoising Riddells Creek and creating a mini-Sunbury. No thanks. A minimum of 1500 sqms, or higher, is far more in-keeping.
- This has a negative effect on Macedon Ranges burgeoning tourism industry. Tourists want wide open spaces, wineries, micro-breweries, beautiful food, hikes etc as do the residents. By doing this we destroy any chance of Riddells becoming a destination of choice and the very fabric of the town.
- There are no amenities, no parking at the station, and absolutely no infrastructure to more than DOUBLE the size of the town. This is fairly extraordinary.

We would urge the council to think strategically about what our beautiful region might look like in 20 years. This is not about chasing rates and population, it is about creating a sustainable place for all of us to live.

This not about saying no to development either. It is about creating strong standards which most of us appreciate and support (not everyone will ever agree). There are some wonderful examples of smart appropriate developments which should be a gold standard for the region.

Thanks for considering our advice.

I would like to add my name to the list of people who do not agree with this idea of yours to create 1290 house lots to the north side of Amess Rd. This sort of suburban development will not suit this area. Have you thought about the water issue, the schools, shopping etc and not to mention the extra traffic which will be impacting on our little rural community. Please have a re-think and keep Riddells Creek the beautiful little rural town it is.



Dear Macedon Ranges Shire Council,

My name is a second by the provided of the pro

Amess Road Precinct Structure Plan feedback

Submission date: 19 November 2019, 1:25PM

Receipt number: AMESS-181

Related form version: 4

Question	Response
I would like to be kept up to date about this project via email:	
Theme 1: Urban design	
What is most important to you regarding the overall urban design?	There appears to be an opportunity to assist in the development of a bicycle/pedestrian trail to link into the existing town. this could disappear shortly. A block south of Amess Rd adjacent to the creek is currently for sale. Irf it is purchased it could subsequently be re-sold but with the provision for a pedestrian/cycle track that could link with a similar trail within the Amess Rd Development and linking to Southerlands Rd and to Rangeview Estate and on to the town centre via the park on Racecoure Rd. If the block is sold this opportunity may disappear and the opportunity may be limited in time.
Theme 2: Parks, open space, waterways and e	environment
What is most important to you regarding parks, open space waterways and environment?	
Theme 3: Community Facilities	
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?	

Theme 4: Connectivity	
What is most important to you regarding connectivity?	
Other feedback	
If you have any other feedback, please provide it in the space below.	

Sunday 22nd September 2019.

Thank you to the staff of MRSC and Councillors who attended the public meeting and for giving us the opportunity to comment on the 'concept' of a proposed new development.

<u>With all due respect to the present Councillors</u>, it is difficult to make suggestions with any positivity when some feel we are being paid lip-service. At other public meetings, no matter what the community suggested, *and we are not against development per se, but in how it is planned and developed*, all suggestions appear to have been ignored.

You all calling it a 'concept plan' and yet there is a developer buying the land and it would appear he/they have spoken to the powers that be about a suggested 1290 lot development!

IMPORTANT. I believe 'urban' is a misnomer.

Urban relates to, or concerned with a city or densely populated area; located in or characteristic of a city or city lifestyle

Country; rural area; an area outside of cities and towns.

Rural would describe us better, we are a country town therefore your term should be 'Rural Development'.

Theme 1. Urban design.

(think vision, look and feel, character, integration with the Riddells Creek township, layout) <u>The character</u> of the proposed development will not allow for integration into Riddells Creek. The proposed plan will be a stand-alone precinct if supplied with a sporting facility, shopping area and community hub. That plan unquestionably will SPLIT THE TOWN IN HALF.

Theme 2. Parks, open space, waterways and environment.

<u>The environment</u> – we are encroaching into the local wildlife grasslands.

The kangaroo is iconic to Australia and is on the Australian Coat of Arms!

With a diversity of block sizes with larger blocks on the periphery of Riddell we could accommodate both future residents and the wildlife.

<u>The environment</u> – I believe all new sub-divisions/developments should incorporate dual water pipes and infrastructure to supply recycled water to all households for use on gardens.

Waterways – we have had flooding through Riddell on numerous occasions, so I would hope the plans incorporate plenty of flood preventative drainage.

Theme 3. Community facilities.

<u>Community facilities</u> should have sufficient car parking spaces.

The Railway Station car park is, and has been for several years, past its capacity and commuters now park on private property and streets. Why not extend the car park to the other side of the railway line where future growth is planned (Riddell Road) and should have been implemented in conjunction with this site, as proposed in a previous Structure Plan! Don't wait for the growth, provide the facilities now – be proactive, be innovative. Insist the Railways extend the car park now, in readiness for the growth. There is no reason why we can't have a vehicular crossing as there is in New Gisborne.

Theme 4. Connectivity.

(think walking, cycling, shared pathways, road and access points)

Connectivity. There would be no connectivity to the new residents if they have an enclave with all facilities as suggested, there would be no need to venture into Riddell proper.

Not only would they be un-connected, but it would put the established town businesses at risk, our little town has trouble supporting the businesses here already because commuters shop on their way to or from their work places and I'm sure new residents will be commuters.

Keep the town CBD in Main Road/Station Street.

Connectedness would also happen if you plan walkways between some properties allowing walkers easy access from one street to another heading towards the township and perhaps Main Road for shopping or bus. It would also facilitate a quicker walk for children to school.

Further Comments.

Riddell is fortunate that past community members in conjunction with wise councillors have provided us with:

A sports oval and stadium, mechanics hall, senior citizen's rooms (now called a community centre), a Neighbourhood House, pony club. Cub/Scout Hall. We have a beautiful old homestead, Dromkeen, where they hold exhibitions, have a café, function hire and beautiful gardens. This is being surrounded, if this type of development is allowed to go ahead, by too many allotments!

Riddell could be a blueprint for other outer Metro' areas if we plan with foresight. With today's knowledge regarding environmental building codes, the availability of recycled water and having the wisdom to accept suggestions from those whose lives will be impacted from changes to their existing lifestyles, this could be achieved.

We all know developers want to make money and don't care how they do it. And to some degree the Shire looks at the income from more rate payers.

Please use your expertise and wisdom to provide a suitable concept plan for a beautiful rural landscape.



Patron: The Honourable Linda Dessau AM, Governor of Victoria

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Submission 237

Fire Safety Referrals Fire & Emergency Management Email: firesafetyreferrals@cfa.vic.gov.au Telephone: 03 8746 1400

Our Ref: 2000-68265-95972

6/1/2020

MACEDON RANGES SC RECEIVED	
	1 0 JAN 2020
	REG

Evan Krausgrill Macedon Ranges Shire Council POBox 151 **KYNETON VIC 3444**

Dear Evan

SUBMISSION TO PRECINCT STRUCTURE PLAN

Proposal: AMENDMENT C100 Location: Amess Road Riddells Creek

Thank you for providing CFA notice of Amendment C100 in accordance with section 19 of the *Planning and Environment Act* 1987

CFA has reviewed the proposed planning scheme amendment and would like to make the following submission. (Please note the local Riddell's Creek Brigade has been fully consulted in the development of this response)

Bushfire Hazard

- CFA has identified Riddell's Creek as being at the higher limits of bushfire attack. While CFA has identified the Amess Rd area as of lesser risk than that to the north and west, it is still vulnerable.
- The potential forms of bushfire attack could be via *Direct Flame contact*, *Radiant Heat exposure* and of greatest impact significant "*Ember Attack*" from the bushlands further to the north of Riddell's Creek.
- Any Revegetation / Replanting's must not increase potential fire behavior via the establishment of "fire wick/ corridors". Ideally selected plantings of less vulnerable vegetation i.e. deciduous trees should be incorporated within the design parameters. Creek reserves/ Reserves etc must be well managed to ensure fire loads are minimal.

Bushfire Mitigation Measures

- The Development will have outer roads abutting farmland. This is appropriate as it lessens the exposure of fences and buildings to approaching fire-fronts. This should be combined with areas of well managed "Public Open Space" to further enhance the buffer for houses at the urban / rural interface.
- Roads access should be of appropriate width and gradient to guarantee Emergency vehicles (Fire Trucks 3.6m clear passage) can efficiently access all parts of the development. Roads should not be encroached by parked vehicles that restrict the passage of such emergency vehicles.

Protecting lives and property

cfa.vic.gov.au



Fire Safety Referrals



Fire & Emergency Management Email: <u>firesafetyreferrals@cfa.vic.gov.au</u> Telephone: 03 8746 1400

• A "Bushfire Management Strategy" should be developed for the proposed PSP which outlines the fire protection strategies for the precinct

Other strategic consideration

- Traffic Management planning must be carefully considered from the proposed PSP into the existing township of Riddell's Creek – particularly at peak times (school drop off/ collection). Increases in traffic congestion can compromise efficient emergency service response. Accordingly, a well-planned traffic management strategy should be developed to address any potential traffic congestion.
- With the growth of Riddell's Creek further in an easterly direction, the existing site of the fire station may not be able to appropriately service the future residents. Accordingly, consultation should occur between the Municipality, the Developers and CFA relating to the provision of a suitable site for future Emergency Services facility (Fire Brigade Station).
- The Municipality should ensure adequate reticulated water supply (pressure and flow) will be guaranteed within the development to meet the needs of customers and in times of emergency – Fire Service.

Conclusion

CFA supports the amendment in its current form. CFA welcomes further discussions and input into the proposed development to ensure community safety is paramount within the design

If you wish to discuss this matter in more detail, please do not hesitate to contact the Manager Community Safety on 8746 1412

Yours sincerely Md

David Allen AFSM Manager Community Safety Fire & Emergency Management

Protecting lives and property

cfa.vic.gov.au

Amess Road Precinct Structure Plan feedback

Submission date: 7 January 2020, 4:34PM

Receipt number: AMESS-182

Related form version: 4

I would like to be kept up to date about this project via email:	Yes	
Theme 1: Urban design		
What is most important to you regarding the overall urban design?	Integration and character.	
Theme 2: Parks, open space, waterways and e	Theme 2: Parks, open space, waterways and environment	
What is most important to you regarding parks, open space waterways and environment?		
Theme 3: Community Facilities		
What is most important to you regarding community facilities within the precinct and Riddells Creek overall?		
Theme 4: Connectivity		
What is most important to you regarding connectivity?		
Other feedback		

	Submission 238
If you have any other feedback, please provide it in the space below.	I am opposed to this development on the basis that the proposed block size is too small and Riddells Creek already does not have the required infrastructure to sustain its existing population let alone this new development. There is already too much infil housing in the town and adding a development of this size will ruin the character of Riddells Creek just like Gisborne has already been ruined.