

Stephanie Pisaneschi

[REDACTED]
Romsey

The development would be to the detriment of the amenity in Autumn Views by the increase in noise, traffic, activity, parking and the loss of the local neighbourhood character.

The cumulative impact of the building setbacks, proposed building, removal of vegetation, site fill and building design are at odds with the character Autumn Views and the Romsey Township in general.

The setbacks of the building, car parking area and a 2 storey modern building would limit the possible landscaping to soften the appearance of the development within the streetscape and character.

The loading and refuse collection facilities and traffic management would need to be carefully managed via conditions provided by the MRSC Engineering Unit to ensure there is no further detriment to the road and unsealed road shoulders.

Any deliveries, constant patients, drop off/pick up of children and garbage collection may impact on pedestrian movement, traffic flows and neighbourhood amenity expected within the local residential area.

This estate is filled with young families and small children who want the opportunity to grow up outside playing on the bikes and with other kids in the same estate. The scale of this facility will hindrance this happening as the safety concerns are enormous. There is also limited public transport or bike lanes to reduce the need for car movements.

The associated traffic, hours of operation and noise are not of a scale that could be generally expected within a minor residential street but should be rather directed toward a street, education centre or commercial area.

Existing conditions and relevant history

Subject Land & Surrounds

The site has a number of trees along the front boundaries of both exotic and native varieties.

Adjoining land is zoned General Residential and used exclusively for residential purposes. Most surrounding lots comprise of land developed with a single dwelling. The lot sizes ranges from around 800m² to up to around 1600m². However, a majority of the lots are over 900m². The facilities are not near the town centre which is approx. 1.6km away. Nor is there a safe way of getting to the facilities without a vehicle.

In clause 52.06 of the Planning scheme it is noted:

-To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. **-DOES NOT COMPLY**

-To support sustainable transport alternatives to the motor car- **DOES NOT COMPLY**

-To ensure that the car parking does not adversely affect the amenity of the locality. DOES NOT COMPLY

Traffic – By my calculation of 9 appointments at any one time, 15-minute appointment times and 14 hours of operation that equates to over 509 additional vehicles on Poplar and Maple Drive during the day (and night) at least.... With obvious surges and pick up and drop off times for the Child Care Centre.

4.5.1 Clause 52.06 - Car Parking

There is not enough car parks per building and the statements made by the consultants are confusing and incorrect.

The shared car park accommodates a total 51 car parking spaces, including 4 disabled spaces.

Car parking space no. 33 - 42 will be allocated for the medical centre staff with the remaining spaces to be shared between staff and visitors to the medical and child care centres.

That is not 0.22 per child (DOES NOT COMPLY)

'A total of 19 staff (including 2 admin staff) will occupy the child care centre at any one given time.' Does not include Medical Centre Admin Staff?

4 Disabled Parking spaces and Medical Centre Administration Staff not mentioned.

The proposed medical centre will consist of 9 practitioners which requires 29 car spaces to be allocated to the medical centre.

29 for medical centre (11+2 Staff) Leaves 16 Car parks for medical centre with 4 Disabled, and 22 for CCS (19 Staff) or 19 for pick and drop off... where do the staff park? On your footpath?

Leaves THREE (3) car parks for pick up and drop of. NOT 0.22 Per child Given the above, the proposal does not satisfy the provisions of Clause 52.34. 4.4.1

The proposed development is not in keeping with Clause 21.13-4 which requires support for additional childcare facilities where they are appropriately designed and located close to the town centre or existing education facilities.

The proposed scale and intensity of the use and development is not in keeping with the residential aspect of Autumn Views Estate.

The design, setbacks and appearance of the proposed building and works is not appropriate in its context to the site.

The development fails to provide for a minimum 65% site permeability as required by the design outcomes of the DDO18.

The bulk, location and appearance of any proposed building and works will not be in keeping with the character and appearance of the streetscape and area.

Design and Development Overlay Schedule 18 (DDO18)

The Design and Development Overlay Schedule 18 seeks to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. It identifies areas which are affected by specific requirements relating to the design and built form of new development. Schedule 18 outlines three precincts within Romsey.

The subject site is located within the “Established Area A” character precinct. The applicable general design objectives of the schedule are as follows:

- To encourage design which reflects the valued character attributes of Romsey, which broadly consists of low scale dwellings with generous setbacks from front, rear and side setbacks, a dominance of landscaping and either low or no front fencing. DOES NOT COMPLY- 2 Storey , not a generous set back from front, rear and side and there is a major fence on poplar drive for the child care centre.
- To protect residential amenity by ensuring development does not intrude on neighbouring dwellings. DOES NOT COMPLY- These two building will certainly intrude of neighbouring dwellings, the extra traffic, noise, garbage bins, parking on our nature strips as there wont be enough parking, not being able to get in and out of our own estate in a timely and safe manner.
- To ensure any fencing sited forward of a building is of a low height and accommodates a high degree of visual permeability. DOES NOT COMPLY- A permit is required to construct a fence sited forward of a dwelling (including corner lots) if:
 - The heights of the fence is more than 1.2 metres; or
 - The fence has less than a minimum visual permeability of 50%.

The proposed 2.1 metre high fence that is constructed along Poplar Drive and along Maple Drive opposite the child care centre is required to secure the outdoor play area from the public realm. It is noted that high fencing is a common characteristic of childcare centre developments throughout Victoria.

The 2.1 metre high fence has been extended to the medical centre to ensure a consistent fence height along Poplar Drive

Of particular concern is the development not providing a low scale development in a landscape setting. It is considered the development would be visually dominating and intrude on the streetscape. It is considered the visual design of the building itself would generally meet some of the objectives of the building form objectives and the proposed building would have some opportunity for landscaping. However additional landscaping would be difficult to manage due to the size requirements of the building and carpark area. The permeable surface area of the site would not meet the 65% minimum expressed for a site within the Established Area A precinct.

The proposed development is not an appropriate response to the design objectives expressed within the DDO18.

11.03-1S 31/07/2018 VC148 Activity centres (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Interpretation: The intent of this objective is co-location, NOT to have residential and non-residential use of such scale as is the proposal in the same residential zone but to compliment the location of residential development with services and amenities ‘close’ by in commercial/retail service areas

Objection: This proposal is for an isolated commercial precinct within a General Residential area and will not benefit other local businesses and is not easily accessible from the majority of Romsey residents.

15.01-5S 31/07/2018 VC148 Neighbourhood character (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character. Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

1. Pattern of local urban structure and subdivision.
2. Underlying natural landscape character and significant vegetation.
3. Heritage values and built form that reflect community identity.

Interpretation: Protect the semi-rural, family friendly, quiet neighbourhoods with views of surrounding hills and mountains, concentrating business within business zones and residential dwellings within residential zones or in this case developments in line with the Schedule 18 of the Design and Development Guidelines. .

Objection: This proposal does not meet requirements of the Schedule 18 Design and Development Overlay, it does not protect the current and expected neighbourhood character, cultural identity and sense of place that is held by the residents of the new Greenfields development.

It does not emphasise local urban structure it obscures and obstructs it from functioning. It does not emphasise the underlying natural landscape character it obscures and obstructs it from view.

It does not promote space, it obstructs the useable space on ones own property. It does not promote rural or semi-rural living, as one resident has stated "if I wanted to live in Craigieburn I would have moved to Craigieburn"

Municipal Strategic Statement Clause 21.08 - Built Environment and Heritage Clause 21.08-3 –

Built environment Objective

- 1 • To promote development that respects the rural character and high landscape values of the municipality.

Strategy

1.1 Direct population and development to settlements where scenic landscapes will not be jeopardised.

Objective 2 • To protect and enhance the existing character and form of the Shire's towns.

It is deemed necessary to consider the Romsey Residential Character Study, Design Guidelines April 2012 to ensure that new development and subdivision within the established residential areas of Romsey reflects the neighbourhood character.

Further to this, the clause outlines that it is policy to "Support additional childcare facilities where appropriately designed and located close to the town centre or existing education facilities".

Overall it is considered that the LPPF supports the use of a childcare centre within Romsey due to the population growth forecasts and from an economic development perspective. However, it is considered the proposed development is not in keeping with local policy in that it is located within a residential street which has unmade road reserves, is not close to the town centre or education

centre and is not responsive or reflective of the local neighbourhood character. It is considered the proposal large fencing forward of the building and extensive non-permeable surfaces is not in keeping with the context and scale of Autumn Views.

General Residential Zone Schedule 1

The purpose of the General Residential Zone is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations .The provisions of the zone provide a number of decision guidelines for non residential use and development within the zone.

The applicable decision guidelines are:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

***Whilst the proposed Medical Centre has access to a road in a Road Zone (Melbourne Lancefield Road) and does not require a permit under Clause 52.06-3 given the floor area exceeds 250 square metres, the use of the land for a Medical Centre is a Section 2 permit required use.

SUCCESSORS IN TITLE

The Owner and its successor or successors in title must:

3.1 Ensure that no buildings or other improvements shall be constructed outside the building envelope on each of the lots shown on the endorsed plans to the Planning Permit unless the prior written consent of the Council is first obtained. We were aware after we starting building our home and after a 13 month wait on our titles being released that there was to be a childcare facility going in- we found that out from our bricklayers. We were not advised from anyone officially. We were CERTAINLY not aware of a medical centre- they have snuck this in under everyone's noses knowing that residents weren't going to be happy.

3.2 Ensure that no vegetation is to be removed or destroyed within the building exclusion zones on each of the lots shown on the endorsed plans to the Planning Permit unless with the prior written consent of the Council is first obtained. Vegetation will be removed to make way for a carpark on the southern boundary of the site which backs on to a farming zone.

IN THE PROPOSAL

2.2 Land to the north and east is also included in Plan of Subdivision 735236V and is currently vacant. These properties are included in the General Residential Zone, Schedule 1. INCORRECT My house is directly East and opposite the driveway on the entry and exit. 2 other houses are directly North of facilities. Again, with an entry and exit opposite there homes.

The objective of Policy 15.01-5S (Neighbourhood Character) is “to recognise and protect neighbourhood character and sense of place”. The strategies associated with this policy are to:

- Ensure development responds and contributes to existing or preferred neighbourhood character. THIS DOES NOT COMPLY- This is a 2 storey business within a residential development. Romsey CBD does not comprise of (1) DOUBLE STOREY BUSINESS. This is NOT complying with neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision. DOES NOT COMPLY- This is a modern double storey state of art facility, it does not comprise of local urban structure.
- Underlying natural landscape character and significant vegetation. DOES NOT COMPLY- To make room for the carparks they would need to remove vegetation on the southern border of the site.
- Heritage values and built form that reflect community identity. DOES NOT COMPLY-As discussed earlier.

In conclusion to my objection, the major factors of this development are as follows:

Traffic impacts:

- Safe access of entry and exit from the estate
- Minute long hold ups as access to Melbourne-Lancefield rd are already increasing as residents move into the estate. Let alone 500+ extra people over the opening hours wanting in and out of estate.
- Parking- Not enough parking within the facility, cars would then park over our properties.
- Motor vehicle is the only safest way in and out of the facility and estate as this will be around 1.6kms from the centre of town. With no bike lanes or footpaths to access Autumn Views from the centre of town.
- Pedestrians are more at risk as there is no zebra crossings, bike lanes or extra road widenings.
- To get into the facility there is only a 100m turning in lane from Melbourne Lancefield road, there will be major hold ups and risk of collisions along that 80km stretch of road at peak AM and PM times for the child care centre.

Loss of amenity:

- House values will decrease significantly
- Character of Romsey and Macedon Ranges
- Views
- Single storey dwellings

Noise:

- From 6am-10pm residents are constantly hearing vehicles, possible horns, children and overall noises you would hear from a large scale business.

Times of operation:

- CCC- 6.30am-6.30pm Mon- Fri
- Medical- 8.30am-10pm Mon-Saturday- A medical centre operating of those times is absolutely not in the business scheme of Romsey.

Safety:

- We brought our block of land for the end of street location, where our kids could play outside like we used to and be safe as no other vehicles would be accessing that road. Now we would face the facilities, our driveway is directly opposite the entry and exit of the facility.

Lighting:

- From 6am to 10pm Mon- Sat, we will have constant industrial lights pointing to our house to keep the carpark and facilities well lit up.

Garbage Collection:

- The facility I would assume would have atleast 10 bins if not more to service both areas that we would need to be smelling and looking at each week and have a garbage truck sitting there a lot longer then picking up 1 residential bin

These are comments of a peititon we created: 99 Signatures with 3 days and growing

https://www.change.org/p/macedon-shire-council-stop-new-medical-and-child-care-centre/c?source_location=petition_show

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

██████████
23 hours ago

Totally inappropriate location and the area is already well serviced with medical facilities

██████████
2 days ago

I'm sure a more suitable site could be found for a Medical Centre as a residential Estate is neither practical or well thought out for residents in a country town.

██████████
2 days ago

We need a high school not another medical centre

██████████
2 days ago

We dont need additional medical centres or more development of housing. Romsey is losing its appeal and is becoming another sunbury

██████████
2 days ago

A facility like this would function perfectly well even if it was away from a group of residential houses. Build it somewhere else in town. People want a quiet neighbourhood, not full of coming and going cars.

██████████
2 days ago

Tina Hillsdon

██████████
2 days ago

Autumn Views Estate does not need this new development. To put such a large eyesore in our estate is not wanted, not only will there be congestion trying to get in and out of our area, there will be traffic from outside the estate coming in overcrowding our newly development area. There are plenty of areas in Romsey town centre that need the development more than Autumn Views, that has only just begun. We are lot ██████████ and do NOT want this to proceed!

[REDACTED]
[2 days ago](#)

This estate is too small for this. Please think of all of the young families in the estate. Too much traffic and open until 10pm?! No thanks!

[REDACTED]
[2 days ago](#)

Romsey has quite enough Med CTRs in town that shut down occasionally because not enough people using them. We don't need 11 new Drs in town. I feel for the people in the estate not being told. It's only a very small estate!

[REDACTED]
[2 days ago](#)

Not needed here!

[REDACTED]
[2 days ago](#)

The childcare centre was advertised and known about but the medical centre was a hidden agenda and not spoken of.

[REDACTED]
[2 days ago](#)

I agree... The medical center does not need to be built in a residential street!

[REDACTED]
[2 days ago](#)

This is ridiculous for such a small town

[REDACTED]
[2 days ago](#)

Romsey is meant to be a quiet town. This new estate is meant to be quiet. Then we decide to put this right in the middle?????

[REDACTED]
[2 days ago](#)

Romsey does not need another medical center!

[REDACTED]
[3 days ago](#)

Romsey does not need this yet!
Put families first.

[REDACTED]
[3 days ago](#)

This project is literally on the edge of town and would be far better suited to somewhere closer to the town centre. Whilst I am sure Romsey will grow and more commercial areas will arise, this was not earmarked for such a radical commercial development when we were buying our land. The blocks of land this project is being

proposed for were residential blocks. Had we known in the beginning that this might be a possibility we may have not bought land in this development. This project does not fit the landscape of Romsey as it is, a quiet, rural town, and would be much better suited, in this scale, to somewhere like Sunbury.


[3 days ago](#)

The proposed hours of the medical centre are excessive for the surrounding houses. Cars coming in and out of the estate until 10pm 6 nights a week is too disruptive I think it's fantastic that there is going to be another medical centre in Romsey, it just does not belong on our residential street in our small residential estate.


[3 days ago](#)

I put my life savings into buying a large house block in rural Victoria. Adding a medical centre with long hours, a huge car park, increasing traffic and devaluing my property is just heart breaking and taking away from everything that we bought into this area for


[3 days ago](#)

I think it's unnecessary in such a small estate


[3 days ago](#)

I will live across the road!


[3 days ago](#)

Autumn views is a small new estate. It does not need a new establishment of a childcare and medical centre! I hope for everyone's sake who bought in this estate who were all unaware of this going in that this project get thrown in the bin!

These are comments made from residents on a site called planningalerts.org.au

4 Poplar Drive Romsey VIC 3434

Use and Development of the Land for a Child Care Centre

[Read more information](#)

We found this application for you on the planning authority's website 4 months ago. It was received by them 29 days earlier.

(Source: [Macedon Ranges Shire Council](#), reference PLN/2019/279)

12 Comments

Have your say by [adding your own comment](#).

1. [REDACTED] commented 3 days ago

We are just about to receive our keys for our brand new dream home. Unaware we have purchased a block [REDACTED] a new Medical and childcare centre. This is a new estate of less than 100 blocks. I can assure you, no one would have brought this block of land knowing they would be sharing a dead end street with a 53 car space, 6.30am-6.30pm Childcare centre (5 weeks- 5 years old) nor a 11 staff operated, double storey Medical centre open from Mon-Sat 8.30-10pm.

As a resident of Romsey, we certainly do not require another medical centre, especially in a brand new estate, and to the scale of this proposal.

I have started a Petition to put a stop to this.
delivered to the planning authority
[report comment](#)

2. [REDACTED] commented 3 days ago

No thanks, I will live [REDACTED] the road and I was already worried about traffic and my [REDACTED] year old son...now I have a 54 car parks across the road? And when they are full where next? this is residential land not a profit centre. Please consider the

families that have spent their life savings on moving to a peaceful area to raise their families. No no no!
delivered to the planning authority
[report comment](#)

3. [REDACTED] commented 3 days ago

My family & I strongly object to this development. This small housing estate has within it a significant majority of young families and first home buyers looking to start families in the short term. They bought in this estate in the hope that they would have peaceful and overwhelmingly *residential* enjoyment of their homes, in some cases - dream homes. This includes us. There is a serious and credible threat to upcoming valuations on stage 2 blocks when they finally title that may compromise many families ability to fulfil their already signed and executed building contracts if this goes ahead.

Furthermore, this is likely to create an immense influx of traffic into the polar/maple roundabout, particularly at childcare pick up time but also into the night of the GPs are there late. This will massively disrupt the quiet enjoyment of homes built on lots [REDACTED].

It is clear from even a very tentative survey of the land owners that this development has zero support with current land owners and if anything is likely to drive stage 2 owners out (several of whom are already discussing pulling out of the estate) and drastically reduce interest in any remaining or future land sales.

Please do not destroy the hopes and the dreams of some 60 odd families who all wanted to invest their future in this town, and who all believed this would be their chance to finally get their piece of Regional Victoria, away from developments like this. Families who have already been waiting so so long for their land to be ready to build on. Who are banking completely on the increased value of their blocks of land. To wait this long, only to have a massive commercial traffic machine that will

shine lights and noise into the bedrooms of the house on [REDACTED] 6, into the bedrooms & living rooms of the house on [REDACTED], that will invite sirens, children's screams, people with infectious ailments and so much more that no-one here could have ever known was a possibility when they unwittingly bought their blocks for their dream homes...

Please. 100+ hearts (owners & partners) just sunk massively tonight. Please don't ruin what we have all worked so hard to keep hold of and build for ourselves. Romsey does not need it. And we don't want it.
delivered to the planning authority
[report comment](#)

4. [REDACTED] commented 3 days ago

Purchasing land in autumn views at a premium price was what I thought was a good decision to join a lovely small estate on the outskirts of romsey having grown up in the area.

Any development of this nature in the estate is something that needed to be communicated to the purchasers prior to their contracts, as this is something that would definitely affect people's decision to purchase. A child care centre is one thing but health Care is something that will severely affect the livability in the estate. Long hours, huge client base, cars clogging up the already tiny streets, turning what was a small rural estate into just another urban suburb. You will deprive the estate of what makes it a country town.

The phenomenal devaluation of the land that we have paid a premium for, planned our family homes around and invested our lives savings will be devastating.

The betrayal of the residents if you allow this to continue will not be worth it to please the developer of this health care & child care centre.
delivered to the planning authority
[report comment](#)

5. [REDACTED] commented 3 days ago

Plenty of dumps in the central business area that could use this sort of investment and not effect the residents and families. I strongly oppose this development. Families won't be able to get out of their own driveways in some cases, this is insane and will mean YOU councillors will be looking for new jobs come election I can promise you that. I hope the kickback is worth it.....

delivered to the planning authority
[report comment](#)

6. [REDACTED] commented 2 days ago

Strongly oppose, this area is for families to enjoy and raise their families in a quiet part of Victoria, we have had to fight of mining and now this? Please consider the safety of families and children being able to move freely around the streets of their neighbourhood. There are easily othe opportunities to build this facility in Romsey and closer to the CBD or Main Street and in commercial/industrial areas. I don't feel like this facility if it's in with the greenfields guidelines and will have major impact on the desired outcomes of that planning documents intent. The hours of the medical centre are extremely excessive (over 70 hours a week of heavy traffic, noise pollution and facility lighting and vehicle lights) on small for a small rural town in a small rural street and will have major traffic implications for residents and commuters using Melbourne Lancefield Road. The intersection of Melbourne Lancefield Road and Poplar is way to close to the intersection of M/L Road and Lomandra estate entrance/exit as it is without adding an abundance of traffic attempting to

chicken run across M/L Road to get to the facility. Extremely intrusive for residents adjoining the facility, to the peace and quiet nature we believed we would have in such a lovely town, do not sell us out. As I said the Romsey business district could use this facility and the developer could easily invest in current infrastructure or knock down and rebuild this facility closer to the town centre to the be of other small business and without determinant to families of Macedon Ranges Shire families.
delivered to the planning authority
[report comment](#)

7. [REDACTED] commented 2 days ago

[REDACTED] is completely opposite the entrance and exit to this development. We sold our house in a busy suburb to escape the traffic and noise and move to a quiet rural area in Romsey.

We we're well unaware of this building going to happen, if we knew I guarantee we wouldn't of bought this block of land but our house is already at handover stage.

The traffic and noise that's going to be entering poplar drive will be immense. The hours of the facilities doesn't given the families are break.

We check on our house being built daily and sometimes cannot exit the estate because of the amount of cars either coming in or leaving romsey on the main road.

I can almost guarantee you the high risk of huge car accidents to happen from so many vehicles exiting poplar drive.

Romsey doesn't need this in a small estate. Come on Macedon Ranges shire council! NO NO NO
delivered to the planning authority
[report comment](#)

8. [REDACTED] commented 2 days ago

We have purchased in this estate and while happy to have a child care close by a medical centre is not needed, there is already plenty in town(3 that I counted) and it is no suitable for an estate of this size.

We strongly object this medical centre
delivered to the planning authority
[report comment](#)

9. [REDACTED] commented 2 days ago

The noise and traffic entering and leaving the entrance of this small estate is going to be DANGEROUS. Melbourne lancfield road is dangerous enough as it is with the amount of fatalities it has had.

They even put the safety barriers in the middle of the road leaving romsey and nearly every kilometer along it has been collected by a car.

Imagine peak our traffic with the vehicles turning into the main road leaving this development and impatient drivers. Nobody wants to see a fatality at the entrance of this estate on Melbourne Lancefield road

Put a stop to this Macedon Shire Council.
delivered to the planning authority
[report comment](#)

10. [REDACTED] commented 2 days ago

Whilst it would be good to have a child care in town (very much needed) the location needs to be changed. Having a child care and large medical center at the entrance to the small estate, on a small entrance road from Lancefield Rd, is a dangerous risk.

This will cause congestion on a corner of a busy highway that already has high levels of road accidents.

These 2 businesses are better located in town, where they can be safely built on the side access road. They will also benefit from additional foot traffic and other businesses in town will also realise that benefit.

I am moving to this town for it's pride of place and strong planning regulations. Please enforce these by ensuring these 2 businesses are appropriately relocated outside Autumn Views and within town where they should belong
delivered to the planning authority
[report comment](#)

11. [REDACTED] commented 2 days ago

My [REDACTED] and I made the decision to leave [REDACTED] move to Romsey so our [REDACTED] could grow up in a quiet rural area.

Originally we put a deposit down on one of the 4 blocks in question and were told that we could not have that block as it was to be used for a childcare centre. We were then offered [REDACTED]. There was no mention of a medical centre at this time. Had we known, we would have looked for land elsewhere.

Consequently we are now building our dream home on [REDACTED] and all of the bedrooms are on the Poplar Drive side of the house. The noise, traffic and lights from the medical centre will be incredibly disruptive to us especially with the proposed operating hours.

I have no objection to the child care centre as I have known about this from day 1 and the hours that the centre will be open will not directly affect my family.

Please listen to the residents of Autumn Views Estate and find a better location for this medical centre. Our dream of a quiet and safe neighbourhood for our children is at stake.
delivered to the planning authority
[report comment](#)

12. [REDACTED] commented 2 days ago

After years of seeing blatant mismanagement of development in Wallan under Mitchell Shire Council, I was looking forward to the prospect of not only being in an estate with decent-sized blocks, but being under a Council that is known to be quite strict in their planning. It is with great surprise to now learn that a small residential estate with no proper carriageway access for high traffic movement has a development application for a medical centre. Conservatively, there would be no less than 250 cars a day JUST for the medical centre (6 doctors/shift; 4 patients per hour), plus 90+ homes with 2 cars each (at least) and a day care which would be 50 cars approximately? Just with that alone, may I say, "ambience, ambience, ambience".

Eyesore is the nicest thing I can say. I am still confused as to how a commercial-zoned business can be built in a residential estate.
delivered to the planning authority
[report comment](#)

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Stephanie Pisaneschi
Sent: Monday, 11 November 2019 10:36 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Stephanie Pisaneschi
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

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As a resident of Romsey, we certainly do not require another medical centre, especially in a brand new estate, and to the scale of this proposal.

I have started a Petition to put a stop to this.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: Stephanie Pisaneschi <[REDACTED]>
Sent: Thursday, 14 November 2019 1:53 PM
To: Macedon Ranges Shire Council
Cc: Cr Henry Bleeck; Cr Natasha Gayfer; Cr Bill West; Cr Mandi Mees; Cr Helen Radnedge; Cr Andrew Twaits; Cr Jennifer Anderson; Cr Roger Jukes; Cr Janet Pearce
Subject: Objection to Medical and Child care centre Romsey
Attachments: Objection Letter to council.docx

Good Afternoon,

Please accept this as my Objection letter for the proposed Medical and Child care centre in Autumn Views Estate in Romsey.

I have included my objection and also the comments of everyone from the petition and comments on planningalerts.org.au

Thanks
Stephanie Pisaneschi

12 Comments

Have your say by adding your own comment.

1. **Stephanie Pisaneschi** commented 3 days ago

We are just about to receive our keys for our brand new dream home. Unaware we have purchased a block [REDACTED] [REDACTED] new Medical and childcare centre. This is a new estate of less than 100 blocks. I can assure you, no one would have brought this block of land knowing they would be sharing a dead end street with a 53 car space, 6.30am-6.30pm Childcare centre (5 weeks- 5 years old) nor a 11 staff operated, double storey Medical centre open from Mon-Sat 8.30-10pm.

As a resident of Romsey, we certainly do not require another medical centre, especially in a brand new estate, and to the scale of this proposal.

I have started a Petition to put a stop to this. delivered to the planning authority
[report comment](#)

2. [REDACTED] commented 3 days ago

No thanks, I will [REDACTED] and I was already worried about traffic and my [REDACTED] now I have a 54 car parks across the road? And when they are full where next? this is residential land not a profit centre. Please

consider the families that have spent their life savings on moving to a peaceful area to raise their families. No no no! delivered to the planning authority
[report comment](#)

3. [REDACTED] commented 3 days ago

My family & I strongly object to this development. This small housing estate has within it a significant majority of young families and first home buyers looking to start families in the short term. They bought in this estate in the hope that they would have peaceful and overwhelmingly *residential* enjoyment of their homes, in some cases - dream homes. This includes us. There is a serious and credible threat to upcoming valuations on stage 2 blocks when they finally title that may compromise many families ability to fulfil their already signed and executed building contracts if this goes ahead.

Furthermore, this is likely to create an immense influx of traffic into the polar/maple roundabout, particularly at childcare pick up time but also into the night of the GPs are there late. This will massively disrupt the quiet enjoyment of homes built on lots [REDACTED]

It is clear from even a very tentative survey of the land owners that this development has zero support with current land owners and if anything is likely to drive stage 2 owners out (several of whom are already discussing pulling out of the estate) and drastically reduce interest in any remaining or future land sales.

Please do not destroy the hopes and the dreams of some 60 odd families who all wanted to invest their future in this town, and who all believed this would be their chance to finally get their piece of Regional Victoria, away from

developments like this. Families who have already been waiting so so long for their land to be ready to build on. Who are banking completely on the increased value of their blocks of land. To wait this long, only to have a massive commercial traffic machine that will shine lights and noise into the bedrooms of the house on [REDACTED] into the bedrooms & living rooms of the house on [REDACTED] that will invite sirens, children's screams, people with infectious ailments and so much more that no-one here could have ever known was a possibility when they unwittingly bought their blocks for their dream homes...

Please. 100+ hearts (owners & partners) just sunk massively tonight. Please don't ruin what we have all worked so hard to keep hold of and build for ourselves. Romsey does not need it. And we don't want it.
delivered to the planning authority
[report comment](#)

4. [REDACTED] commented 3 days ago

Purchasing land in autumn views at a premium price was what I thought was a good decision to join a lovely small estate on the outskirts of romsey having grown up in the area.

Any development of this nature in the estate is something that needed to be communicated to the purchasers prior to their contracts, as this is something that would definitely affect people's decision to purchase. A child care centre is one thing but health Care is something that will severely affect the livability in the estate. Long hours, huge client base, cars clogging up the already tiny streets, turning what was a small rural estate into just another urban suburb. You will deprive the estate of what makes it a country town.

The phenomenal devaluation of the land that we have paid a premium for, planned our family homes around and invested our lives savings will be devastating.

The betrayal of the residents if you allow this to continue will not be worth it to please the developer of this health care & child care centre.
delivered to the planning authority
[report comment](#)

5. [REDACTED] commented 3 days ago

Plenty of dumps in the central business area that could use this sort of investment and not effect the residents and families. I strongly oppose this development. Families won't be able to get out of their own driveways in some cases, this is insane and will mean YOU councillors will be looking for new jobs come election I can promise you that. I hope the kickback is worth it.....
delivered to the planning authority
[report comment](#)

6. [REDACTED] commented 2 days ago

Strongly oppose, this area is for families to enjoy and raise their families in a quiet part of Victoria, we have had to fight of mining and now this? Please consider the safety of families and children being able to move freely around the streets of their neighbourhood. There are easily othe opportunities to build this facility in Romsey and closer to the CBD or Main Street and in commercial/industrial areas. I don't feel like this facility if it's in with the greenfields guidelines and will have major impact on the desired outcomes of that planning documents intent. The hours of the medical centre are extremely excessive (over 70 hours a week of heavy traffic, noise pollution

and facility lighting and vehicle lights) on small for a small rural town in a small rural street and will have major traffic implications for residents and commuters using Melbourne Lancefield Road. The intersection of Melbourne Lancefield Road and Poplar is way to close to the intersection of M/L Road and Lomandra estate entrance/exit as it is without adding an abundance of traffic attempting to chicken run across M/L Road to get to the facility. Extremely intrusive for residents adjoining the facility, to the peace and quiet nature we believed we would have in such a lovely town, do not sell us out. As I said the Romsey business district could use this facility and the developer could easily invest in current infrastructure or knock down and rebuild this facility closer to the town centre to the be of other small business and without determinant to families of Macedon Ranges Shire families.
delivered to the planning authority
[report comment](#)

7. [REDACTED] commented 2 days ago

[REDACTED] is completely opposite the entrance and exit to this development. We sold our house in a busy suburb to escape the traffic and noise and move to a quiet rural area in Romsey.

We we're well unaware of this building going to happen, if we knew I guarantee we wouldn't of bought this block of land but our house is already at handover stage.

The traffic and noise that's going to be entering poplar drive will be immense. The hours of the facilities doesn't given the families are break.

We check on our house being built daily and sometimes cannot exit the estate because of the amount of cars either coming in or leaving romsey on the main road.

I can almost guarantee you the high risk of huge car accidents to happen from so many vehicles exiting poplar drive.

Romsey doesn't need this in a small estate. Come on Macedon Ranges shire council! NO NO NO
delivered to the planning authority
[report comment](#)

8. [REDACTED] commented 2 days ago

We have purchased in this estate and while happy to have a child care close by a medical centre is not needed, there is already plenty in town(3 that I counted) and it is no suitable for an estate of this size.

We strongly object this medical centre
delivered to the planning authority
[report comment](#)

9. [REDACTED] commented 2 days ago

The noise and traffic entering and leaving the entrance of this small estate is going to be DANGEROUS. Melbourne lanfield road is dangerous enough as it is with the amount of fatalities it has had.

They even put the safety barriers in the middle of the road leaving romsey and nearly every kilometer along it has been collected by a car.

Imagine peak our traffic with the vehicles turning into the main road leaving this development and impatient drivers.
Nobody wants to see a fatality at the entrance of this estate on Melbourne Lancefield road

Put a stop to this Macedon Shire Council.
delivered to the planning authority
[report comment](#)

10. [REDACTED] commented 2 days ago

Whilst it would be good to have a child care in town (very much needed) the location needs to be changed. Having a child care and large medical center at the entrance to the small estate, on a small entrance road from Lancefield Rd, is a dangerous risk.

This will cause congestion on a corner of a busy highway that already has high levels of road accidents.

These 2 businesses are better located in town, where they can be safely built on the side access road. They will also benefit from additional foot traffic and other businesses in town will also realise that benefit.

I am moving to this town for it's pride of place and strong planning regulations. Please enforce these by ensuring these 2 businesses are appropriately relocated outside Autumn Views and within town where they should belong
delivered to the planning authority
[report comment](#)

11. [REDACTED] commented 2 days ago

[REDACTED] I made the decision to leave Sunbury and move to Romsey so our [REDACTED] could grow up in a quiet rural area.

Originally we put a deposit down on one of the 4 blocks in question and were told that we could not have that block as it was to be used for a childcare centre. We were then offered [REDACTED] instead. There was no mention of a medical centre at this time. Had we known, we would have looked for land elsewhere.

Consequently we are now building our dream home on [REDACTED] and all of the bedrooms are on the Poplar Drive side of the house. The noise, traffic and lights from the medical centre will be incredibly disruptive to us especially with the proposed operating hours.

I have no objection to the child care centre as I have known about this from day 1 and the hours that the centre will be open will not directly affect my family.

Please listen to the residents of Autumn Views Estate and find a better location for this medical centre. Our dream of a quiet and safe neighbourhood for our children is at stake.
delivered to the planning authority
[report comment](#)

12. [REDACTED] commented 2 days ago

After years of seeing blatant mismanagement of development in Wallan under Mitchell Shire Council, I was looking forward to the prospect of not only being in an estate with decent-sized blocks, but being under a Council that is known to be quite strict in their planning. It is with great surprise to now learn that a small residential estate with no

proper carriageway access for high traffic movement has a development application for a medical centre.

Conservatively, there would be no less than 250 cars a day JUST for the medical centre (6 doctors/shift; 4 patients per hour), plus 90+ homes with 2 cars each (at least) and a day care which would be 50 cars approximately? Just with

that alone, may I say, "ambience, ambience, ambience". Eyesore is the nicest thing I can say. I am still confused as to

how a commercial-zoned business can be built in a residential estate.

delivered to the planning authority

report comment

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Sara Gregory
[REDACTED]
Sent: Monday, 11 November 2019 10:47 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Sara Gregory
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

My family & I strongly object to this development. This small housing estate has within it a significant majority of young families and first home buyers looking to start families in the short term. They bought in this estate in the hope that they would have peaceful and overwhelmingly *residential* enjoyment of their homes, in some cases - dream homes. This includes us. There is a serious and credible threat to upcoming valuations on stage 2 blocks when they finally title that may compromise many families ability to fulfil their already signed and executed building contracts if this goes ahead.

Furthermore, this is likely to create an immense influx of traffic into the polar/maple roundabout, particularly at childcare pick up time but also into the night of the GPs are there late. This will massively disrupt the quiet enjoyment of homes built on lots [REDACTED]

It is clear from even a very tentative survey of the land owners that this development has zero support with current land owners and if anything is likely to drive stage 2 owners out (several of whom are already discussing pulling out of the estate) and drastically reduce interest in any remaining or future land sales.

Please do not destroy the hopes and the dreams of some 60 odd families who all wanted to invest their future in this town, and who all believed this would be their chance to finally get their piece of Regional Victoria, away from developments like this. Families who have already been waiting so so long for their land to be ready to build on. Who are banking completely on the increased value of their blocks of land. To wait this long, only to have a massive commercial traffic machine that will shine lights and noise into the bedrooms of the house on [REDACTED] into the bedrooms & living rooms of the house on [REDACTED] that will invite sirens, children's screams, people with infectious ailments and so much more that no-one here could have ever known was a possibility when they unwittingly bought their blocks for their dream homes...

Please. 100+ hearts (owners & partners) just sunk massively tonight. Please don't ruin what we have all worked so hard to keep hold of and build for ourselves. Romsey does not need it. And we don't want it.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Rebekah Pratt
[REDACTED]
Sent: Tuesday, 12 November 2019 3:25 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Rebekah Pratt
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

My husband and I made the decision to leave Sunbury and move to Romsey so our [REDACTED] young boys could grow up in a quiet rural area. Originally we put a deposit down on one of the 4 blocks in question and were told that we could not have that block as it was to be used for a childcare centre. We were then offered lot [REDACTED] instead. There was no mention of a medical centre at this time. Had we known, we would have looked for land elsewhere. Consequently we are now building our dream home on lot [REDACTED] and all of the bedrooms are on the Poplar Drive side of the house. The noise, traffic and lights from the medical centre will be incredibly disruptive to us especially with the proposed operating hours. I have no objection to the child care centre as I have known about this from day 1 and the hours that the centre will be open will not directly affect my family. Please listen to the residents of Autumn Views Estate and find a better location for this medical centre. Our dream of a quiet and safe neighbourhood for our children is at stake.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Objection to: Proposal for Medical Centre and Child Care Centre 2-8 Poplar Drive, Romsey 3434

Application number: PLN/2019/279
Lodgement date: 24/06/2019
Application location: 2-8 Poplar Drive, Romsey 3434
Town/Locality: ROMSEY

It is our wish to submit this objection for consideration to the responsible Authority in the decision of the proposed medical centre and child care facility on 2-8 Poplar Drive, Romsey situated in the Autumn Views Estate, application PLN/2019/279

██████████, along with our ██████████ children are currently building our home on lot ██████████ ██████████ Romsey which is directly adjacent to the land concerned in this development proposal. 3 of the 4 bedrooms in our home are situated along the Poplar Drive side of the house and as such are in the closest proximity to the Medical Centre.

We originally put a deposit down on Lot 179 and were told the following day that this block of land was not available as it was to be used for a child care centre. It was not made known to us at this time the scale of the development or that a medical centre would also be a part of the development. We were offered lot ██████████ as an alternative to the block we had put a deposit down for. After much consideration and discussions about the implications of having a child care centre across the road, we agreed to transfer the deposit placed on lot 179 to lot ██████████

When we heard about the proposal of the medical centre being a part of this development, ██████████ I again had many discussions about the implications of living directly across the road to this development. Unfortunately, as our home is almost complete and handover is expected early in the new year, changing our mind about the block of land was no longer an option.

We have major concerns in regards to the road safety of all the residents of and visitors to the estate. A development of this size and nature is guaranteed to bring with it an extremely high volume of traffic to the narrow residential roads of the estate. This puts not only us and our children at risk but all of the residents of the Autumn Views Estate.

The high volume of traffic also brings other safety concerns such as air pollution from the increased traffic flow through the estate. Given the proximity of our house to the entrance

of the estate and the proposed development, this increase air pollution puts undue health risks on our entire family. Every car that comes and goes from the new development will drive past our home. That is over 500 cars every day not including the cars that belong to the residents of the estate.

As I mentioned earlier, 3 of the 4 bedrooms in our home are on the Poplar Drive side of our home and the increased traffic noise that will be constant until 10/10:30pm when the medical centre closes its doors for the night will affect the way our family sleeps which can be detrimental to our concentration levels. Driving our cars along the notoriously dangerous Melbourne-Lancefield Road to get to and from work and to take our kids to and from school will be even more dangerous with lowered concentration levels from lack of sleep. Our kids' education will also suffer from lack of sleep due to the traffic noise and lights from entering and exiting vehicles of the development until these late hours.

We are aware that these reasons alone are not grounds for rejection and so we would like to put forward the following for your consideration;

Clause 52.06 – Car Parking

Purpose

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. **DOES NOT COMPLY – The shared carpark accommodates 51 car parking spaces, including 4 disabled spaces. At any given time, there will be 30 parks required for the staff at the medical centre and child care centre (11 staff at the medical centre and 19 at the child care centre). Car park numbers 33 – 42 will be allocated to medical centre staff with the remaining spaces to be shared between staff and visitors to the medical centre and child care centre. Assuming that none of the staff members will require use of the disabled parks, that leaves 21 free car parking spaces including 4 disabled parks for visitors to the child care centre and medical centre. Minimum requirements for childcare carparks are 0.22 per child. The child care centre is able to accommodate up to 104 children (0.22 x 104 = 22.88 carparks at a minimum). The medical centre is projected to have 9 practitioners working at any given time. 4 patients per hour as is standard requires approximately 27 carparks for patients at any give time for 14 hours per day.**
- To support sustainable transport alternatives to the motor car. **DOES NOT COMPLY – The Autumn Views Estate is not easily accessible by modes of transportation other than motor vehicle. There are no clear footpaths or walking tracks from the either direction along Melbourne-Lancefield Road. The estate is too far from the rest of the commercial businesses in Romsey which denies people going from the medical centre to the local shop without having to drive their car. Additionally, the roads within the estate are narrow and do not have designated bike lanes which leaves motor vehicles as the only mode of transportation to the proposed development.**

Children growing up in the estate will not be able to safely use the footpaths or roads within the estate to ride their bikes and scooters. Their safety would be jeopardised each and every time they are out the front of their homes and moving in between homes to visit the friends they will make with the other children in the estate. The sense of community that was dearly sought after by all residents of the estate will suffer due to the motor vehicles using the residential roads because there is no other alternative.

- To ensure that car parking does not adversely affect the amenity of the locality. **DOES NOT COMPLY** – The obvious shortfall of parking spaces within the proposed development will inevitably force visitors or staff to seek parking along the residential streets of the estate. The roads within the estate are residential roads without excess room for cars parked along them. This will lead to even further congestion as cars driving along the roads will have to manoeuvre around these parked cars. With the addition of the medical centre, the volume of traffic in and out of the estate during the hours of operation equates to roughly 504 vehicles on Poplar Drive and Maple Drive daily, Monday - Saturday. Numbers that will surge sporadically during the peak pick-up and drop off times of the child care centre 5 days a week.
- To ensure that the design and location of the carparking is of high standard, creates a safe environment for users and enables easy and efficient use. **DOES NOT COMPLY** – The entrance to the car park is approximately 40m from the entrance to the Autumn Views Estate off Melbourne-Lancefield Road which is a notoriously dangerous road. At the entrance of Autumn Views Drive, cars passing by are travelling at 80km per hour in both directions. The high volume of cars expected at any given time during the day will lead to congestion not only on the turning lanes at the entrance to the estate but at the carpark entrance and throughout the carpark.

2.2 Surrounding Sites

- The proposal indicates that the “Land to the north and east ... is currently vacant.” **OBJECTION** – There are 3 structural homes currently occupying the land to the north and east of the proposed development. [REDACTED]

3.6 Building heights

- The proposal indicates “The double story medical centre has a height between 4.40 – 8.55 meters” and “The single story child care centre has a height of between 3.19 – 5.16 meters” **OBJECTION** – The heights of these buildings does not comply with the 21.08-3 Built Environment regulation which states that “The high landscape qualities of the Shire and the built form of its towns must be appropriately controlled to ensure development is sustainable and respects character” ... “Direct population and development to settlements where scenic landscapes will not be jeopardised” – The scale of these buildings will severely impact on views of the surrounding landscapes for all of the neighbouring houses – views that were coveted when lands blocks were purchased.

We strongly urge you to follow precedent in this matter by rejecting this proposal as was done in August 2018 in relation to PLN/2017/467 and MCA/2018/9 Application for planning permit and miscellaneous consent – use and development of the site as a childcare centre – 28-30 Reynolds Grove Romsey VIC 3434. This development was rejected on the following grounds;

- (i) The proposed development is not in keeping with Clause 21.13-4 which requires support for additional childcare facilities where they are appropriately designed and located close to the town centre or existing educational facilities.

Why is this relevant to our objection?

30 Reynolds Grove is 1.6km from the town centre and Autumn Views Estate is also approximately 1.6km from the town centre. Romsey Primary School is 1.2km from 30 Reynolds Grove and is approximately 1.4km from Autumn Views Estate.

- (ii) The proposed scale and intensity of the use and development is not in keeping with the residential aspect of Reynolds Grove.

Why is this relevant to our objection?

Autumn Views Estate is a residential estate adjacent to Lomandra Estate which is entirely residential. The proposed development is at the front entrance to the Autumn Views Estate which in all other areas is entirely residential.

- (iii) The design, setbacks and appearance of the proposed building and works is not appropriate in its context to the site.

Why is this relevant to our objection?

The proposed setback for the 2-story medical centre in Poplar Drive is 4-5m. The proposed setback for the childcare centre along Poplar Drive is between 9.40 – 17.19m. Both buildings will be shielded from view along Poplar Drive by a 2.1m high fence. The residential homes that surround the proposed development will be fenced with 1.8m high fencing. The sheer scale of the fence and the short setback of the medical centre from the road will be visually confronting and dominate the narrow road of Poplar Drive thus interfering with the residential integrity of the estate.

- (iv) The fails to provide for a minimum 65% site permeability as required by the design outcomes of the DDO18.

Why is this relevant to our objection?

The size of the proposed buildings and the carparking requirements do not allow for appropriate landscaping to satisfy the 65% permeable surface area required as a minimum.

- (v) The bulk, location and appearance of any proposed building and works will not be in keeping with the character and appearance of the streetscape and area.

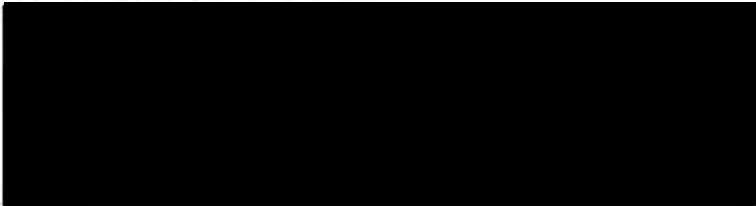
Why is this relevant to our objection?

The character and appearance of the township of Romsey broadly consists of low scale dwellings with generous setbacks from the front, rear and side setbacks, a dominance of landscaping and either low or no front fencing. The proposed development in Poplar Drive is large scale dwelling with short setbacks and a larger than standard size fence across the entire frontage.

We would like to take this opportunity to thank you for taking the time to read through this objection and considering it in your decision to either approve or reject application PLN/2019/279.

Sincerely,

Shane and Rebekah Pratt



Awais Sadiq

From: Becky [REDACTED]
Sent: Friday, 15 November 2019 9:30 AM
To: Macedon Ranges Shire Council
Cc: Cr Henry Bleeck; Cr Natasha Gayfer; Cr Bill West; Cr Mandi Mees; Cr Andrew Twaits; Cr Helen Radnedge; Cr Jennifer Anderson; Cr Roger Jukes; Cr Janet Pearce
Subject: Official Objection to application PLN/2019/279
Attachments: Rebekah & Shane Pratt - Objection to PLN-2019-279.pdf

Good morning,

My name is Rebekah Pratt and I am currently building a home in the Autumn Views Estate in Romsey.

Please find attached my official objection to the proposed Use and Development of the Land for a Child Care Centre and Medical Centre on Lots 177-180 PS 735236V P/Monegeeta, 2-8 Poplar Drive ROMSEY VIC 3434 - Application reference number PLN/2019/279.

Please note that I will be posting an original hard copy of this objection to PO Box 151, Kyneton Vic 3444.

Should you have any questions regarding the attached objection, please do not hesitate to contact me via email or on [REDACTED].

Thanking you in anticipation.

Rebekah Pratt

Stephanie Pisaneschi



The development would be to the detriment of the amenity in Autumn Views by the increase in noise, traffic, activity, parking and the loss of the local neighbourhood character.

The cumulative impact of the building setbacks, proposed building, removal of vegetation, site fill and building design are at odds with the character Autumn Views and the Romsey Township in general.

The setbacks of the building, car parking area and a 2 storey modern building would limit the possible landscaping to soften the appearance of the development within the streetscape and character.

The loading and refuse collection facilities and traffic management would need to be carefully managed via conditions provided by the MRSC Engineering Unit to ensure there is no further detriment to the road and unsealed road shoulders.

Any deliveries, constant patients, drop off/pick up of children and garbage collection may impact on pedestrian movement, traffic flows and neighbourhood amenity expected within the local residential area.

This estate is filled with young families and small children who want the opportunity to grow up outside playing on the bikes and with other kids in the same estate. The scale of this facility will hindrance this happening as the safety concerns are enormous. There is also limited public transport or bike lanes to reduce the need for car movements.

The associated traffic, hours of operation and noise are not of a scale that could be generally expected within a minor residential street but should be rather directed toward a street, education centre or commercial area.

Existing conditions and relevant history

Subject Land & Surrounds

The site has a number of trees along the front boundaries of both exotic and native varieties.

Adjoining land is zoned General Residential and used exclusively for residential purposes. Most surrounding lots comprise of land developed with a single dwelling. The lot sizes ranges from around 800m² to up to around 1600m². However, a majority of the lots are over 900m². The facilities are not near the town centre which is approx. 1.6km away. Nor is there a safe way of getting to the facilities without a vehicle.

In clause 52.06 of the Planning scheme it is noted:

-To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. **DOES NOT COMPLY**

-To support sustainable transport alternatives to the motor car- **DOES NOT COMPLY**

-To ensure that the car parking does not adversely affect the amenity of the locality. **DOES NOT COMPLY**

Traffic – By my calculation of 9 appointments at any one time, 15-minute appointment times and 14 hours of operation that equates to over 509 additional vehicles on Poplar and Maple Drive during the day (and night) at least.... With obvious surges and pick up and drop off times for the Child Care Centre.

4.5.1 Clause 52.06 - Car Parking

There is not enough car parks per building and the statements made by the consultants are confusing and incorrect.

The shared car park accommodates a total 51 car parking spaces, including 4 disabled spaces.

Car parking space no. 33 - 42 will be allocated for the medical centre staff with the remaining spaces to be shared between staff and visitors to the medical and child care centres.

That is not 0.22 per child (DOES NOT COMPLY)

'A total of 19 staff (including 2 admin staff) will occupy the child care centre at any one given time.' Does not include Medical Centre Admin Staff?

4 Disabled Parking spaces and Medical Centre Administration Staff not mentioned.

The proposed medical centre will consist of 9 practitioners which requires 29 car spaces to be allocated to the medical centre.

29 for medical centre (11+2 Staff) Leaves 16 Car parks for medical centre with 4 Disabled, and 22 for CCS (19 Staff) or 19 for pick and drop off... where do the staff park? On your footpath?

Leaves THREE (3) car parks for pick up and drop of. NOT 0.22 Per child Given the above, the proposal does not satisfy the provisions of Clause 52.34. 4.4.1

The proposed development is not in keeping with Clause 21.13-4 which requires support for additional childcare facilities where they are appropriately designed and located close to the town centre or existing education facilities.

The proposed scale and intensity of the use and development is not in keeping with the residential aspect of Autumn Views Estate.

The design, setbacks and appearance of the proposed building and works is not appropriate in its context to the site.

The development fails to provide for a minimum 65% site permeability as required by the design outcomes of the DDO18.

The bulk, location and appearance of any proposed building and works will not be in keeping with the character and appearance of the streetscape and area.

Design and Development Overlay Schedule 18 (DDO18)

The Design and Development Overlay Schedule 18 seeks to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. It identifies areas which are affected by specific requirements relating to the design and built form of new development. Schedule 18 outlines three precincts within Romsey.

The subject site is located within the "Established Area A" character precinct. The applicable general design objectives of the schedule are as follows:

- To encourage design which reflects the valued character attributes of Romsey, which broadly consists of low scale dwellings with generous setbacks from front, rear and side setbacks, a dominance of landscaping and either low or no front fencing. DOES NOT COMPLY- 2 Storey , not a generous set back from front, rear and side and there is a major fence on poplar drive for the child care centre.
- To protect residential amenity by ensuring development does not intrude on neighbouring dwellings. DOES NOT COMPLY- These two building will certainly intrude of neighbouring dwellings, the extra traffic, noise, garbage bins, parking on our nature strips as there wont be enough parking, not being able to get in and out of our own estate in a timely and safe manner.
- To ensure any fencing sited forward of a building is of a low height and accommodates a high degree of visual permeability. DOES NOT COMPLY- A permit is required to construct a fence sited forward of a dwelling (including corner lots) if:
 - The heights of the fence is more than 1.2 metres; or
 - The fence has less than a minimum visual permeability of 50%.

The proposed 2.1 metre high fence that is constructed along Poplar Drive and along Maple Drive opposite the child care centre is required to secure the outdoor play area from the public realm. It is noted that high fencing is a common characteristic of childcare centre developments throughout Victoria.

The 2.1 metre high fence has been extended to the medical centre to ensure a consistent fence height along Poplar Drive

Of particular concern is the development not providing a low scale development in a landscape setting. It is considered the development would be visually dominating and intrude on the streetscape. It is considered the visual design of the building itself would generally meet some of the objectives of the building form objectives and the proposed building would have some opportunity for landscaping. However additional landscaping would be difficult to manage due to the size requirements of the building and carpark area. The permeable surface area of the site would not meet the 65% minimum expressed for a site within the Established Area A precinct.

The proposed development is not an appropriate response to the design objectives expressed within the DDO18.

11.03-1S 31/07/2018 VC148 Activity centres (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Interpretation: The intent of this objective is co-location, NOT to have residential and non-residential use of such scale as is the proposal in the same residential zone but to compliment the location of residential development with services and amenities 'close' by in commercial/retail service areas

Objection: This proposal is for an isolated commercial precinct within a General Residential area and will not benefit other local businesses and is not easily accessible from the majority of Romsey residents.

15.01-5S 31/07/2018 VC148 Neighbourhood character (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character. Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

1. Pattern of local urban structure and subdivision.
2. Underlying natural landscape character and significant vegetation.
3. Heritage values and built form that reflect community identity.

Interpretation: Protect the semi-rural, family friendly, quiet neighbourhoods with views of surrounding hills and mountains, concentrating business within business zones and residential dwellings within residential zones or in this case developments in line with the Schedule 18 of the Design and Development Guidelines. .

Objection: This proposal does not meet requirements of the Schedule 18 Design and Development Overlay, it does not protect the current and expected neighbourhood character, cultural identity and sense of place that is held by the residents of the new Greenfields development.

It does not emphasis local urban structure it obscures and obstructs it from functioning. It does not emphasise the underlying natural landscape character it obscures and obstructs it from view.

It does not promote space, it obstructs the useable space on ones own property. It does not promote rural or semi-rural living, as one resident has stated "if I wanted to live in Craigieburn I would have moved to Craigieburn"

Municipal Strategic Statement Clause 21.08 - Built Environment and Heritage Clause 21.08-3 –

Built environment Objective

- 1 • To promote development that respects the rural character and high landscape values of the municipality.

Strategy

1.1 Direct population and development to settlements where scenic landscapes will not be jeopardised.

Objective 2 • To protect and enhance the existing character and form of the Shire's towns.

It is deemed necessary to consider the Romsey Residential Character Study, Design Guidelines April 2012 to ensure that new development and subdivision within the established residential areas of Romsey reflects the neighbourhood character.

Further to this, the clause outlines that it is policy to "Support additional childcare facilities where appropriately designed and located close to the town centre or existing education facilities".

Overall it is considered that the LPPF supports the use of a childcare centre within Romsey due to the population growth forecasts and from an economic development perspective. However, it is considered the proposed development is not in keeping with local policy in that it is located within a residential street which has unmade road reserves, is not close to the town centre or education

centre and is not responsive or reflective of the local neighbourhood character. It is considered the proposal large fencing forward of the building and extensive non-permeable surfaces is not in keeping with the context and scale of Autumn Views.

General Residential Zone Schedule 1

The purpose of the General Residential Zone is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations. The provisions of the zone provide a number of decision guidelines for non residential use and development within the zone.

The applicable decision guidelines are:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

***Whilst the proposed Medical Centre has access to a road in a Road Zone (Melbourne Lancefield Road) and does not require a permit under Clause 52.06-3 given the floor area exceeds 250 square metres, the use of the land for a Medical Centre is a Section 2 permit required use.

SUCCESSORS IN TITLE

The Owner and its successor or successors in title must:

3.1 Ensure that no buildings or other improvements shall be constructed outside the building envelope on each of the lots shown on the endorsed plans to the Planning Permit unless the prior written consent of the Council is first obtained. We were aware after we starting building our home and after a 13 month wait on our titles being released that there was to be a childcare facility going in- we found that out from our bricklayers. We were not advised from anyone officially. We were CERTAINLY not aware of a medical centre- they have snuck this in under everyone's noses knowing that residents weren't going to be happy.

3.2 Ensure that no vegetation is to be removed or destroyed within the building exclusion zones on each of the lots shown on the endorsed plans to the Planning Permit unless with the prior written consent of the Council is first obtained. Vegetation will be removed to make way for a carpark on the southern boundary of the site which backs on to a farming zone.

IN THE PROPOSAL

2.2 Land to the north and east is also included in Plan of Subdivision 735236V and is currently vacant. These properties are included in the General Residential Zone, Schedule 1. INCORRECT My [REDACTED] t. 2 other houses are directly North of facilities. Again, with an entry and exit opposite these homes.

The objective of Policy 15.01-5S (Neighbourhood Character) is "to recognise and protect neighbourhood character and sense of place". The strategies associated with this policy are to:

- Ensure development responds and contributes to existing or preferred neighbourhood character. THIS DOES NOT COMPLY- This is a 2 storey business within a residential development. Romsey CBD does not comprise of (1) DOUBLE STOREY BUSINESS. This is NOT complying with neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision. DOES NOT COMPLY- This is a modern double storey state of art facility, it does not comprise of local urban structure.
- Underlying natural landscape character and significant vegetation. DOES NOT COMPLY- To make room for the carparks they would need to remove vegetation on the southern border of the site.
- Heritage values and built form that reflect community identity. DOES NOT COMPLY-As discussed earlier.

In conclusion to my objection, the major factors of this development are as follows:

Traffic impacts:

- Safe access of entry and exit from the estate
- Minute long hold ups as access to Melbourne-Lancefield rd are already increasing as residents move into the estate. Let alone 500+ extra people over the opening hours wanting in and out of estate.
- Parking- Not enough parking within the facility, cars would then park over our properties.
- Motor vehicle is the only safest way in and out of the facility and estate as this will be around 1.6kms from the centre of town. With no bike lanes or footpaths to access Autumn Views from the centre of town.
- Pedestrians are more at risk as there is no zebra crossings, bike lanes or extra road widenings.
- To get into the facility there is only a 100m turning in lane from Melbourne Lancefield road, there will be major hold ups and risk of collisions along that 80km stretch of road at peak AM and PM times for the child care centre.

Loss of amenity:

- House values will decrease significantly
- Character of Romsey and Macedon Ranges
- Views
- Single storey dwellings

Noise:

- From 6am-10pm residents are constantly hearing vehicles, possible horns, children and overall noises you would hear from a large scale business.

Times of operation:

- CCC- 6.30am-6.30pm Mon- Fri
- Medical- 8.30am-10pm Mon-Saturday- A medical centre operating of those times is absolutely not in the business scheme of Romsey.

Safety:

- We brought our block of land for the [REDACTED] location, where [REDACTED] kids could play outside like we used to and be safe as no other vehicles would be accessing that road. Now we would face the facilities, our driveway is directly opposite the entry and exit of the facility.

Lighting:

- From 6am to 10pm Mon- Sat, we will have constant industrial lights pointing to our house to keep the carpark and facilities well lit up.

Garbage Collection:

- The facility I would assume would have atleast 10 bins if not more to service both areas that we would need to be smelling and looking at each week and have a garbage truck sitting there a lot longer then picking up 1 residential bin

These are comments of a petition we created: 99 Signatures with 3 days and growing
https://www.change.org/p/macedon-shire-council-stop-new-medical-and-child-care-centre/c?source_location=petition_show

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

[REDACTED]
23 hours ago

Totally inappropriate location and the area is already well serviced with medical facilities
[REDACTED]
2 days ago

I'm sure a more suitable site could be found for a Medical Centre as a residential Estate is neither practical or well thought out for residents in a country town.

[REDACTED]
2 days ago

We need a high school not another medical centre

[REDACTED]
2 days ago

We dont need additional medical centres or more development of housing. Romsey is losing its appeal and is becoming another sunbury

[REDACTED]
2 days ago

A facility like this would function perfectly well even if it was away from a group of residential houses. Build it somewhere else in town. People want a quiet neighbourhood, not full of coming and going cars.

[REDACTED]
2 days ago

Tina Hillsdon

[REDACTED]
2 days ago

Autumn Views Estate does not need this new development. To put such a large eyesore in our estate is not wanted, not only will there be congestion trying to get in and out of our area, there will be traffic from outside the estate coming in overcrowding our newly development area. There are plenty of areas in Romsey town centre that need the development more than Autumn Views, that has only just begun. We are [REDACTED] and do NOT want this to proceed!

[REDACTED]
2 days ago

This estate is too small for this. Please think of all of the young families in the estate. Too much traffic and open until 10pm?! No thanks!

[REDACTED]
2 days ago

Romsey has quite enough Med CTRs in town that shut down occasionally because not enough people using them. We don't need 11 new Drs in town. I feel for the people in the estate not being told. It's only a very small estate!

[REDACTED]
2 days ago

Not needed here!

[REDACTED]
2 days ago

The childcare centre was advertised and known about but the medical centre was a hidden agenda and not spoken of.

[REDACTED]
2 days ago

I agree... The medical center does not need to be built in a residential street!

[REDACTED]
2 days ago

This is ridiculous for such a small town

[REDACTED]
2 days ago

Romsey is meant to be a quiet town. This new estate is meant to be quiet. Then we decide to put this right in the middle?????

[REDACTED]
2 days ago

Romsey does not need another medical center!

[REDACTED]
3 days ago

Romsey does not need this yet!
Put families first.

[REDACTED]
3 days ago

This project is literally on the edge of town and would be far better suited to somewhere closer to the town centre. Whilst I am sure Romsey will grow and more commercial areas will arise, this was not earmarked for such a radical commercial development when we were buying our land. The blocks of land this project is being

proposed for were residential blocks. Had we known in the beginning that this might be a possibility we may have not bought land in this development. This project does not fit the landscape of Romsey as it is, a quiet, rural town, and would be much better suited, in this scale, to somewhere like Sunbury.

[REDACTED]

3 days ago

The proposed hours of the medical centre are excessive for the surrounding houses. Cars coming in and out of the estate until 10pm 6 nights a week is too disruptive I think it's fantastic that there is going to be another medical centre in Romsey, it just does not belong on our residential street in our small residential estate.

[REDACTED]

3 days ago

I put my life savings into buying a large house block in rural Victoria. Adding a medical centre with long hours, a huge car park, increasing traffic and devaluing my property is just heart breaking and taking away from everything that we bought into this area for

[REDACTED]

3 days ago

I think it's unnecessary in such a small estate

[REDACTED]

3 days ago

I will live across the road!

[REDACTED]

3 days ago

Autumn views is a small new estate. It does not need a new establishment of a childcare and medical centre! I hope for everyone's sake who bought in this estate who were all unaware of this going in that this project get thrown in the bin!

These are comments made from residents on a site called planningalerts.org.au

4 Poplar Drive Romsey VIC 3434

Use and Development of the Land for a Child Care Centre

[Read more information](#)

We found this application for you on the planning authority's website 4 months ago. It was received by them 29 days earlier.

(Source: Macedon Ranges Shire Council, reference PLN/2019/279)

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Luke green
Sent: Tuesday, 12 November 2019 6:59 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Luke green
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

[REDACTED] is completely [REDACTED] the entrance and exit to this development. We sold our house in a busy suburb to escape the traffic and noise and move to a quiet rural area in Romsey.

We're well unaware of this building going to happen, if we knew I guarantee we wouldn't of bought this block of land but our house is already at handover stage.

The traffic and noise that's going to be entering poplar drive will be immense. The hours of the facilities doesn't given the families are break.

We check on our house being built daily and sometimes cannot exit the estate because of the amount of cars either coming in or leaving romsey on the main road.
I can almost guarantee you the high risk of huge car accidents to happen from so many vehicles exiting poplar drive.

Romsey doesn't need this in a small estate. Come on Macedon Ranges shire council! NO NO NO

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: Luke Green <[REDACTED]>
Sent: Thursday, 14 November 2019 1:57 PM
To: Macedon Ranges Shire Council
Cc: Cr Henry Bleeck; Cr Natasha Gayfer; Cr Bill West; Cr Mandi Mees; Cr Helen Radnedge; Cr Andrew Twaits; Cr Jennifer Anderson; Cr Roger Jukes; Cr Janet Pearce
Subject: Objection

Objection:

Im basing my objection for the Medical and Child care centre purely on Traffic concerns.

The congestion on Melbourne-Lancefield rd, Poplar drive and Maple drive are not going to be suitable for a low scale residential estate. The fact that the facility is on a corner raises more concerns as this traffic is going to be built right up on the entry and exit of the estate. The amount of carpark spaces does not equal up to the amount of people who are going to be using this medical and child care facility daily.

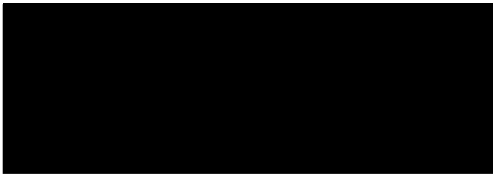
Autumn views estate is a small estate. It does not need a new establishment of this scale.

[REDACTED] opposite ([REDACTED]) the entrance and exit to this development. We sold our house in Sunbury to get away from the noise and traffic and move to a quiet rural area.

The traffic and noise that's going to be entering our estate will be immense. The hours of the facility doesn't give families of the estate a break.

Please for the people of Romsey and our estate and beloved new home, don't let this happen.

Luke Green



Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Jason Marshall
[REDACTED]
Sent: Monday, 11 November 2019 10:37 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Jason Marshall
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

No thanks, I will [REDACTED] across the road and I was already worried about traffic and my [REDACTED] son...now I have a 54 car parks across the road? And when they are full where next? this is residential land not a profit centre. Please consider the families that have spent their life savings on moving to a peaceful area to raise their families. No no no!

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Concerned Resident
[REDACTED]
Sent: Tuesday, 12 November 2019 6:13 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Concerned Resident
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

Strongly oppose, this area is for families to enjoy and raise their families in a quiet part of Victoria, we have had to fight of mining and now this? Please consider the safety of families and children being able to move freely around the streets of their neighbourhood. There are easily othe opportunities to build this facility in Romsey and closer to the CBD or Main Street and in commercial/industrial areas. I don't feel like this facility if it's in with the greenfields guidelines and will have major impact on the desired outcomes of that planning documents intent. The hours of the medical centre are extremely excessive (over 70 hours a week of heavy traffic, noise pollution and facility lighting and vehicle lights) on small for a small rural town in a small rural street and will have major traffic implications for residents and commuters using Melbourne Lancefield Road. The intersection of Melbourne Lancefield Road and Poplar is way to close to the intersection of M/L Road and Lomandra estate entrance/exit as it is without adding an abundance of traffic attempting to chicken run across M/L Road to get to the facility. Extremely intrusive for residents adjoining the facility, to the peace and quiet nature we believed we would have in such a lovely town, do not sell us out As I said the Romsey business district could use this facility and the developer could easily invest in current infrastructure or knock down and rebuild this facility closer to the town centre to the be of other small business and without determinant to families of Macedon Ranges Shire families.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: Jacinta Jason [REDACTED]
Sent: Wednesday, 13 November 2019 10:09 AM
To: Macedon Ranges Shire Council
Subject: Transaction Reference EAR44428
Attachments: 2-8 Poplar Submission.pdf

Good morning,

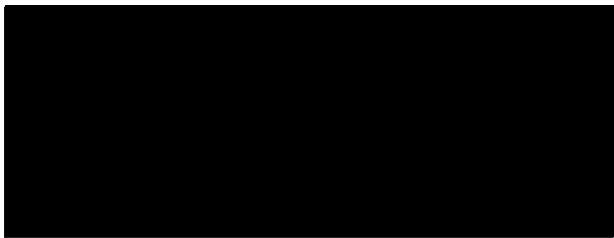
Please see attached my objection letter in reference to PLN/2019/279 application for use and development of the Land for a Child Care Centre and Medical Centre.

I have submitted electronically via the MRSC website, transaction reference EAR44428 however want to ensure this document reaches the responsive authority.

Thank you for taking the time to consider my objection.

Kind regards

Jason Marshall



Mailing address:



Objection to Proposal for Medical Centre and Child Care Centre 2-4 Poplar Drive Romsey 3434

Application Number	PLN/2019/279
Lodgement Date	24/06/2019 12:00:00 AM
Application Location	2-8 Poplar Drive ROMSEY VIC 3434
Town/Locality	ROMSEY

References:

- A. Macedon Planning Scheme
- B. Town Planning Report – Use and Development of the Land for Medical and Child Care Centre, 2, 4, 6, 8 Poplar Drive Romsey
- C. Schedule 18 Design and Development Overlay
- D. Traffic Impact Assessment Report 2-8 Poplar Drive Romsey

I wish to make this submission to the responsible Authority for consideration in the decision of the proposed childcare and medical facility on Poplar Drive in Autumn Views Estate Romsey, Application PLN 2019-278.

██████████ I are currently building ██████████ to these ██████████ and have designed our home as it was sold to us with the vehicle crossover on Poplar Drive. As such ██████████ our home will be orientated ██████████ toward the proposed large fence of the proposed childcare centres outdoor play areas on Poplar Drive.

We had become aware a child care centre had been proposed; however, not to the sheer scale of this project on a relatively small residential estate access road and certainly not to be facing the outdoor play areas, which can be extremely noisy with 1-2 children let alone 104 on a daily basis.

██████████ I have particular concerns with regard to road safety of not just our ██████████, but all residents of the estate.

It is our opinion that there are a number of inconsistencies with the proposal relating to a number of Macedon Ranges Policy documents that have not been addressed or not addressed adequately to allow this project to proceed and below I have gone to great lengths to highlight these in detail.

I am not trained in Law and I have no Town Planning knowledge experience or qualifications but I can read and have considerable skills when it comes to risk elimination or minimisation due to my work with Defence Industry.

██████████ I and other residence of Autumn Views have been in discussion and do not believe the proposal meets the objectives, intent of and/or character guidelines set out in as set out in the Macedon Ranges Planning Scheme.

Our objections are as follows:

MACEDON RANGES PLANNING SCHEME

PURPOSES OF THIS PLANNING SCHEME

To provide a clear and consistent framework within which decisions about the use and development of land can be made.

To express state, regional, local and community expectations for areas and land uses.

31/07/2018

VC148

**Activity centres (DPO9, DPO13 DDO15 and DDO19 Romsey South Business Park)
(DOES NOT COMPLY WITH OBJECTIVE)**

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Objection: The intent of this objective is co-location, NOT to have residential and non-residential use of such scale as is the proposal in the same zone but to compliment the location of residential development with services and amenities 'close'. DPO15 is a business driven activity centre that would benefit from increased foot traffic attributed to the medical centre with a patronage up to 500 people a day. The benefit to local business would be measurable compared with an isolated facility in the Greenfields area.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

Comprises a range of centres that **differ in size and function.**

Is a focus for business, shopping, working, leisure and community facilities.

Provides different types of housing, including forms of higher density housing.

Is connected by transport.

Maximises choices in services, employment and social interaction.

Objection: DPO15 Pohlman St on the western side of Melbourne Lancefield Road has been identified for business development, a number of mixed use sites including vacant sites that with investment would better suit the proposed facility, meet the intent of this objective and comply with the Macedon Ranges Strategy Statement.

13.05-1S

31/07/2018

VC148

Noise abatement (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To assist the control of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and **community amenity is not reduced by noise emissions**, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Objection: Community amenity of Autumn Views Estate residents will most certainly be reduced by noise emissions, from over 500 additional vehicles using Poplar Drive and Maple Drive, and the outdoor play areas of 104 children in the child care centre on the Poplar Drive road side.

13.06-1S

31/07/2018

VC148

Air quality management (NOT ADDRESSED) (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To assist the protection and improvement of air quality.

Strategies

Ensure that land use planning and transport infrastructure provision contribute to improved air quality by:

Integrating transport and land use planning to improve transport accessibility and connections.

Locating key developments that generate high volumes of trips in the Central City, Metropolitan Activity Centres and Major Activity Centres.

Objection: Poplar Drive is not considered Central, a Metropolitan Activity Centre or a Major Activity Centre, with approximately 500 more vehicles travelling along Poplar and/or Maple Dives each day, to not consider the effect as part of the Proposal is negligent.

13.07-1S

31/07/2018

VC148

Land use compatibility (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Strategies

Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:

Directing land uses to appropriate locations.

Using a range of building design, urban design, operational and land use separation measures.

Objection: Safeguard Community amenity with potential off-site effects being; increases in Traffic, Noise, pollution and increased risk of vehicle accident in a number of locations

around the facility, pedestrian accidents for residents, children, pets and disturbance particularly considering generally quiet semi-rural setting of the surrounding area and estate.

13.07-2S
26/10/2018
VC152

Major hazard facilities (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

Objection: I am considering the Melbourne Lancefield Road as the Major Hazard Facility in this regard, irrelevant if it is or isn't, the road is inherently dangerous, an intersection is inherently dangerous and adding 176 vehicles per hour up to 1030pm traffic to the turning points onto and off of the major arterial road and transport network route will significantly increase risk to commuters using the facility.

Traffic Impact Assessment Report drastically underestimates the number of Lots the intersection would cater for, identifying only the lots of Stage 1B of the development and only along Maple and Poplar Drives, that is drastically short of the total expected to use the intersection (70% southbound onto Melbourne Lancefield Road 30% northbound, according to the report estimates from Autumn Views Lots once Stage 6 is fully developed. Using the plan below I identified a potential 81 Lots that may be expected to use the intersection from Stages 2B, 3A, 6A, 5A.

DEVELOPMENT PLAN

MELBOURNE-LANCEFIELD ROAD



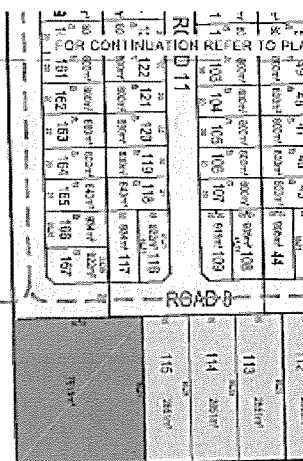
- GENERAL NOTES:**
- The development shall be in accordance with the conditions of the Planning Permit and the provisions of the Planning and Environment Act 1987.
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LOT YIELD TABLE

LOT NO.	AREA (sq.m)	AREA (sq.ft)	%
1-10	142.20	1527.0	5.0
11-20	142.20	1527.0	5.0
21-30	142.20	1527.0	5.0
31-40	142.20	1527.0	5.0
41-50	142.20	1527.0	5.0
51-60	142.20	1527.0	5.0
61-70	142.20	1527.0	5.0
71-80	142.20	1527.0	5.0
81-90	142.20	1527.0	5.0
91-100	142.20	1527.0	5.0

STAGE 3B

LOT NO.	AREA (sq.m)	AREA (sq.ft)	%
1-10	142.20	1527.0	5.0
11-20	142.20	1527.0	5.0
21-30	142.20	1527.0	5.0
31-40	142.20	1527.0	5.0
41-50	142.20	1527.0	5.0
51-60	142.20	1527.0	5.0
61-70	142.20	1527.0	5.0
71-80	142.20	1527.0	5.0
81-90	142.20	1527.0	5.0
91-100	142.20	1527.0	5.0



NORTH EAST

DAVID COOPER CONSULTANTS

1000 High Street, Level 10, North Melbourne, VIC 3048

Phone: (03) 9489 1000

Website: www.dcc.com.au

DATE: 10/01/2011

PROJECT: MELBOURNE-LANCEFIELD ROAD DEVELOPMENT PLAN

LOT: 100

SCALE: 1:1000

PROJECT NO: 100

CLIENT: MELBOURNE-LANCEFIELD ROAD DEVELOPMENT

APPROVED: [Signature]

DATE: 10/01/2011

15.01-1S
31/07/2018
VC148

Urban design (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Objection: I will not feel safe using Poplar Drive. I will not feel safe allowing [REDACTED] to enjoy the space we have in our front yard.

With the excess of 500 additional vehicles day and night using the road, I will not feel safe exiting [REDACTED] Poplar Drive with vehicle crossing to enter the facility, or exiting the facility from the southern side of Poplar and considerable traffic flowing to and from Maple Drive entrance.

[REDACTED] which already provides restricted view of my exit and I had considerable concerns already for pedestrians and vehicles as I tried to enter or exit my property, I have turned my garage to orientate so I am not required to reverse onto Poplar Drive in the interest of the community safety (minimising risk) and this proposal dramatically increases both vehicle and pedestrian traffic along Poplar Drive, leading to dramatic increase in risk of an accident.

This proposal is not functional with the existing or soon to be existing dwellings and is not safe.

15.01-5S
31/07/2018
VC148

Neighbourhood character (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Heritage values and built form that reflect community identity.

This proposal does not protect the neighbourhood character, is non compliant with a number of covenants set out in Schedule 18 of the Design and Development Overlay, I believe the intent of the overlay was to ensure the objective and strategies of the neighbourhood character are met and maintained.

The proposal does not emphasis local urban structure it obscures and obstructs it. It does not emphasis the underlying natural landscape character it obscures and obstructs it. It does not promote space, it does not promote rural or semi-rural living, as one resident stated "if I wanted to live in Craigieburn I would have moved to Craigieburn"

17.02-2S

31/07/2018

VC148

***Out-of-centre development* (DOES NOT COMPLY WITH OBJECTIVE)**

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres. (West of Main Street?)

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Objection: This may not be 100% relevant to this proposal but the ideology remains the same, having a service isolated from other services and amenities does not comply with the intent or objective of a number of policies and guidelines contained in the Planning scheme.

19.02-1R

31/07/2018

VC148

***Health precincts - Metropolitan Melbourne* (DOES NOT COMPLY STRATEGY STATEMENT)**

Strategies

Facilitate health and community wellbeing precincts through the **co-location of:** Hospitals, allied health services and not-for-profit health providers at the regional level. General practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level.

Create health precincts in new **suburbs** in or close to town centres.

Ensure health precincts are **well serviced by community services.**

Objection: This will not be well serviced as stated with dangerous road access, limited opportunity for other business to integrate when there is greater opportunity for local businesses to be co-located closer to the centre of town, I cannot understand how this would be considered the best location to service the needs of the community.

31/07/2018
VC148

Education facilities (DOES NOT COMPLY WITH OBJECTIVE)

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate **childcare**, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school facilities **provide safe** vehicular drop-off zones.

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and access ways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Develop libraries as community based learning centres.

Objection: The location of the Child Care Centre will not be maximum benefit to the majority of the Romsey Community in that it is on the southern border of the GRZ. The design of the proposal may include safe vehicular drop off points (**providing every member of child care staff walk to work and do not occupy one of the 22 allocated car parks**) But if you extend the pickup and drop off points to include access from and to Melbourne Lancefield Road, you could argue that the risk of accident has significantly increased.

21.05-2

10/09/2015
C84

Significant environments and landscapes (DOES NOT COMPLY WITH OBJECTIVE)

Overview

Macedon Ranges Shire has many and varied rural and township landscapes which are highly valued by residents and visitors.

Landscape character within Macedon Ranges Shire is also defined by:

Heritage gardens with native vegetation, exotic species, hedgerows, managed plantations and pastoral qualities

Significant views and vistas from and to the undulating wooded hills, which also form major visual edges to the Shire

Distinctive settlements set within a rural environment.

Objective 1

To maintain and enhance the existing rural landscapes.

Objection: The height and of the medical facility will obstruct my View of MT Macedon and potentially Mt Charlie Nature Reserve to the West of my property, something that I highly value when standing in what is becoming my front yard. In its place will be a corrugated iron building and significant roof line should this proposal attain approval.

The scale (width) of the Child Care Centre will significantly impact on views of surrounding rural landscapes, again something highly valued within our household.

21.08-3

20/09/2019
C118macr

Built environment (DOES NOT COMPLY WITH OBJECTIVE)

Overview

The high landscape qualities of the Shire and the built form of its towns must be appropriately controlled to ensure development is sustainable and respects character.

Objective 1

To promote development that respects the rural character and high landscape values of the municipality.

Strategy

Direct population and development to settlements where scenic landscapes will not be jeopardised.

Objective 2

To protect and enhance the existing character and form of the Shire's towns.

Strategies

Encourage new extensions to residential areas to reflect existing street patterns and sub-division layouts and to harmonise with the surrounding environment.

Encourage development that respects the distinctive character and defining attributes of each settlement.

Ensure development in sensitive areas respects its context and the preferred character of the area.

Identify appropriate locations for higher density urban development in town centre structure plans and outline development plans that do not detrimentally affect the heritage values,

preferred neighbourhood character or landscape character of the Shire's towns.

Strategy 2.4 Ensure the planning density and design of new residential development recognises the environmental and infrastructure constraints and preserves the distinctive characters of the Shires various communities and individual towns and settlements.

Objection: The height and of the medical facility will obstruct my View of MT Macedon and potentially Mt Charlie Nature Reserve to the West of my property, something that I highly value when standing in what is becoming my front yard. In its place will be a corrugated iron building and significant roof line should this proposal attain approval.

The scale (width) of the Child Care Centre will significantly impact on views of surrounding rural landscapes, again something highly valued within our household.

21.12

10/09/2015
C84

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

This clause provides local content to support Clause 19 of the State Planning Policy Framework.

21.12-1

10/09/2015
C84

Community development (DOES NOT COMPLY WITH OBJECTIVE)

Objective 1

To improve the physical health of the community by providing safe, attractive, useable, well maintained public spaces that encourage active lifestyles for people of all ages and abilities.

Strategies

Ensure new areas of public open space and new public buildings are safe and attractive for users of all ages and abilities, through providing appropriate areas of shade, seating, lighting and physical infrastructure such as drinking fountains and toilets.

Promote passive surveillance of public spaces through design including having regard for orientation issues; boundary treatments and use of physical and symbolic barriers.

Encourage developments to incorporate appropriate walking trails, bicycle paths, playgrounds and social infrastructure.

Enhance the walkability and safety of existing residential areas with improvements to footpaths and recreational areas to ensure consistency with disability discrimination act requirements.

Require development contributions to fund the provision of community services and facilities. Facilitate the inclusion and identification of community facilities in structure plans.

Objection: The addition of over 500 vehicles using Poplar and Maple Drives in a residential area does not enhance the walkability and safety of existing residential areas or improve footpaths and recreational areas.

21.12-2

10/09/2015
C84

Development infrastructure (DOES NOT COMPLY WITH INTENT)

Overview

Growth in urban areas places increased pressure on roads, infrastructure and services. There are many existing urban areas in the municipality where infrastructure and services are lacking or non-existent. Gisborne, Lancefield, Macedon, Riddells Creek, Romsey and Woodend are connected to natural gas however the current infrastructure has limited capacity **particularly for business use.**

21.13-4

15/06/2017
C99

Romsey

Key issues for Romsey are as follows:

Ensuring that new development reflects the neighbourhood character of the established residential areas of Romsey, which is very different from metropolitan Melbourne and highly valued by residents.

Economic development objectives

Objective 1

To strengthen Romsey's economic base by making additional land available for the establishment of industry and service business, in order to provide local employment and business services, while maintaining the semi-rural nature of the township environs.

Objective 2

To ensure new residential development does not adversely impact on the capacity for industrial development and the operation of essential services.

Economic development strategies

Consolidate the retail area on the west side of the main street and provide for limited highway orientated uses.

Ensure that new development in the town centre facilitates a compact, walkable, high amenity centre.

Facilitate integrated development of the broader centre, including land to the west of Pohlman Street.

Facilitate the development of an industrial and wholesale precinct on Greenfield land to the south of Romsey, bordered by Greens Lane and the Melbourne-Lancefield Road, by:

Encouraging a coordinated approach to development, including high quality design attributes.

Ensuring adequate off street staff parking, suitable roads for heavy transport manoeuvring, consistent landscaping treatments and setbacks.

Encouraging a range of lot sizes from a minimum of 1,500 square metres through to 10,000 square metres or more.

This will provide for highway retail, large format retail, wholesale and service industrial activities.

Manage the industrial area at Mitchell Court to avoid adverse impacts on sensitive adjoining uses, including Romsey Primary School.

Objection: Service business should comply with DDO18 or be located in more accessible and suitable for commercial use locations within the DDO15 Pohlam Road precinct or Romsey South Business Park DPO13 and DPO9, DPO13, where additional land has been made or will be made available for suitable use.

Heritage, landscape and township character objectives (DOES NOT COMPLY WITH OBJECTIVE)

Objective 1

To protect the townscape and heritage features of the town.

Objective 2

To create an attractive urban environment with a strong sense of place.

Objective 3

To maintain and improve the key urban and landscape elements, and cultural heritage assets that contribute to the established semi-rural township and village character of Romsey.

Objective 4

To protect and improve the appearance of the semi-rural landscape along the Melbourne-Lancefield Road and Key Township entrances.

Specific implementation (DOES NOT COMPLY WITH INTENT OF SCHEDULE 18 DDO)

Ensure that Greenfield residential development reflects the valued rural town character of Romsey, through the application of the Development Plan Overlay and the Design and Development Overlay.

Objection: This facility may be reflect the valued town character of Hawthorn; however, Romsey is a semi-rural township and a development of this size and scale blocking our views of surrounding hills and mountains, adding excessive traffic to our street and hugely increasing the noise pollution in the immediate area of the Child Care Centre, and our home is not reflective of town character.

32.09-11

26/10/2018
VC152

Application requirements (DOES NOT COMPLY WITH REQUIREMENTS)

An application must be accompanied by the following information, as appropriate:

For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.

The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

Objection: The proposal makes no reference to light spill, severely under-estimates the noise of the child care facility (again may be acceptable with Hawthorns expected ambiance but not the quiet streets of Romsey) and no reference of glare and I note the material appears to be reflective corrugated iron for the second story of the Medical facility in the amended plans document of the application.

Light spill will be of concern to me as [REDACTED] the Poplar Drive entrance and the roundabout at the intersection of Polar and Maple Drive. This proposal has the potential to add approximately 60 flashes from headlights entering and exiting the medical facility up to 10:30pm 6 nights a week.

I don't believe that is acceptable in keeping with the neighbourhood character or an acceptable imposition on families of the community when there are far more suitable locations within the town centre.

SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY (DOES NOT COMPLY WITH SCHEDULE 18 DDO)

Design objectives

All precincts

To encourage design which reflects the valued character attributes of Romsey, which broadly consists of low scale dwellings with generous setbacks from front, rear and side setbacks, a dominance of landscaping **and either low or no front fencing.**

To protect residential amenity by ensuring development does not intrude on neighbouring dwellings.

To ensure any fencing sited forward of a building is of a low height and accommodates a high degree of visual permeability.

Building form (DOES NOT COMPLY WITH SCHEDULE 18 DDO)

To maintain substantial setbacks from all boundaries, and larger setbacks from a rear boundary.

To require buildings to have a high degree of façade articulation, with varied setbacks from the front boundary.

To encourage upper floor walls to be generally set back from ground floor walls.

To encourage a permeable surface of 45% in the Medium Density Area, **55% in the Greenfield Area** and 65% in Established Area A.

Objection: Buildings, Driveways and insufficient Carparks mean non-compliance. The development has permeability of 29%. How will this impact natural rainfall drainage, noting the proposal is to include kerb and channel on Poplar Drive (not preferred by MRSC for a number of reasons) could this lead to excessive water flow into the draining to the front of my property, possibly lead to flooding of Poplar Drive? I have concerns in regards to drainage if permeable surface remains at 29%.

Fencing

A permit is required to construct a fence sited forward of a dwelling (including corner lots if:

**The height of the fence is more than 1.2 metres; or
The fence has less than a minimum visual permeability of 50%.**

Precinct 2 – Greenfield Area (DOES NOT COMPLY WITH SCHEDULE 18 DDO)

Building coverage: maximum 40% of the site area. *No mention of Total Building Sqm.*

Building height maximum 7.5 metres - *Not 11m as suggested in Report*

In addition to the above design objectives and design requirements for each precinct and the decision guidelines of Clause 43.02, before deciding on an application to:

Construct a fence sited forward of a dwelling;
Construct a dwelling or associated outbuilding which is not exempt in accordance with sub-Clause 2.0 of this schedule from the requirement for a permit;
Subdivide land if the requirements of sub-Clause 3.0 of this schedule are not met;

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MACEDON RANGES PLANNING SCHEME

the **responsible authority** must consider:

The reason for the proposed **non-compliance** with the requirement.

The extent to which the setbacks, layout, design and form of the building is consistent with the design principles and semi-rural small town character and scale sought to be created as expressed in the Romsey Residential Character Study: Design Guidelines April 2012.

The existing character of the area.

Whether the siting, height, bulk and appearance of the building and works, including fencing, will be in keeping with the character and appearance of the area.

The need to encourage building and landscape design which is in keeping with the semi-rural small town character and scale of Romsey.

54.02

19/01/2006
VC37

NEIGHBOURHOOD CHARACTER

54.02-1

19/01/2006
VC37

Neighbourhood character objective

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that the design responds to the features of the site and the surrounding area.

Standard A1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

54.02-2

19/01/2006
VC37

Integration with the street objective

To integrate the layout of development with the street.

Standard A2

Dwellings should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.

TOWN PLANNING REPORT

Subject Site

The land is encumbered by a 2.5 metre wide easement along the rear (south) boundary. **(CARPARK)**

2.2 Surrounding sites (INCORRECT)

Land to the north and east is also included in Plan of Subdivision 735236V and is **currently vacant**. These properties are included in the General Residential Zone, Schedule 1.

3.0 The Proposal (DOES NOT COMPLY WITH SCCHEDULE 18 DDO)

It is proposed for the use and development of a double storey medical centre and a single storey child care centre at 2 - 8 Poplar Drive, Romsey. The proposal is described in detail as follows:

3.1 site layout and car parking

The proposed medical centre is located on the western end of Poplar Drive with the proposed child care centre located on the eastern end of Poplar Drive.

These developments are separated by a shared driveway/carpark. The existing three vehicle crossovers along Poplar Drive are proposed to be removed and the area reinstated with footpath, nature strip, **kerb and channel** to the satisfaction of Council.

A proposed **6.4 metres wide two way vehicle crossover** is proposed along Poplar Drive which provides vehicle access to both the medical and child care centres.

A second point of entry/exit is provided via the widening of the existing vehicle crossover along Maple Drive. (DIRECTLY OPPOSITE AN EXISTING RESIDENTIAL DRIVEWAY)

The shared car park accommodates a total 51 car parking spaces, including 4 disabled spaces. Car parking space no. 33 - 42 will be allocated for the medical centre staff with the remaining spaces to be **shared between staff** and visitors to the medical and child care centres. That is not 0.22 per child **(DOES NOT COMPLY)**

'A total of 19 staff (including 2 admin staff) will occupy the child care centre at any one given time.' Does not include Medical Centre Admin Staff? 4 Disabled Parking spaces and Medical Centre Administration Staff not mentioned.

The proposed medical centre will consist of 9 practitioners which requires 29 car spaces to be allocated to the medical centre.

29 for medical centre (11+2 Staff) Leaves 16 Car parks for medical centre with 4 Disabled

22 for CCS (19 Staff)

Leaves THREE (3) car parks for pick up and drop off....NOT 0.22 Per child

Given the above, the proposal does not satisfy the provisions of Clause 52.34.

Pedestrian access to both the medical and child care centres are from within the car park.

The child care centre has outdoor play areas along its **street frontages. WITH HIGH FENCES**

3.6 building heights (DOES NOT COMPLY WITH SCHEDULE 18 DDO of 7.5m Maximum)

The double storey medical centre has a height of between 4.40 - 8.55 metres.
The single storey child care centre has a height of between 3.19 - 5.16 metres.

OPERATIONAL DETAILS (DOES NOT COMPLY WITH NEIGHBOURHOOD CHARACTER OBJECTIVES)

Medical Centre

A total of 11 staff (9 medical practitioners and 2 admin staff) will occupy the medical centre at any one given time.

Proposed hours of operation are:

Monday to Saturday - 8:30am to 10:00pm

Sundays and Public Holidays – Closed

Child Care Centre

The centre will accommodate up to **104 children; (THAT'S A LOT OF NOISE)**

Proposed hours of operation are:

Monday to Friday - 6:30am to 6:30pm

Saturday and Sunday - Closed

Public Holidays - Closed

Staff to child ratios will be provided in accordance with national regulations as follows:

Rooms 1 - 5 will each have 3 staff (at a ratio of 1:4)

Room 6 will have 2 staff (at a ratio of 1:11)

A total of 19 staff (including 2 admin staff) will occupy the child care centre at any one given time.

3.9 PROPOSED SIGNAGE (DOES NOT COMPLY WITH APPLICATION REQUIREMENTS)

Signage has not been included on the plans and any signage would be subject to future approval under the zoning controls.

Objection: 10PM closure of medical centre? With 7 bedrooms facing the entrance on Poplar Drive, We want to know what is planned?????

The development has a low site coverage of 26.3% which is well below the suggested maximum of 40%. *This obviously does not include the carpark or driveways*

Non-Residential Use and Development

Whether the use or development is compatible with residential use.

The scale and intensity of the use and development.

Given the nature of the proposed non-residential uses, there will be **minimal adverse** amenity impacts to the surrounding residential areas.

Objection: Noise, Traffic, Light Spill, Views of surrounding areas, peaceful nature of local street.

Whilst the proposed outdoor play areas associated with the child care centre do not **directly adjoin** any residential properties, acoustic fencing is provided along the Poplar Drive and Maple Drive frontages to **reduce** noise impacts to the surrounding residential properties. Refer to the Acoustic Fence Detail provided on the elevations plan.

Objection: Severely under-estimated noise pollution for a quiet residential street and neighbourhood.

The proposed hours of operation are **typical** for the proposed uses and the **10pm closing time** for the medical centre is justified as it allows for medical visits for people who are unable to attend during the day due to their work commitments.

Objection: Hours of operations are excessive when integrated with the Schedule 18 DDO and impact on neighbourhood amenity is considered.

The proposal provides the required car parking provision, with no reduction in the car parking requirements. The car parking layout is designed to meet the relevant requirements.

Objection: As previously stated, the proposal neglects allowance of car parking for Child Care Centre Staff, meaning if all staff were to commute to work by vehicle only three of the allocated child care centre carparks would be available for pick up and drop off times, meaning additional vehicles would be parking on nature strips or front yards of nearby residents. This will impact traffic flow and safety of road users.

Traffic that is generated by the proposal is discussed in the Traffic Impact Assessment prepared by O'Brien Traffic dated 14 October 2019.

Objection: Severely under-estimates peak and residual usage. States only 30 lots are expected to access (Stage 1B) not the total six (6) Stage development which may include up to 111 Lots accessing Poplar Drive, Melbourne Lancefield Road intersection.)

Given the site has two wide street frontages, kerb side waste collection can be undertaken by Council. Directly opposite [REDACTED] existing driveway?

Objection: What time would this occur and how will collection and peak traffic flow impact access to and from their own property is not addressed for the residents of Lot [REDACTED])

The extent of two storey is not excessive as it has a footprint is **less** than the ground floor footprint. It has been further articulated by the addition of a street facing terrace which provides a void element to the development facade.

Objection: It is excessive for a semi-rural township and the material used will be offensive and not in line with local character.

Conclusion

We thank you for taking the time to consider these objections and the many other objections from the residents of Autumn Views Estate and trust you will make a suitable decision with regards to the residents of Autumn Views Estate Romsey.

Kind Regards

Jason [REDACTED] Marshall



Application Number PLN/2019/279
Lodgement Date 24/06/2019 12:00:00 AM
Application Location 2-8 Poplar Drive ROMSEY VIC 3434
Town/Locality ROMSEY

Reference:

A: Council Meeting Agenda Ordinary Council Meeting Wednesday 22 August 2018.

To Responsible Authority,

Response to Application PLN/2019/279:

Request that a Notice of Refusal to grant a permit be issued for the use and development of a medical centre and childcare centre for the land at 2-8 Poplar Drive Romsey consistent with previous recommendations contained in Ref A, and on the following grounds:

The proposed development is not in keeping with Clause 21.13-4 which requires support for additional childcare facilities where they are appropriately designed and located close to the town centre or existing education facilities.

The proposed scale and intensity of the use and development is not in keeping with the residential aspect of Poplar Drive or Autumn Views Estate.

The design, setbacks and appearance of the proposed building and works is not appropriate in its context to the site.

The development fails to provide for a minimum 55% site permeability as required by the design outcomes of the DDO18.

The bulk, height, location and appearance of any proposed building and works will not be in keeping with the character and appearance of the expected streetscape and area.

Proposing to construct outside the building envelope and erect a fence forward of the building envelopes greater than 1.2 metres in height and exceeding a fifty percent visual permeability.

Obligations of the owner and the owner's successor or successors in title

The Owner and its successor or successors in title must:

Ensure that no buildings or other improvements shall be constructed outside the building envelope on each of the lots shown on the endorsed plans to the Planning Permit unless the prior written consent of the Council is first obtained.

Ensure that no vegetation is to be removed or destroyed within the building exclusion zones on each of the lots shown on the endorsed plans to the Planning Permit unless with the prior written consent of the Council is first obtained.

Ensure that any fencing sited forwards of the proposed building envelopes located along either front or side boundaries as a maximum height of 1.2 metres and a minimum fifty percent visual permeability.

Planning Policy Framework (PPF)

Clause 15.01-2S outlines the need *“to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties”*.

The objective of Policy 15.01-5S (Neighbourhood Character) is *“to recognise and protect neighbourhood character and sense of place”*.

Local Planning Policy Framework (LPPF)

Clause 21.08-3 seeks to *“protect and enhance the existing character and form of the Shire’s Towns”*

Clause 21.10 supports Clause 17 of the SPPF seeks to support additional services and facilities within Romsey in appropriate areas.

It outlines that a key issue for Romsey is *“ensuring that new development reflects the neighbourhood character of the established residential areas of Romsey, which is very different from metropolitan Melbourne and highly valued by residents”*.

Romsey Residential Character Study, Design Guidelines April 2012 to ensure that new development and subdivision within residential areas of Romsey reflects the neighbourhood character.

Further to this, the clause outlines that it is policy to *“Support additional childcare facilities where appropriately designed and located close to the town centre or existing education facilities”*.

The proposed development is not in keeping with local policy in that it is located within a residential street, unmade road reserves, is not close to the town centre or education centre, is not on a main road and is not responsive or reflective of the local neighbourhood character. The proposal requiring large fencing forward of the building and extensive non-permeable surfaces is not in keeping with the context and scale of Poplar Drive and Autumn Views.

General Residential Zone Schedule 1

The proposed use for a medical centre childcare centre would serve local community needs, however the 100 child capacity of the centre is excessive given the population of the Estate and Town.

The associated traffic, hours of operation and noise are not of a scale that could be generally expected within a minor residential street and should be directed toward the town centre, education centre or commercial area.

The development would be to the detriment of the amenity in Poplar Drive by the increase in noise, light spill due to medical centres hours of operation and the loss of the local neighbourhood character.

The cumulative impact of the building setbacks, proposed fencing forward of the building, removal of vegetation, hours of operation of the medical centre and building design are at odds with the character with Poplar Drive and the Romsey Township in general.

The setbacks of the building and car parking area would limit the possible landscaping to soften the appearance of the development within the streetscape and the large fence along the front boundary is totally at odds with the streetscape character.

The loading and refuse collection facilities and traffic management would need to be carefully managed via conditions provided by the MRSC Engineering Unit to ensure there is no further detriment to the road and unsealed road shoulders and risk mitigation of access to and Melbourne Lancefield Road and neighbouring houses.

Any deliveries, drop off/pick up of children and garbage collection may impact on pedestrian movement, traffic flows and neighbourhood amenity expected within the local residential area. There is also limited public transport needed to reduce the need for car movements.

Overall it is requested the responsible authority deems that the proposed use and development does not meet the outlined decision guidelines for a non-residential use.

Design and Development Overlay Schedule 18 (DDO18)

The proposal does meet some of the objectives under the DDO18. However there are critical components which are not met and therefore should not be supported under the provisions of the overlay.

Of particular concern is the development not providing a low scale development in a landscape setting. It is considered the development would be visually dominating and intrude on the streetscape and surrounding views of Mt Macedon and Mt Charlie Reserve. The proposed front and fencing are not of a low height or sufficient in visual permeability.

The permeable surface area of the site would not meet the 55% minimum expressed for a site within the Greenfields Area precinct. Additional landscaping would be difficult to manage due to the size requirements of the building and carpark area.

The proposed development is not an appropriate response to the design objectives expressed within the DDO18 and therefore cannot be supported.

Site layout and car parking

When **all staff** requiring parking on site as well as expected clients of the medical centre and child care centre particularly around pick up and drop off times is considered for the development, the proposal does not satisfy the provisions of Clause 52.34. This will lead to on street parking causing further congestion and risk to road users and foot traffic alike.

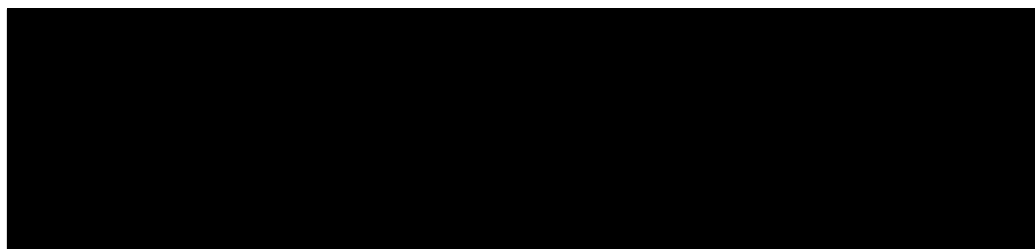
Conclusion:

Overall it is requested the Responsible Authority deem that the proposed use and development should not be supported. While there is demand for services within Romsey; the scale, design and intensity of the proposed use and development is not appropriate for the site and its context. It is therefore requested the application be refused.

Thank you for taking the time to consider

Kind Regards

Jason Marshall



From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Geoff Rayner
Sent: Thursday, 21 November 2019 1:59 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Geoff Rayner
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

This development is not in the right location. This is a RESIDENTIAL ESTATE and this development even goes against the councils own Geenfield Policy.

We are currently building a home located within the Autumn Views Estate where the development has been proposed to be located. We chose the location of Autumn Views for it's quiet atmosphere and family orientated feel, located in a small country town. When purchasing the block of land, we had no knowledge of the possibility of a child care center and/or medial center being considered as a possible development within the estate. We were told that the 4 Blocks in question were reserved for Display Homes. Now that we have heard of the proposed development we are regretting our purchase of land at this location and would have chosen another location to invest our money into.

A facility that includes a 53 space car park and facility that will be in operation from 6:30am to 10pm at night will cause issues to the emotional well being and physical safety of local residents. The increased traffic flow will create unnecessary noise and safety risks to residents. The streets within the Estate were not built to accommodate such an amount of traffic and will also cause added congestion to the already congested Melbourne-Lancfield Road, especially during peek hour times. The increased traffic will destroy the infrastructure put in place resulting in further costs for the council and rate payers of the community. Many future residents of the estate have chosen this location for the quite atmosphere that will allow them to raise children in a safe environment. With the increased traffic flow (some 200 odd movements per hour) from a 53 space car park in this location is an accident waiting to happen.

The Autumn Views Estate currently consists of less than 100 blocks that are located within a Greenfield zone. The building restrictions for land located in a Greenfield zone involves significant setbacks for each lot. the proposed development would not be abiding by the requirements of the zoning which have been enforces for those currently building within the estate, such as myself. From my understanding the purpose of land being allocated as Greenfield is for it to be a residential area that takes into account the key environmental elements of the town and the traditional characteristics of Romsey. The Greenfield policy intention statement states that it is to

"Ensure the future subdivision of the greenfield area provides a form of development that reflects valued

features of adjoining residential areas and creates a new neighbourhood character which consists of low scale single storey dwellings set within a landscaped setting."

The proposed development does not align with the planning for the future of Romsey and the Greenfield area as stated within the Macedon Ranges Shire Council own Romsey Residential Character Study Design Guidelines.

There are many alternative locations within the Romsey community that this development would be more welcomed by residents. The center of town is allocated as a medium density area and would be much more suited to a structure of this proportion. The infrastructure within the medium density area would also better support the increased traffic and general requirements of this facility.

It is clear from the current conversations occurring amongst residents of the estate and many other residents of Romsey that this development has no support in this location.
Put a stop to this development or seek an alternative location

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Ms Emma Rayner

To Whom It May Concern,

I am emailing to submit my objection to the proposed development of a childcare centre and medical centre located at 2-6 Poplar Drive, Romsey.

The application reference number for this development is PLN/2019/279.

I am currently building a home located within the Autumn Views Estate where the development has been proposed to be located. I chose the location of Autumn Views for its quiet atmosphere and family orientated feel, located in a small country town. When purchasing my block of land, I had no knowledge of the possibility of a child care center and/or medical center being considered as a possible development within the estate. Now that I have heard of the proposed development I am regretting my purchase of land at this location and would have chosen another location to invest my money into.

As a future resident of Romsey, I do not believe that the town is in need of another medical center. It is unnecessary considering Romsey already has three medical facilities that are easily accessible and are not disruptive to the every day life of residents wishing for a calm an quite environment to live in. A facility that includes a 53 space car park and facility that will be in operation from 6:30am to 10pm at night will cause issues to the emotional well being and physical safety of local residents. The increased traffic flow will create unnecessary noise and safety risks to residents. The streets within the Estate were not built to accommodate such an amount of traffic and will also cause added congestion to the already congested Melbourne-Lancfield Road, especially during peek hour times. The increased traffic will destroy the infrastructure put in place resulting in further costs for the council and rate payers of the community. Many future residents of the estate have chosen this location for the quite atmosphere that will allow them to raise children in a safe environment. With the increased traffic flow from a 53 space car park in this location is an accident waiting to happen.

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within a landscaped setting." The proposed development does not align with the planning for the future of Romsey and the Greenfield area as stated within the Macedon Ranges Shire Council Romsey Residential Character Study Design Guidelines.

There are many alternative locations within the Romsey community that this development would be more welcomed by residents. The center of town is allocated as a medium density area and would be much more suited to a structure of this proportion. The infrastructure within the medium density area would also better support the increased traffic and general requirements of this facility.

It is clear from the current conversations occurring among residents of the estate and many other residents of Romsey that this development has no support. Put a stop to this development or seek an alternative location.

Regards,
Emma Rayner



To Whom It May Concern

My Objection to the development at

2-8 Poplar Drive Romsey VIC 3434 (PLN/2019/279)

Use and Development of the Land for a Child Care Centre/Medical Centre

This development is not in the right location. This is a RESIDENTIAL ESTATE and this development even goes against the councils own Greenfield Policy.

We are currently building a home located within the Autumn Views Estate where the development has been proposed to be located. We chose the location of Autumn Views for it's quiet atmosphere and family orientated feel, located in a small country town. When purchasing the block of land, we had no knowledge of the possibility of a child care centre and/or medical centre being considered as a possible development within the estate. We were told that the 4 Blocks in question were reserved for Display Homes. Now that we have heard of the proposed development we are regretting our purchase of land at this location and would have chosen another location to invest our money into.

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There are many alternative locations within the Romsey community that this development would be more welcomed by residents. The centre of town is allocated as a medium density area and would be much more suited to a structure of this proportion. The infrastructure within the medium density area would also better support the increased traffic and general requirements of this facility.

It is clear from the current conversations occurring amongst residents of the estate and many other residents of Romsey that this development has no support in this location. Put a stop to this development or seek an alternative location.

Regards

Geoff Rayner



Awais Sadiq

From: Emma Rayner [REDACTED]
Sent: Sunday, 17 November 2019 9:00 PM
To: Macedon Ranges Shire Council
Subject: Objection to Development: 4 Poplar Drive Romsey

To Whom It May Concern,

I am emailing to submit my objection to the proposed development of a childcare centre and medical centre located at 2-6 Poplar Drive, Romsey.

The application reference number for this development is PLN/2019/279.

I am currently building a home located within the Autumn Views Estate where the development has been proposed to be located. I chose the location of Autumn Views for its quiet atmosphere and family orientated feel, located in a small country town. When purchasing my block of land, I had no knowledge of the possibility of a child care center and/or medical center being considered as a possible development within the estate. Now that I have heard of the proposed development I am regretting my purchase of land at this location and would have chosen another location to invest my money into.

As a future resident of Romsey, I do not believe that the town is in need of another medical center. It is unnecessary considering Romsey already has three medical facilities that are easily accessible and are not disruptive to the every day life of residents wishing for a calm and quiet environment to live in. A facility that includes a 53 space car park and facility that will be in operation from 6:30am to 10pm at night will cause issues to the emotional well being and physical safety of local residents. The increased traffic flow will create unnecessary noise and safety risks to residents. The streets within the Estate were not built to accommodate such an amount of traffic and will also cause added congestion to the already congested Melbourne-Lancfield Road, especially during peak hour times. The increased traffic will destroy the infrastructure put in place resulting in further costs for the council and rate payers of the community. Many future residents of the estate have chosen this location for the quiet atmosphere that will allow them to raise children in a safe environment. With the increased traffic flow from a 53 space car park in this location is an accident waiting to happen.

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There are many alternative locations within the Romsey community that this development would be more welcomed by residents. The center of town is allocated as a medium density area and would be much more suited to a structure of this proportion. The infrastructure within the medium density area would also better support the increased traffic and general requirements of this facility.

It is clear from the current conversations occurring among residents of the estate and many other residents of Romsey that this development has no support. Put a stop to this development or seek an alternative location.

Regards,
Emma Rayner



Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Emma Rayner
Sent: Sunday, 17 November 2019 9:01 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Emma Rayner
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

I am currently building a home located within the Autumn Views Estate where the development has been proposed to be located. I chose the location of Autumn Views for its quiet atmosphere and family orientated feel, located in a small country town. When purchasing my block of land, I had no knowledge of the possibility of a child care center and/or medical center being considered as a possible development within the estate. Now that I have heard of the proposed development I am regretting my purchase of land at this location and would have chosen another location to invest my money into.

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It is clear from the current conversations occurring among residents of the estate and many other residents of Romsey that this development has no support. Put a stop to this development or seek an alternative location.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: emily forster [REDACTED]
Sent: Tuesday, 12 November 2019 5:38 PM
To: Macedon Ranges Shire Council
Subject: Medical centre

Hi, writing in regards to the new medical centre that is wanting to be put in autum views We new about the child care centre before buying our land but nothing about this medical centre that will create so much traffic in an estate where are there and children. The noise from all the cars coming and going from the medical centre, the lights and all the extra traffic we will be getting in an estate that really is not needed at all! We brought in this estate as it is very country and not busy like everywhere else has been made to be!

Sent from my iPhone

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Elise Skepper
[REDACTED]
Sent: Tuesday, 12 November 2019 7:37 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Elise Skepper
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

We have purchased in this estate and while happy to have a child care close by a medical centre is not needed, there is already plenty in town(3 that I counted) and it is no suitable for an estate of this size. We strongly object this medical centre

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of David Missen
[REDACTED]
Sent: Tuesday, 12 November 2019 3:30 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter David Missen
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

After years of seeing blatant mismanagement of development in Wallan under Mitchell Shire Council, I was looking forward to the prospect of not only being in an estate with decent-sized blocks, but being under a Council that is known to be quite strict in their planning. It is with great surprise to now learn that a small residential estate with no proper carriageway access for high traffic movement has a development application for a medical centre. Conservatively, there would be no less than 250 cars a day JUST for the medical centre (6 doctors/shift; 4 patients per hour), plus 90+ homes with 2 cars each (at least) and a day care which would be 50 cars approximately? Just with that alone, may I say, "ambience, ambience, ambience". Eyesore is the nicest thing I can say. I am still confused as to how a commercial-zoned business can be built in a residential estate.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: Daniel Kocoski [REDACTED]
Sent: Tuesday, 12 November 2019 8:11 AM
To: Macedon Ranges Shire Council
Subject: Romsey Superclinic

Good morning,

I'm sure you might be getting a few emails today in respect to this.

In respect to the proposed super clinic in Autumn views estate, is that definitely proceeding or is it just a proposal?

I think most of the residents are confused at how the estate would accommodate a building of that nature in a small estate.

Any response would be appreciated.

Kind regards,

Daniel Kocoski.

Awais Sadiq

From: Christine Reeves [REDACTED]
Sent: Monday, 25 November 2019 9:47 PM
To: Macedon Ranges Shire Council
Subject: Application Reference No, PLN/2019/279

We are writing in reference to the above planning application to build a Child Care Centre and Medical Centre at 2-8 Poplar Drive, Romsey.

We entered a Contract to purchase [REDACTED] Autumn Views back in November 2017 as we wanted to move from Melbourne to a quite country town. We liked the feel of Lomandra across the road from Autumn Views and have been looking forward to being part of the residential estate of Autumn Views. At no stage would we have considered purchasing in this estate if we had know there was the chance of a commercial business to be run within the vicinity of our house.

Our concerns are as follows:

- To have a business running until 10pm six days a week next to residential houses is a noise concern. As a occupier of a house in a residential estate we believe that we should have quiet enjoyment of our property and that the commercial properties would impede this.
- The increase in traffic is a concern especially when trying to exit Magnolia Drive when trying to leave the estate. The speed at which traffic travels on Lancefield Road together with the increased traffic trying to enter and leave Poplar Drive is a huge concern. The businesses do have parking on site but there is also the possibility that there will be an increase to street parking which will also cause traffic concerns.
- Having a two storey building that does not fit in aesthetically with a housing estate will be an eyesore. It is also gives the feeling of an invasion of privacy.
- We have concerns that the estate will one day grow much bigger which will then increase the volume of people using this intersection.

With the above concerns we would ask Council to please consider the families that have purchased in Autumn Views and reject the above application.

Regards,
Christine Reeves and Chris Bird

[REDACTED]

PH: [REDACTED]

Sent from [Mail](#) for Windows 10

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Archer Marshall
[REDACTED]
Sent: Tuesday, 12 November 2019 12:16 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Archer Marshall
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

Plenty of dumps in the central business area that could use this sort of investment and not effect the residents and families. I strongly oppose this development. Families won't be able to get out of their own driveways in some cases, this is insane and will mean YOU councillors will be looking for new jobs come election I can promise you that. I hope the kickback is worth it.....

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Amelia guest
Sent: Monday, 11 November 2019 11:23 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Amelia guest
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

Purchasing land in autumn views at a premium price was what I thought was a good decision to join a lovely small estate on the outskirts of romsey having grown up in the area. Any development of this nature in the estate is something that needed to be communicated to the purchasers prior to their contracts, as this is something that would definitely affect people's decision to purchase. A child care centre is one thing but health Care is something that will severely affect the livability in the estate. Long hours, huge client base, cars clogging up the already tiny streets, turning what was a small rural estate into just another urban suburb. You will deprive the estate of what makes it a country town. The phenomenal devaluation of the land that we have paid a premium for, planned our family homes around and invested our lives savings will be devastating. The betrayal of the residents if you allow this to continue will not be worth it to please the developer of this health care & child care centre.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Awais Sadiq

From:
Sent:
To:
Subject:

Amelia Guest [REDACTED]
Friday, 22 November 2019 10:32 PM
Macedon Ranges Shire Council
PLANNING OBJECTION: PLN/2019/279

To whom it may concern,

I am writing in objection to the proposed planning permit for a medical centre in Autumn Views Estate Romsey.

I recently purchased a block in the residential estate of Autumn Views, in Romsey. I would like to express my objection to the application to put a commercial business in this residential estate due to many reasons. This is something I feel very passionate about having put my life savings into purchasing a lot in a country town for the lifestyle and I hope my email can raise relevant issues for you to consider before proceeding with this permit.

Amelia Guest [REDACTED]

Being a small residential estate, with only around 100 blocks, the purchasers chose this estate because of the low traffic levels as well as it being out of town, meaning traffic within the estate would be limited to the residents. Allowing the construction of a medical centre encompassing opening hours from 6am till 10pm completely takes away from that and the potential lifestyle that this estate should bring. Traffic in and out of the estate during these hours, the small roads not well designed for all this traffic, and the noise level early morning and late at night will greatly affect the lifestyle opportunities.

In the Macedon Ranges planning scheme it indicates that that a key issue is ensuring new developments reflect the neighbourhood character of the established residential areas of Romsey, which is very different from metropolitan Melbourne and highly valued by residents. Current Romsey has a central business area with shops and a medical centre, adding a medical centre in the middle of a residential development definitely does not meet this criteria. Not only due to the proposed look of the building, but the lifestyle it takes away from the residents.

The area that Autumn Views is being developed in also falls solely in a GRZ or general residential zoning. There is no area dedicated to BZ, or business zoning in this estate such like the medical centre planning would fall into.

The planning scheme also outlines requirements for deciding on an application for a permit like this, these guidelines include considering the purpose of this zone, which is residential, so it does not meet this criteria. The objectives set out in the schedule for this zone, as mentioned above it does not meet this criteria.

For non-residential use and development it also indicates more things to be considered. Whether the use is compatible with residential use and whether the use generally serves local community needs. As a long time resident of the area, I can absolutely guarantee that these clauses are also not met in this proposition. Romsey is serviced by a large inter-professional medical centre catering to the needs of all the residents in the extended area. A doctors appointment can be attained on the day you call, indicating ample room for growth within their resources, and showing that the need is not there for more doctors, and the approx. 100 houses being added to the area are not going to deplete this surplus in current

medical capabilities. On top of this, both Lancefield and Riddell's Creek offer their own medical centres, which also have a surplus of services, being able to book appointments same day at both practices. Should the need arise for another medical centre within Romsey, there are ample neglected properties for sale within the business district that will cater better to the needs of the community by being more accessible as it is more central, and closer to public transport. It will also improve the aesthetics of the town by bringing these neglected properties or vacant lots into use and to a well maintained state. It is also not compatible with residential use due to the effect it will have on liveability within the estate as detailed above.

The planning scheme also acknowledges the appeals of Romsey due to it's rural lifestyle for those wishing to escape the city and outer suburb environment.

I would also like to point out the primary role of the council, which is to act as a representative, informed and responsible decision-maker **in the interests of its community**. As per the Macedon Ranges Shire Council website, research documents and then **make hundreds of decisions on your behalf**. "On your behalf" meaning for someones benefit or representing someone.

A quick look at the Facebook group dedicated to the residents of autumn views will indicate the concerns and even outrage at this proposal.

I hope you will consider my objections, as well as the 100 signatures on a petition that indicate the objections of the local residents to the effects on their lifestyle that they worked so hard to acquire.

Kind Regards
Amelia

Sent from Outlook

Awais Sadiq

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Aaron Bennett
[REDACTED]
Sent: Tuesday, 12 November 2019 8:03 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Aaron Bennett
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

The noise and traffic entering and leaving the entrance of this small estate is going to be DANGEROUS. Melbourne lancfield road is dangerous enough as it is with the amount of fatalities it has had.

They even put the safety barriers in the middle of the road leaving romsey and nearly every kilometer along it has been collected by a car.

Imagine peak our traffic with the vehicles turning into the main road leaving this development and impatient drivers. Nobody wants to see a fatality at the entrance of this estate on Melbourne Lancefield road

Put a stop to this Macedon Shire Council.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

[REDACTED]

[REDACTED]

[REDACTED]

12 February 2020

Awais Sadiq
Coordinator Statutory Planning
Macedon Ranges Shire Council
PO Box 151
Kyneton
Victoria 3444

Re: PLN/2019/279, 2-8 Poplar Drive Romsey VIC 3434

Dear Awais

These comments are on behalf of Matthew Liubinas and Ming Ko, [REDACTED]

[REDACTED], [REDACTED].

We believe that the following may be of relevance for the above application:

Medical Centre

The plan provided indicates 8 consulting rooms for doctors. Currently there are 3 medical centres in Romsey.

Parkwood Green Medical Centre, 117 Main St Romsey- 2 Full time equivalent GPs

Romsey Medical Centre, 99 Main St Romsey- 4.5 Full time equivalent GPs

Lifeline Medical Centre, 28 Main St Romsey- 1 Full time Equivalent GP

We understand that there is no intent for any existing doctors to relocate into the medical centre.

The ratio of Full time equivalent (“FTE”) GPs is around 1 GP per 1,000 people population¹. There are a little over 5,000 people in Romsey, with 7.5 FTE GPs currently. Even including the surrounding areas, Romsey is currently at or near its satisfactory level of GP hours.

This proposed medical centre has opening hours indicated at approx. 80 per week. Even with only one doctor working during those times, this is an additional 2 FTE GPs. 8 consult rooms with those opening hours represents at least 6-8 FTE GPs. There is simply not the population in Romsey

¹ <https://ama.com.au/article/general-practice-facts>

that requires this amount of GP servicing. A further 6,000-8,000 people would be required to live in Romsey for this to be an appropriate development.

Unlike a retail development, people tend to stay with their existing GP and will not automatically visit a medical centre because of convenience.

Without the additional 6,000- 8,000 (or more) population, the development is simply a white elephant which will be mostly vacant.

Parking

I have not seen the full plans indicating the parking for the area however I believe that 5 car parks per practitioner is typical for medical centre developments. With 8 consult rooms, 2 dentist rooms, a dispensary and a nurse station, we would expect to see at least 60 car park spaces. This doesn't take into account the "wellbeing" practitioners on the first floor.

Dispensary

A number of issues surround the proposed dispensary.

VPA approval

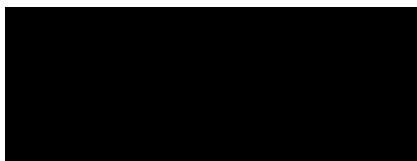
The Victorian Pharmacy Authority will not approve the dispensary for a number of reasons. One reason is that the size is too small, and therefore does not satisfy VPA requirements. A number of other VPA rules will also prevent approval. Hence the dispensary will remain vacant and unused. There is no reason for Council to approve the dispensary if it cannot operate as a dispensary.

From a planning perspective, VPA approval requires that the Local Council must approve the premises to stock certain goods, other than prescription medicines, which are consistent with the practice of pharmacy. A pharmacy is almost universally recognised as a "shop" or as retail premises. There is a high risk that an approved dispensary will in effect become a "shop" which is a prohibited use in the zone.

PBS Approval

The Federal Department of Health would not grant a new PBS approval at the site without at least 8 FTE GPs practicing at the medical centre. As discussed above, this will not happen until the population in Romsey more than doubles.

Yours Sincerely

A solid black rectangular box used to redact the signature of Stuart Mihulka.

Stuart Mihulka

Jacqui Wood

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Concerned Resident
[REDACTED]
Sent: Tuesday, 12 November 2019 6:13 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2019/279

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2019/279
Address 4 Poplar Drive Romsey VIC 3434
Description Use and Development of the Land for a Child Care Centre
Name of commenter Concerned Resident
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

Strongly oppose, this area is for families to enjoy and raise their families in a quiet part of Victoria, we have had to fight of mining and now this? Please consider the safety of families and children being able to move freely around the streets of their neighbourhood. There are easily othe opportunities to build this facility in Romsey and closer to the CBD or Main Street and in commercial/industrial areas. I don't feel like this facility if it's in with the greenfields guidelines and will have major impact on the desired outcomes of that planning documents intent. The hours of the medical centre are extremely excessive (over 70 hours a week of heavy traffic, noise pollution and facility lighting and vehicle lights) on small for a small rural town in a small rural street and will have major traffic implications for residents and commuters using Melbourne Lancefield Road. The intersection of Melbourne Lancefield Road and Poplar is way to close to the intersection of M/L Road and Lomandra estate entrance/exit as it is without adding an abundance of traffic attempting to chicken run across M/L Road to get to the facility. Extremely intrusive for residents adjoining the facility, to the peace and quiet nature we believed we would have in such a lovely town, do not sell us out As I said the Romsey business district could use this facility and the developer could easily invest in current infrastructure or knock down and rebuild this facility closer to the town centre to the be of other small business and without determinant to families of Macedon Ranges Shire families.

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